



2023

SOLID WASTE AUTHORITY BLIGHTED AND DISTRESSED PROPERTY AND BEAUTIFICATION GRANT APPLICATION



**Delray Beach Community
Redevelopment Agency**
20 North Swinton Avenue
Delray Beach, Florida 33444
561-276-8640
www.delraycra.org



**Solid Waste Authority of Palm Beach County
Blighted Property Grant Application**

I. General Information

1. Project Title: Blight Prevention through Demolition
2. Applicant Name: Delray Beach Community Redevelopment Agency
(Governmental Entity)
3. Contact Person: Alexina Jeannite
4. Telephone: (561) 276-8640 Alternate # _____
5. Mailing Address: 20 North Swinton Avenue,
Delray Beach, FL 33444
6. Email Address: jeannitea@mydelraybeach.com
7. Federal Tax Identification #: 59-2593203
8. Grant Amount Requested from SWA: \$108,000

I certify that the above information is correct and that I am authorized to submit this application.

Signature of Applicant: 

Name of Applicant (printed): Renee A. Jadusingh, Esq.

Title: Executive Director Date: 9/19/2022

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1. Description of the objective for the project and end state of the property at completion of the project

The Delray Beach Community Redevelopment Agency (CRA) is a special dependent District of the City of Delray Beach and was established by the City of Delray Beach City Commission on June 18, 1985 with the adoption of Ordinance No. 46-85. It consists of a board of seven members appointed by the City Commission. As authorized by the City Commission and the Community Redevelopment Act, the CRA has been delegated the authority to carry out community redevelopment activities such as acquire, hold, improve, clear, construct improvements, repair and rehabilitate, or prepare any acquired property for redevelopment, and the power to receive and utilize tax increment revenues and the powers to appropriate and spend funds necessary to carry out redevelopment activities within the 1,961 acre Community Redevelopment Area (*see Exhibit A for CRA sub-area map, also found in Section #6*).

Pursuant to Florida Statutes, a community redevelopment area must be a slum area, a blighted area, or an area in which there is a shortage of housing that is affordable to residents of low or moderate income, including the elderly. The CRA generally consists of the older central core of the city, which had become deteriorated due to age, obsolescence, and the lack of investment. While parts of the area have been revitalized as a result of community redevelopment efforts over the years, many areas still suffer from blighted conditions, like those being proposed in this grant application. Unfortunately, a deteriorating area is self-propagating, and as conditions worsen, residents and private businesses become less willing to put financial resources into the area. It is this cycle which severely limits the ability of private enterprise to stop the spread of slum and blight without public assistance.

The CRA is requesting \$108,000 for the demolition of 700 West Atlantic Avenue (700 Block). Demolition will make way for the future construction of a mixed-use development consisting of commercial space and workforce/affordable housing units. This 0.7527-acre plot of land (700 Block) is one of the final parcels of a land assemblage conducted by the Delray Beach CRA over the last couple years to redevelop the West Atlantic thoroughfare. The other parcels that make up the larger project have mostly been vacated, are cleared and ready for development.

SWA grant funds will help the Delray Beach CRA advance its mission of eliminating slum and blight by revitalizing the area and improving the appearance of neighborhoods within the CRA District, which is well aligned with the Solid Waste Authority of Palm Beach County's Blighted Property Grant objectives.

Blight Prevention through Demolition	
A. Demolition: 700 West Atlantic Avenue (<i>clear site for future mixed-use development of commercial and workforce/affordable housing units</i>)	\$108,000

Refer to [Exhibit B – Budget Form for SWA Grant Activities](#), also found in [Section #8](#).

Project Activities

A. Demolition: 700 W Atlantic Avenue (700 Block Commercial Business Plaza)

The proposed demolition of 700 West Atlantic Avenue (700 Block) will be cleared for future development on Delray's main street and entrance to the Downtown — the West Atlantic Avenue corridor — where plans for future construction of a mixed-use development consisting of commercial space and workforce/affordable housing units are in the works. This plot of land is one of the final parcels of a complete 7-acre land assemblage conducted by the Delray Beach CRA over the last few years. The other parcels that make up the larger redevelopment project area have mostly been vacated and are cleared and ready for development. *Refer to [Exhibit D for an Aerial View of the Proposed Redevelopment Area that includes the 600, 700, 800 Blocks](#).*

Built in 1955, the one story, 6,320 square-foot building is a multiple tenant retail commercial business plaza that was acquired by the Delray Beach CRA in 2013. The building has provided affordable business office options for local businesses. The building currently houses three (3) tenants. All current tenants will have the opportunity to apply to become tenants at one of two of the Delray Beach CRA's newer commercial retail spaces — one of which is currently under construction and the other currently open for Invitations to Bid.

The Delray Beach CRA has invested well over \$200,000 in rehabilitating the structure over the years— from ongoing air conditioning and roofing repairs to constant plumbing issues and pest control maintenance. Even with these incessant repairs and ongoing costly maintenance, the structure continues to present safety issues and is also an illegal dumping hot spot. One of the retail units, formerly a restaurant, has been closed off and vacant for years. That particular retail bay requires a complete rehabilitation including mold and mildew mitigation. At this point, in order to keep the entire building up and running, the Delray Beach CRA would have to pay for a complete and total interior and exterior renovation including replacing all roofing, installing brand new HVAC systems throughout, remediating the mold and mildew, and reconstructing/restripping/resealing the entire parking lot. The Delray Beach CRA has determined that it would be a better return on investment and more economical to rebuild. Given the substantial need for affordable housing, moving this project forward is more beneficial to the community and the new development will address more community needs than the current building is currently able to even if it were renovated.

700 West Atlantic Avenue is a prime location for the proposed redevelopment project. The 700 Block is close to commercial and civic activity with restaurants directly to its West on the frontage of West Atlantic Avenue and residential neighborhoods to its South. The City of Delray Beach fire station, Library, and City Hall are located within walking distance. The adjoining land to the East (600 Block) and to the West (800 Block) of the property are all cleared land that is pending redevelopment. 606 West Atlantic Avenue (on the 600 Block) is set to be demolished in the coming weeks as part of a 2022 SWA Grant approved project.

2023 SWA Blighted and Distressed Property and Beautification Grant Application

The proposed project fulfills the goals identified in the Delray Beach CRA's Redevelopment Plan, which calls for gradual redevelopment with an emphasis on the preservation and enhancement of existing neighborhoods, while promoting a pedestrian friendly commercial area along Atlantic Avenue with a mix of residential, commercial, and civic functions. This project is in perfect alignment with the CRA's Redevelopment Plan and with the SWA's grant objectives to improve the quality of life and provide a safer, healthier, and more aesthetically pleasing environment.

2. Timeframe for Completion

Activities will begin upon notification of the grant award, starting with the purchasing and procurement process for obtaining contractor services. All SWA grant activities will be completed within the grant designated period of twelve months. The CRA has experience implementing other projects that involved the demolition of blighted, unsafe, and substandard building structures that affect the physical environment of the district. The CRA is also experienced with implementing the SWA grant program and has streamlined the grant process to be able to complete activities in a timely fashion.

3. Project Schedule

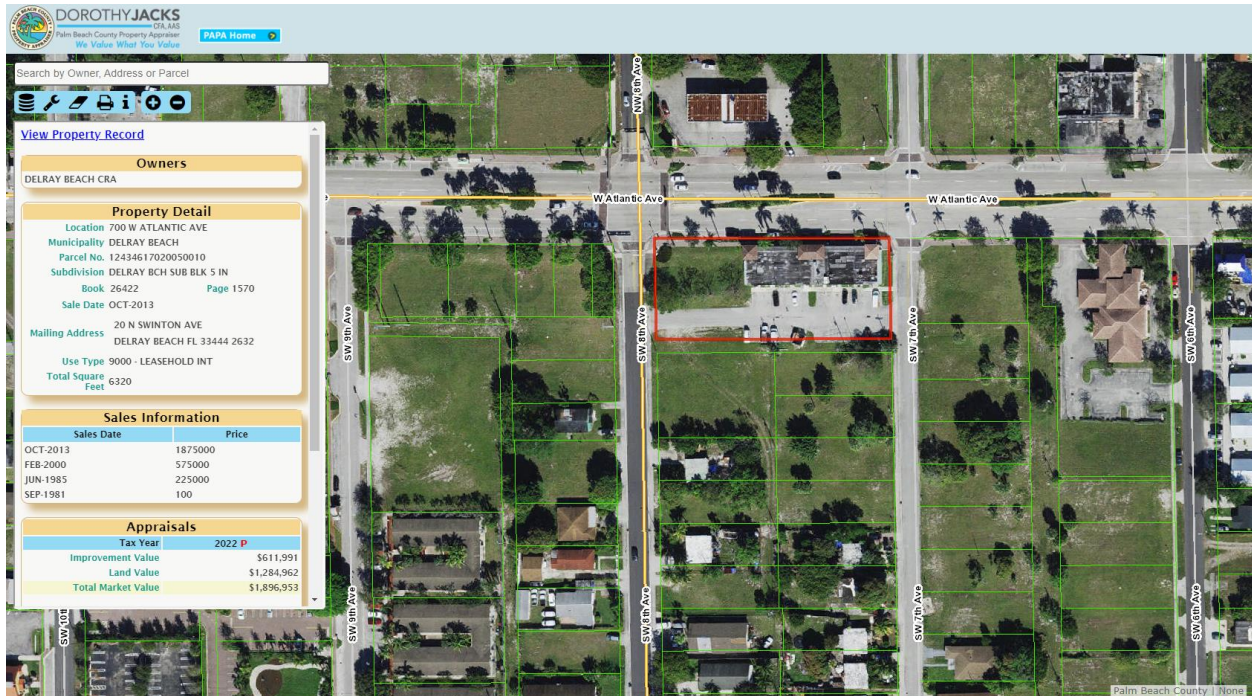
TASKS	START DATE	COMPLETION DATE	ENTITY RESPONSIBLE
A. Demolition at 700 West Atlantic Avenue			
Notice of award from SWA	October 2022	November 2022	
Seek board approval for Invitation To Bid for demolition contractor (based on CRA purchasing policy)	December 2022	January 2022	CRA
Permits to the City of Delray Beach	February 2023	March 2023	CRA & GC
Project Commencement of Demolition (A)	March 2023	April 2023	CRA
Demolition (including post demo and cleanup)	April 2023	June 2023	CRA & GC
Project closeout & reporting	July 2023	September 2023	CRA

Final Project Schedule is subject to change, with approval from SWA, if awarded.

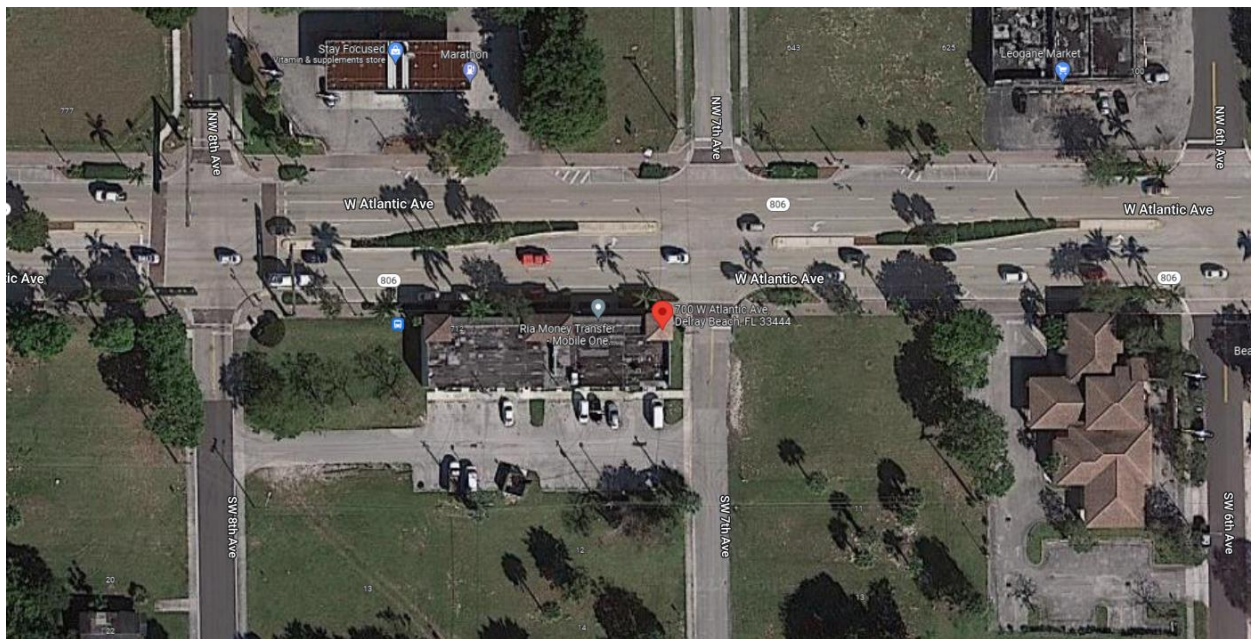
4. Project location (including Parcel Control Number clearly documenting ownership and control).

700 West Atlantic Avenue

Parcel #: 12-43-46-17-02-005-0010



(Source: Palm Beach County Property Appraiser website at <https://www.pbcgov.org/papa/>).



(Source: Google Maps)

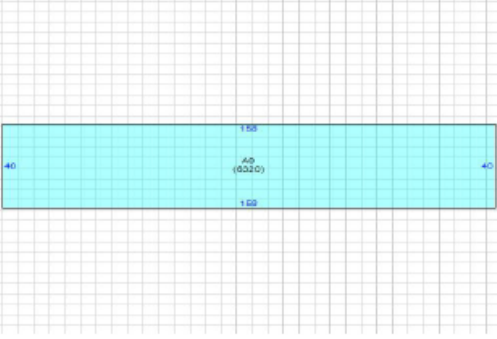
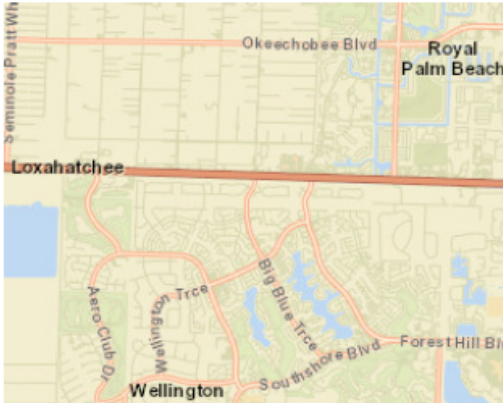
Refer to **Exhibit D** for an Aerial View of the Proposed Redevelopment Area that includes the 600, 700, 800 Blocks).

2023 SWA Blighted and Distressed Property and Beautification Grant Application

Property Detail				
Location Address	700 W ATLANTIC AVE			
Municipality	DELRAY BEACH			
Parcel Control Number	12-43-46-17-02-005-0010			
Subdivision	DELRAY BCH SUB BLK 5 IN			
Official Records Book	26422	Page	1570	
Sale Date	OCT-2013			
Legal Description	SUB OF BLK 5 DELRAY BEACH LTS 1 TO 11 INC (LESS N 20 FT) BLK 5			
Owner Information				
Owners	Mailing address			
DELRAY BEACH CRA	20 N SWINTON AVE DELRAY BEACH FL 33444 2632			
Sales Information				
Sales Date	Price	OR Book/Page	Sale Type	Owner
OCT-2013	\$1,875,000	26422 / 01570	WARRANTY DEED	DELRAY BEACH CRA
FEB-2000	\$575,000	11615 / 01898	WARRANTY DEED	DELRAY PHOENIX INC
JUN-1985	\$225,000	04586 / 01853	WARRANTY DEED	
SEP-1981	\$100	03602 / 00865	QUIT CLAIM	
Exemption Information				
Applicant/Owner	Year	Detail		
	2022			
Property Information				
Number of Units	0			
*Total Square Feet	6320			
Acres	0.7527			
Use Code	9000 - LEASEHOLD INT			
Zoning	CBD - CBD-CENTRAL BUSINESS (12-DELRAY BEACH)			
Appraisals				
Tax Year	2022 P	2021	2020	
Improvement Value	\$611,991	\$513,931	\$522,001	
Land Value	\$1,284,962	\$1,101,677	\$1,101,677	
Total Market Value	\$1,896,953	\$1,615,608	\$1,623,678	
P = Preliminary <i>All values are as of January 1st each year</i>				
Assessed and Taxable Values				
Tax Year	2022 P	2021	2020	
Assessed Value	\$1,143,315	\$1,039,377	\$944,888	
Exemption Amount	\$428,743	\$389,766	\$354,333	
Taxable Value	\$714,572	\$649,611	\$590,555	
Taxes				
Tax Year	2022 P	2021	2020	
Ad Valorem	\$17,697	\$16,227	\$15,581	
Non Ad Valorem	\$1,518	\$5,600	\$5,506	
Total tax	\$19,215	\$21,827	\$21,087	
Dorothy Jacks, CFA, AAS PALM BEACH COUNTY PROPERTY APPRAISER www.pbcgov.org/PAPA				

*PAPA Property Summary also found in **Exhibit E**.*

2023 SWA Blighted and Distressed Property and Beautification Grant Application

Property Detail										
Parcel Control Number: 12-43-46-17-02-005-0010	Location Address: 700 W ATLANTIC AVE									
Owners: DELRAY BEACH CRA										
Mailing Address: 20 N SWINTON AVE, DELRAY BEACH FL 33444 2632										
Last Sale: OCT-2013	Book/Page#: 26422 / 1570									
Property Use Code: 9000 - LEASEHOLD INT	Price: \$1,875,000									
Legal Description: SUB OF BLK 5 DELRAY BEACH LTS 1 TO 11 INC (LESS N 20 FT) BLK 5	Zoning: CBD - CBD-CENTRAL BUSINESS (12-DELRAY BEACH)									
	Total SF: 6320									
	Acres: 0.7527									
2022 Values (Preliminary)	2022 Taxes (Preliminary)									
Improvement Value \$611,991	Ad Valorem \$17,697									
Land Value \$1,284,962	Non Ad Valorem \$1,518									
Total Market Value \$1,896,953	Total Tax \$19,215									
Assessed Value \$1,143,315	2022 Qualified Exemptions									
Exemption Amount \$428,743	Applicants									
Taxable Value \$714,572										
<i>All values are as of January 1st each year.</i>										
Building Footprint (Building 1)	Subarea and Square Footage (Building 1)									
	<table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">Description</th> <th style="text-align: right;">Area Sq. Footage</th> </tr> </thead> <tbody> <tr> <td>MULTIPLE TENANT RETAIL SAL</td> <td style="text-align: right;">6320</td> </tr> <tr> <td colspan="2" style="text-align: right;">Total Square Footage : 6320</td> </tr> </tbody> </table>	Description	Area Sq. Footage	MULTIPLE TENANT RETAIL SAL	6320	Total Square Footage : 6320				
Description	Area Sq. Footage									
MULTIPLE TENANT RETAIL SAL	6320									
Total Square Footage : 6320										
	Extra Features									
	<table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">Description</th> <th style="text-align: left;">Year Built</th> <th style="text-align: left;">Unit</th> </tr> </thead> <tbody> <tr> <td>Walkway-Concrete</td> <td>2007</td> <td>664</td> </tr> <tr> <td>Paving- Asphalt</td> <td>2007</td> <td>10908</td> </tr> </tbody> </table> <p style="font-size: small;">Unit may represent the perimeter, square footage, linear footage, total number or other measurement.</p>	Description	Year Built	Unit	Walkway-Concrete	2007	664	Paving- Asphalt	2007	10908
Description	Year Built	Unit								
Walkway-Concrete	2007	664								
Paving- Asphalt	2007	10908								
Structural Details (Building 1)	MAP									
<table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">Description</th> <th style="text-align: left;"></th> </tr> </thead> <tbody> <tr> <td>1. Year Built</td> <td>1955</td> </tr> <tr> <td>2. STRIP SHOPPING CNTR</td> <td>6320</td> </tr> </tbody> </table>	Description		1. Year Built	1955	2. STRIP SHOPPING CNTR	6320				
Description										
1. Year Built	1955									
2. STRIP SHOPPING CNTR	6320									

OWNER: DELRAY BEACH CRA FCN: 12434617020050010 1 01 1

Dorothy Jacks, CFA, AAS PALM BEACH COUNTY PROPERTY APPRAISER www.pbegov.org/PAPA

9/9/2022

PAPA Property Detail also found in **Exhibit F**.

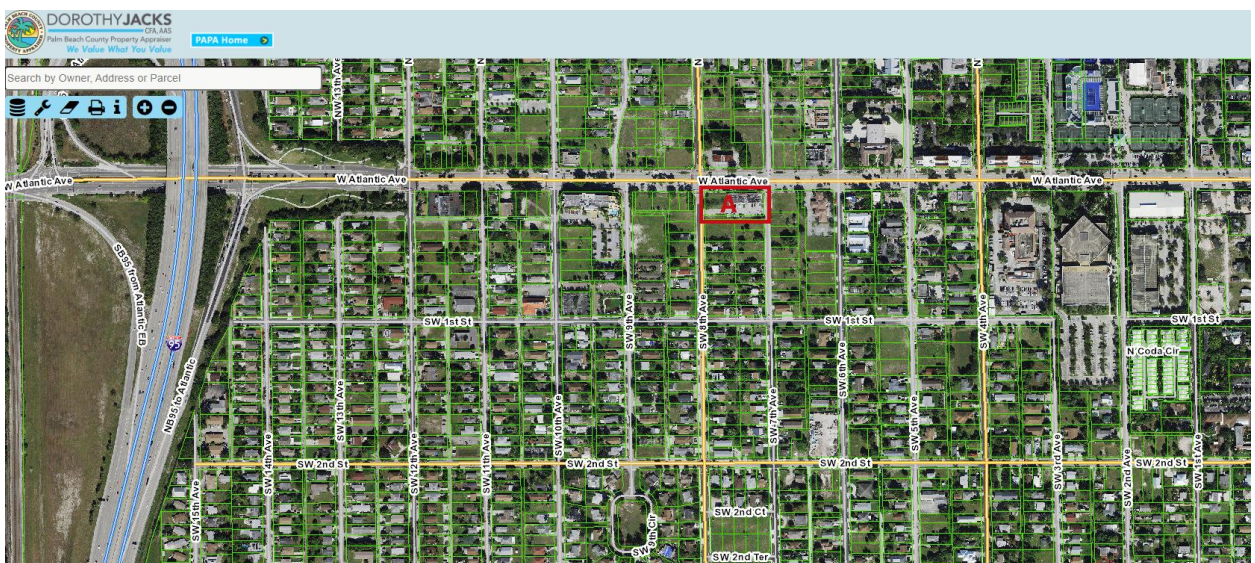
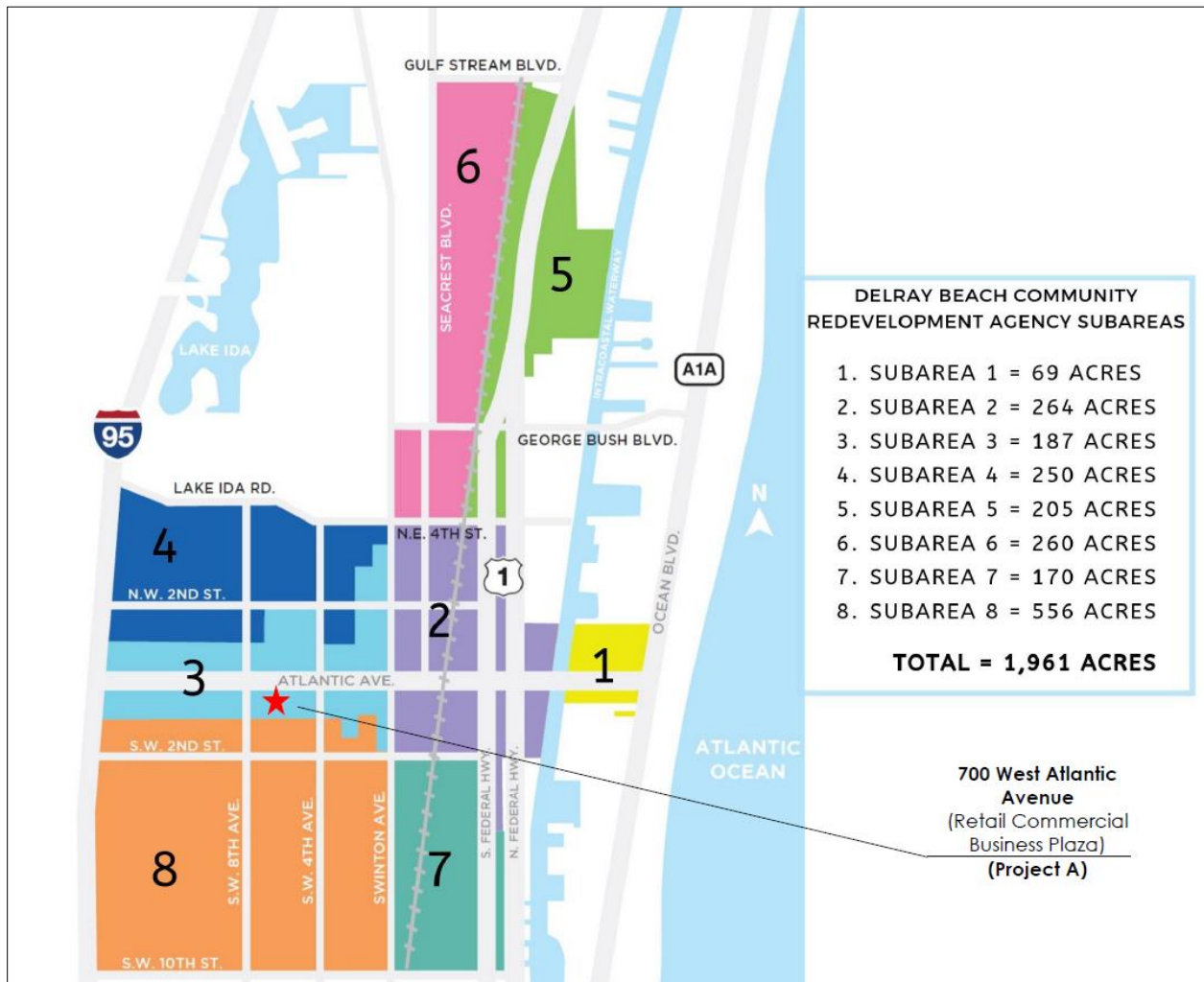
5. Project Photos

700 West Atlantic Avenue

Parcel #: 12-43-46-17-02-005-0010



6. Plan or Map of the Project Area



7. Discussion of the plan to maintain the project location upon completion.

As previously stated, the proposed demolition of the 700 Block will make way for the future construction of a mixed-use development consisting of commercial space and workforce/affordable housing units. The Delray Beach CRA has and continues to acquire adjacent parcels of land in order to develop the larger project and therefore is committed to maintain the property once it has been cleared until redevelopment commences.

With a thirty-six-year record of successful redevelopment, the Delray Beach CRA will ensure that grant funds are used for the purposes outlined in this application. The Delray Beach CRA has successfully completed past SWA Grant Blighted and Distressed Property Clean-up and Beautification Grant allocations and is confident that the work will be completed within the appropriate timeline of the award and the continued maintenance thereafter. Additionally, CRA staff have redevelopment and project management experience, including managing activities needed to procure contractor services and maintain CRA-owned properties, and see projects from commencement to successful completion. Staff have experience managing all phases of grant implementation and staff expertise will ensure that consistent quality and safety controls are upheld. To ensure that projects are progressing smoothly, CRA staff regularly request progress updates, conduct site visits to confirm progression of work, and report to the CRA Board of Commissioners monthly. The same diligence will be applied to this demolition project. Until actual redevelopment construction occurs, the lot will be properly cared for with the same measures of maintenance as the stock of other CRA-owned properties, including regular upkeep, landscaping, and cleaning. Since the CRA is a public entity that is charged with the redevelopment of the area, the maintenance of the vacant plot of land is a priority for the Agency.

8. Project Budget.

All CRA activities relating to the SWA grant is subject to and consistent with its purchasing and procurement policies and procedures.

BLIGHT PREVENTION THROUGH DEMOLITION	
A. Demolition of 700 West Atlantic Avenue	
Demolition expenses (includes pre demo, demo, and post demo activities per City of Delray Beach demolition requirements)	\$ 108,000
TOTAL DEMOLITION COSTS:	\$ 108,000

*Itemized Budget Form found in **Exhibit B**.*

9. All other pertinent information for consideration

Exhibit A – CRA Sub-Area Map

Exhibit B – Copy of Budget Form for SWA Grant Activities

Exhibit C – CRA Redevelopment Plan

Exhibit D – Aerial View of Proposed Redevelopment Area (includes 600, 700, 800 Blocks)

Exhibit E – PAPA Property Detail

Exhibit F – PAPA Property Summary

Exhibit G – 2021 CRA Annual Report



DELRAY BEACH COMMUNITY REDEVELOPMENT AGENCY SUBAREAS

1.	SUBAREA 1 = 69 ACRES
2.	SUBAREA 2 = 264 ACRES
3.	SUBAREA 3 = 187 ACRES
4.	SUBAREA 4 = 250 ACRES
5.	SUBAREA 5 = 205 ACRES
6.	SUBAREA 6 = 260 ACRES
7.	SUBAREA 7 = 170 ACRES
8.	SUBAREA 8 = 556 ACRES
TOTAL = 1,961 ACRES	

700 West Atlantic Avenue
(Retail Commercial Business Plaza)
(Project A)

Blighted Grant Budget Form

Materials/Services Description	Quantity	Unit cost	Sales tax	Other Charges (if any)	TOTAL	Other Funding Sources			
						Cash (a)	Donations (b)	Private Grants (c)	Grant Request (d)
Pre-demolition activities (surveys and prep)	1	\$33,000.00	\$0.00	\$0.00	\$33,000.00				\$33,000.00
Demolition	1	\$60,000.00	\$0.00	\$0.00	\$60,000.00				\$60,000.00
Post-demolition (remediation, sodding)	1	\$15,000.00	\$0.00	\$0.00	\$15,000.00				\$15,000.00
					\$0.00				\$0.00
				TOTALS	\$108,000.00	\$0.00	\$0.00	\$0.00	\$108,000.00
Total Grant Request (d)						\$108,000.00			
Total Project Cost (a+b+c+d)						\$108,000.00			



DELRAY BEACH CRA

COMMUNITY REDEVELOPMENT AGENCY

MISSION

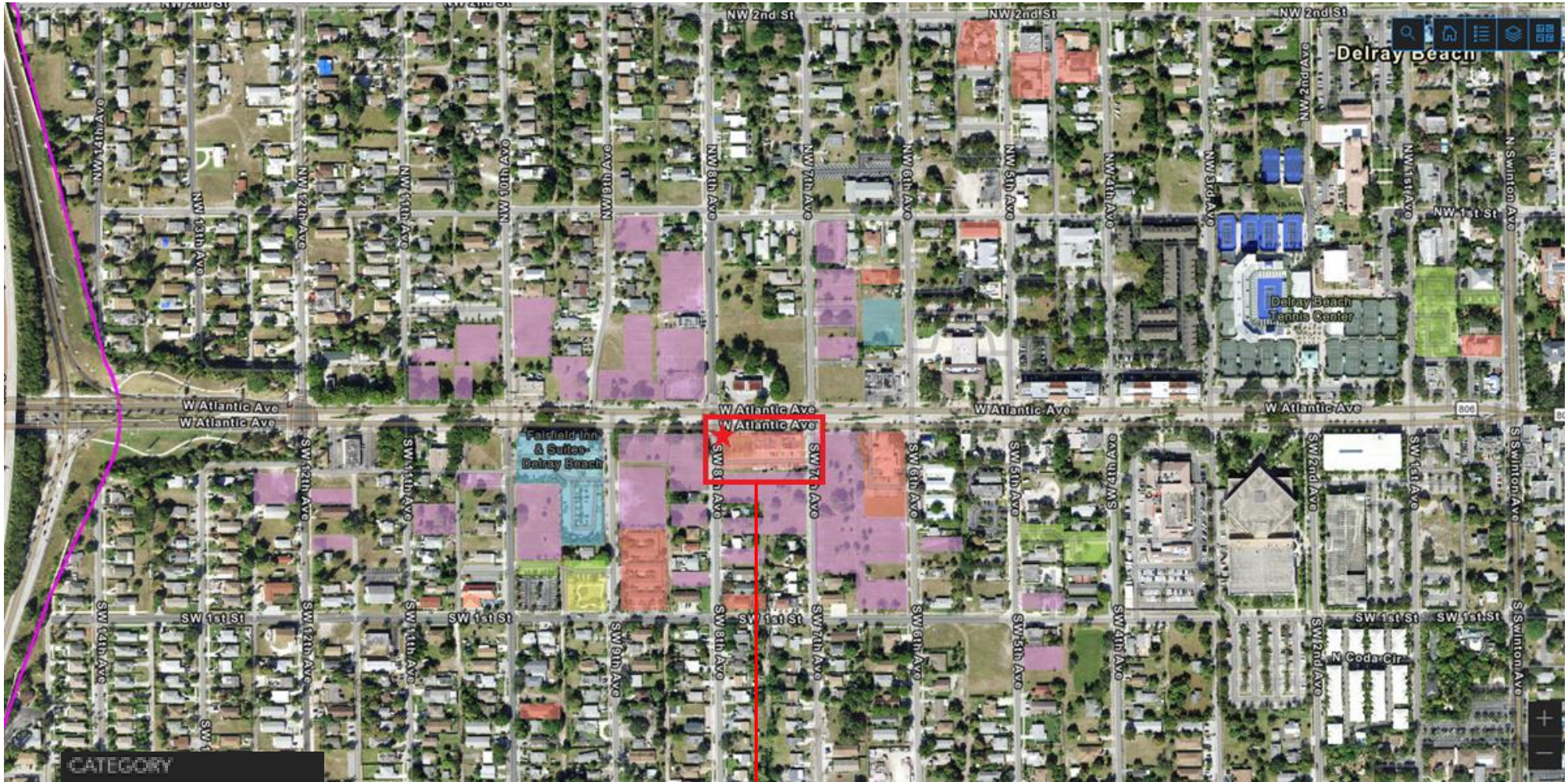
To foster and directly assist in the redevelopment of the Community Redevelopment Area in order to eliminate blight, create a sustainable downtown and encourage economic growth, thus improving the attractiveness and quality of life for the benefit of the CRA District and the City of Delray Beach as a whole.

Delray Beach Community Redevelopment Plan

The Delray Beach Community Redevelopment Plan provides the framework for projects and activities intended to revitalize and improve conditions within the Community Redevelopment Area.

Click here to view the [CRA Redevelopment Plan](#).

Aerial View of the Proposed Redevelopment Area
(includes the 600 and 700 Blocks)



700 West Atlantic
Avenue (700 Block)

CATEGORY

- CRA BUILDING
- GROUND LEASE
- PARK
- PUBLIC PARKING LOT
- VACANT LAND

EXHIBIT E

Property Detail

Location Address **700 W ATLANTIC AVE**
 Municipality **DELRAY BEACH**
 Parcel Control Number **12-43-46-17-02-005-0010**
 Subdivision **DELRAY BCH SUB BLK 5 IN**
 Official Records Book **26422** Page **1570**
 Sale Date **OCT-2013**
 Legal Description **SUB OF BLK 5 DELRAY BEACH LTS 1 TO 11 INC (LESS N 20 FT) BLK 5**

Owner Information

Owners	Mailing address
DELRAY BEACH CRA	20 N SWINTON AVE DELRAY BEACH FL 33444 2632

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
OCT-2013	\$1,875,000	26422 / 01570	WARRANTY DEED	DELRAY BEACH CRA
FEB-2000	\$575,000	11615 / 01898	WARRANTY DEED	DELRAY PHOENIX INC
JUN-1985	\$225,000	04586 / 01853	WARRANTY DEED	
SEP-1981	\$100	03602 / 00865	QUIT CLAIM	

Exemption Information

Applicant/Owner	Year	Detail
	2022	

Property Information

Number of Units **0**
 *Total Square Feet **6320**
 Acres **0.7527**
 Use Code **9000 - LEASEHOLD INT**
 Zoning **CBD - CBD-CENTRAL BUSINESS (12-DELRAY BEACH)**

Appraisals

Tax Year	2022 P	2021	2020
Improvement Value	\$611,991	\$513,931	\$522,001
Land Value	\$1,284,962	\$1,101,677	\$1,101,677
Total Market Value	\$1,896,953	\$1,615,608	\$1,623,678

P = Preliminary All values are as of January 1st each year

Assessed and Taxable Values

Tax Year	2022 P	2021	2020
Assessed Value	\$1,143,315	\$1,039,377	\$944,888
Exemption Amount	\$428,743	\$389,766	\$354,333
Taxable Value	\$714,572	\$649,611	\$590,555

Taxes

Tax Year	2022 P	2021	2020
Ad Valorem	\$17,697	\$16,227	\$15,581
Non Ad Valorem	\$1,518	\$5,600	\$5,506
Total tax	\$19,215	\$21,827	\$21,087

EXHIBIT F

Property Detail

Parcel Control Number:	12-43-46-17-02-005-0010	Location Address:	700 W ATLANTIC AVE		
Owners:	DELRAY BEACH CRA				
Mailing Address:	20 N SWINTON AVE,DELRAY BEACH FL 33444 2632				
Last Sale:	OCT-2013	Book/Page#:	26422 / 1570	Price:	\$1,875,000
Property Use Code:	9000 - LEASEHOLD INT	Zoning:	CBD - CBD-CENTRAL BUSINESS (12-DELRAY BEACH)		
Legal Description:	SUB OF BLK 5 DELRAY BEACH LTS 1 TO 11 INC (LESS N 20 FT) BLK 5	Total SF:	6320	Acres	0.7527

2022 Values (Preliminary)

Improvement Value	\$611,991
Land Value	\$1,284,962
Total Market Value	\$1,896,953
Assessed Value	\$1,143,315
Exemption Amount	\$428,743
Taxable Value	\$714,572

2022 Taxes (Preliminary)

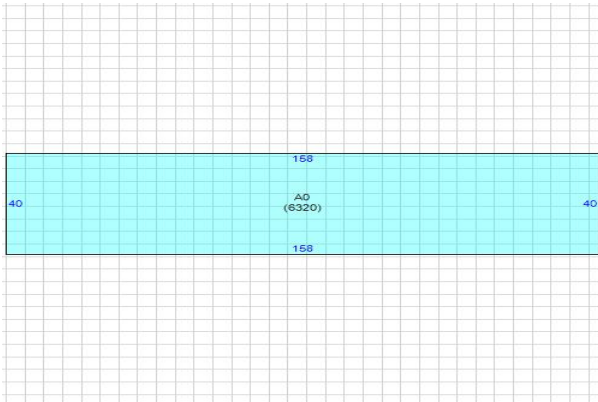
Ad Valorem	\$17,697
Non Ad Valorem	\$1,518
Total Tax	\$19,215

2022 Qualified Exemptions

Applicants

All values are as of January 1st each year.

Building Footprint (Building 1)



Subarea and Square Footage (Building 1)

Description	Area	Sq. Footage
MULTIPLE TENANT RETAIL SAL	6320	
Total Square Footage :		6320

Extra Features

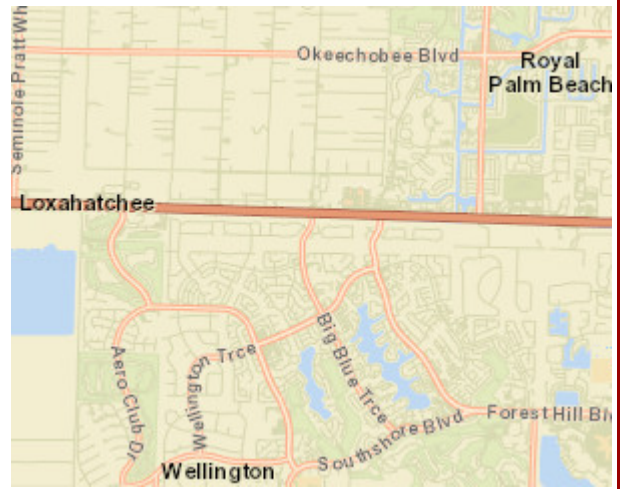
Description	Year Built	Unit
Walkway-Concrete	2007	664
Paving- Asphalt	2007	10908

Unit may represent the perimeter, square footage, linear footage, total number or other measurement.

Structural Details (Building 1)

Description	
1. Year Built	1955
2. STRIP SHOPPING CNTR	6320

MAP



Delray Beach
Community
Redevelopment
Agency
2021
Annual Report



Delray Beach Community Redevelopment Agency

Mission

To foster and directly assist in the redevelopment of the Community Redevelopment Area in order to eliminate blight, create a sustainable downtown and encourage economic growth, thus improving the attractiveness and quality of life for the benefit of the CRA District and the City of Delray Beach as a whole.

Delray Beach CRA 2021
1985
Reprinted 2017, 2018, 2019, 2020



Delray Beach CRA
20 North Swinton Avenue
Delray Beach, FL 33444
561-276-8640

Arts Warehouse
313 NE 3rd Street
Delray Beach, FL 33444
561-330-9614

Delray Beach GreenMarket
20 North Swinton Avenue
Delray Beach, FL 33444
561-276-7511

Delray Beach CRA Cataloguing in Publication Data

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Phone: 561-276-8640
Fax: 561-276-8558

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<https://www.delraycra.org/>

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MEMBERS OF THE DELRAY BEACH CRA BOARD



Shirley Ervin Johnson
Chair



Angeleta (Angie) Gray
Vice-Chair



Juli Casale
Deputy Vice-Chair



Ryan Boylston
CRA Commissioner



Kelcey Brooks
CRA Commissioner



Adam Frankel
CRA Commissioner



Shelly Petrolia
CRA Commissioner



“Collaborating with our community to foster redevelopment.”

Message From Our Chair

We accomplished much during this past year as we continue to navigate unprecedented times. I am grateful during this time to work alongside a wonderful Board of Commissioners and Staff. Together, we have a shared vision for relevance and growth in this ever-changing environment. This report highlights our major affordable housing project, ‘Corey Jones Isle,’ and our significant investment in the business community through our funding assistance programs.

While plan implementation efforts have been substantial, ample work is still needed. We remain committed in our efforts to remove and prevent the return of blight, stabilize, strengthen, and diversify the economy. Our goals are still to preserve and enhance neighborhood livability, including maintaining an adequate supply of affordable housing.

We must continue to strengthen our relationship with residents and local businesses within the community, enhance our competence in equity, diversity, inclusiveness, and work to heighten our role as an anchor organization in the community.



—— Shirley Ervin Johnson, CRA Board Chair
(March 2020 – 2023)

Chapter 1:

HOUSING



Supporting the creation of more affordable housing is both an integral part of the Delray Beach CRA's Mission and of sustainable communities.

Corey Jones Isle

Workforce Housing

The Corey Jones Isle Workforce Housing Development was designed after the Delray Beach CRA's mission to provide affordable housing for families in Delray Beach who are looking for a permanent home to call their own. The development is in the Delray Beach Southwest Neighborhood and consists of 10 single-family homes that range between 1,800 SF to 2,300 SF with three or four bedrooms, two bathrooms, and one car garage. Corey Jones Isle is named after Corey Jones, who was a member of the community for several years. This development will serve as a constant reminder of the good work that Jones performed personally and professionally as a staff member with the Delray Beach Housing Authority.

The Delray Beach Community Land Trust (CLT) was awarded the development project through a Request for Proposal solicitation; the CLT's goal is to create healthy communities through the provision and preservation of affordable housing for low to moderate income households. Workforce housing is an integral part of sustainable communities. The Corey Jones Isle Workforce Housing Development commenced in September 2020 and was completed in May 2021. The purchase price for the homes ranged between \$246,000 and \$278,700. The Delray Beach CRA also provided a down payment assistance grant up to \$85,000 for qualified individuals.

For more information, visit www.delraycra.org/corey-jones-isle-ribbon-cutting/



Carver Square

Workforce Housing



The Delray Beach CRA is collaborating with PulteGroup, one of America's largest homebuilding companies, to develop 20 new construction single family homes at Carver Square, located within the Delray Beach Southwest Neighborhood.

PulteGroup was awarded this development project through a Request for Proposal solicitation in the Summer of 2021. Construction has begun on the site and Carver Square will offer one- and two-story floor plans with three to five bedrooms, two to two-and-a-half baths, and two-car garages. The purchase price of the homes will range between \$166,110 to \$308,490.

For more information, visit www.delraycra.org/carver-square-construction-begins/



Chapter 2:

INVESTING IN LOCAL BUSINESSES



*The Delray Beach CRA's Funding Assistance Programs
are designed to encourage economic activity and support
small and local businesses.*

Funding Assistance Program Vocabulary

1. Project Consultancy & Design Services Program

The Project Consultancy & Design Services Program assists recipients with costs associated with project consultancy and professional design services to determine the scope and feasibility of proposed improvement projects. The program supports the initiation of improvements and renovations of existing commercial spaces within the CRA District by assisting with the costs associated with design services, site plan approval and/or construction plans.

2. Site Development Assistance Program

The Site Development Assistance Program encourages business and property owners to improve their existing business sites through interior and exterior improvements and/or business expansion projects. The program helps defray the costs of interior and exterior projects to commercial properties up to \$75,000, resulting in a publicly visible improvement or the enhanced viability of business activity within the CRA District.

3. Paint-Up & Signage Program

The Paint-Up & Signage Program encourages existing building owners or tenants to improve the exterior of their buildings through a new coat of paint and enhanced signage. Recipients receive a matching grant for up to 50% of the costs of exterior painting, pressure cleaning, and signage up to \$5,000.

4. Rent Subsidy Program

The Rent Subsidy Program assists new businesses by providing rental subsidies of up to \$6,000 that are intended to reduce the cost of overhead expenses during the critical first year of operation as the business grows its local clientele.

5. Historic Façade Improvement Program

The Historic Façade Improvement Program was established in 1994 to help pay for a portion of the cost of exterior improvements to a historic structure. The program promotes historic preservation enhancing the social and economic vitality of an area and increases the property tax base.

6. COVID-19 Lets Keep It Clean Program

The COVID-19 Let's Keep It Clean Grant Program was established in December 2020 in response to the effect of the pandemic on local businesses. The program helps pay for sanitation enhancements to reduce the risk of exposure to COVID-19, such as a touchless toilets/sinks, touchless checkout systems, and touchless soap/sanitizer stations. The program seeks to sustain business activity while keeping the community, employees, customers, visitors, and residents safe as they continue to operate and/or reopen to the public.

7. Curb Appeal Residential Improvement Program

The Curb Appeal Residential Improvement Program is designed specifically to address the needs of property owners in the Northwest and Southwest Neighborhoods within the CRA District. The program provides a grant of up to \$15,000 to the owners of single-family residential properties for minor exterior property improvements that can enhance the aesthetics of a residential dwelling and increase property value.

8. Job Creation Bonus Program

The Job Creation Bonus Program is an incentive to attract companies and support existing and future growth of businesses in the CRA District while increasing the number of quality jobs in the community. New businesses must create or relocate a minimum number of 10 new jobs. Existing businesses in the CRA District must create a minimum number of 5 new jobs. The average annual wages must meet or exceed 115% of the County's Average Wage excluding commissions and tips. This program has a maximum incentive amount of \$75,000.

9. Development Infrastructure Assistance Program

Option A: The Development Infrastructure Assistance Program is an incentive program which reimburses a private for-profit organization fifty percent (50%) of the costs of exterior infrastructure improvements for an eligible commercial project, up to an amount not to exceed 50% of the projected Tax Increment Funds ("TIF") generated by the improvements over a five (5) year period following project completion, not to exceed \$250,000. This incentive improves both the physical appearance of the redevelopment area and the property values/marketability of surrounding properties.

Option B: The Development Infrastructure Assistance Program is an incentive program which reimburses a private for-profit eligible costs of exterior infrastructure improvements for an eligible commercial project. This incentive is up to an amount not to exceed \$250,000 and improves both the physical appearance of the redevelopment area and the property values/marketability of surrounding properties. Targeted projects are projects that include quality office and commercial space including new and/or existing commercial buildings, hotel projects, and mixed-use buildings.

10. Land Value Investment Program

The Land Value Investment Program was established so public or private entities may lease CRA-owned land for up to 60 years at severely discounted rates during the first fifteen years. In exchange, the developer builds a multi-story building with retail on the ground floor and Class A office space and other uses on additional floors. The CRA may provide a developer with a long-term land lease of unencumbered CRA-owned property for long-term use.

For more information, visit www.delraycra.org/funding-assistance

2020-2021 Funding Assistance Recipients



APEX Insurance & Investment Group is a trusted multi-coverage insurance agency offering auto, home, life, and business insurance since 2006. In 2020, APEX relocated to Delray Beach in the Del Ida Historic District within the CRA District. APEX received a Rent Subsidy award to help reduce overhead costs in their first year of business.

Rent Subsidy: \$6,000



FURST is a luxury handbag retail shop owned and operated by Mr. Ronald K. Furst. With more than 50 years in the industry, Delray Beach has been home to the FURST shop for over a decade. Funding assistance has helped the business with a variety of enhancements to improve their visibility and exposure.

Site Development: \$9,359



Blairs' is in the heart of Downtown Delray Beach and received funding assistance to improve the exterior aesthetics of their commercial units.

Site Development: \$23,064



Glavidia Hair Studios (GHS) is a full-service boutique salon owned and operated by master stylist and designer, Glavidia Alexis. GHS has been successfully serving the Delray Beach community since its establishment in 2012. GHS recently relocated to the Pineapple Grove area within the CRA District. Funding assistance helped offset the costs of flooring, signage, HVAC, plumbing, and a wide range of other improvements to retrofit the space into a viable salon.

Site Development: \$16,118.44





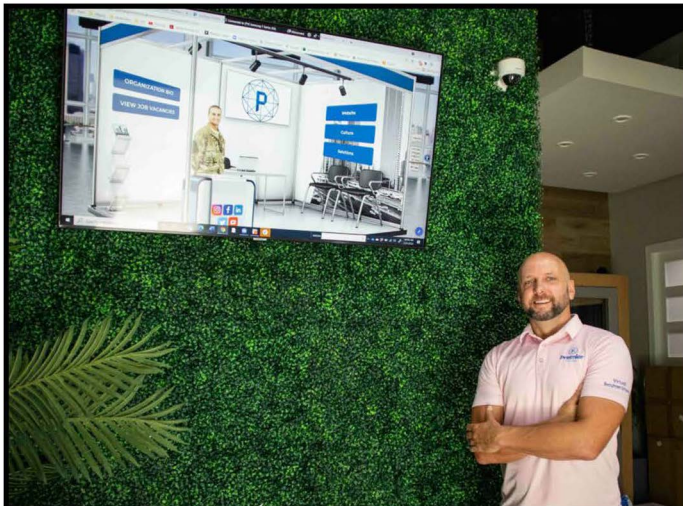
SJO World Wide owns and operates multiple businesses in various sectors ranging from retail, health and fitness, food, finance, and wealth management. Their offices are located within the Old School Square Historic District. With plans to upgrade the structure while keeping its historical integrity, funding assistance through the program was provided to help them with the cost of design services, conceptual designs, and improvement plans.

Project Consultancy and Design Services Program: \$15,000



Conch Cravings is a seafood take-out restaurant owned by Delray native, Gloria Denson. Conch Cravings will offer clean seafood salads, with savory menu options like conch, lobster, oysters on a half shell, smoked salmon spread, and more. Funding will help with the costs of a complete renovation to create a modern style restaurant and kitchen that accommodates a prepare-and-sell, casual, takeout ordering concept. With funding assistance from the CRA, Gloria is excited to see her lifelong dream realized.

Site Development Assistance Program: \$45,600



Premier Virtual is an online virtual job and career platform that allows employers to connect with potential employees all over the world. The company relocated to Delray Beach with plans to renovate their new commercial space to accommodate their growth. Not only did they expand their workforce, the top-ranked platform was a key collaborator with the Delray Beach Business Assistance Task Force, hosting City-wide virtual job fairs to help fill hundreds of local jobs. As a relocating business to Delray Beach, Rent Subsidy funding was awarded to help reduce overhead costs during their first year of relocation. Funding assistance awards like this help promote economic development and revitalization, and aid in job creation.

Rent Subsidy Program: \$6,000

Site Development Assistance Program: \$36,400



Mural Restoration and Relocation This Paint Up and Signage Award is a project where art meets redevelopment. Paint Up assistance was awarded to help with the costs of painting the wall to where the mural will be relocated, creating a seamless mural image. In an effort to preserve an original mural by a local muralist, the property owner John Christopher Van Reich and Pineapple Grove Main Street, Inc., (mural owner) funded the mural restoration and relocation, and the CRA Arts Warehouse served as the site for the mural restoration. The complete project consists of the relocation, restoration, and installation of nine (9) mural panels plus painting the mural on the walls of the property to create a seamless mural image.

Paint Up and Signage: \$4,912



Advanced Chiropractic of South Florida is a wellness services facility specializing in chiropractic care and is owned and operated by Dr. Louis Miller. With assistance from the CRA, Advanced Chiropractic expanded with a second location in Delray Beach. Interestingly, the building has historical roots connected to one of Delray's first Black physicians that Dr. Miller hopes to showcase with interior wall art. The Paint Up and Signage award will update the building's exterior aesthetic setting it apart from its mostly residential neighbors.

Paint Up and Signage Program: \$4,425



Corner Office Delray is an independently owned and operated licensed Amazon Hub. New to Delray Beach, and located in the heart of West Atlantic Avenue, the concept is a business services center including access to mailroom/mailbox rentals, printing services, answering services, a FedEx Ship Center and more. Whether you are a start-up, or a seasoned entrepreneur Corner Office offers services to help businesses grow. Funding assistance was awarded to help reduce overhead costs in their first year of business.

Rent Subsidy Program: \$6,000



The properties located at 132/134 SW 13th Avenue and 241/243 SW 14th Avenue are multifamily properties owned by Mr. Andrew Luchey who is also a business owner of a temporary staffing firm. The Paint Up and Signage award will update the properties' exteriors.

Paint Up and Signage Program \$2,000



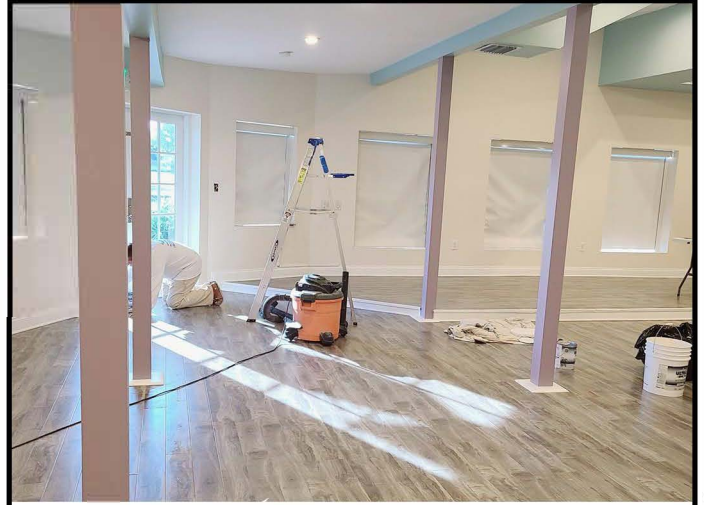
Mt. Olive Baptist Church of Delray Beach, Inc. (in progress) is one of the City of Delray Beach's first Black churches, founded in 1896 and located within the West Settlers Historic District. The church is an anchor in the community and meets the diverse needs of residents. The Paint Up and Signage award will update the building's exterior while maintaining its historic façade.

Paint Up and Signage Program: \$5,000



Little WYLD is a new retail destination in the Pineapple Grove area of the CRA District and is the creative vision of local Delray fashion designer, Amanda Perna and business partner Skye Dyer. The new shop sells ethically made, unique items for women and children, home decor, and gifts from local businesses. Site Development Assistance was awarded to assist with the costs of interior and exterior improvements including signage, painting, impact rated upgrades, permanent displays/fixtures and more.

Site Development Assistance: \$11,900



Moon and Flower Coffeeshop, Tea & Apothecary

(in progress) is a new retail business selling uniquely made gifts by local artisans and locally roasted coffee, artisan crafted beverages, organic tea blends, and healthy snacks options. Owned and operated by Jaclyn Tufford, Moon and Flower is new to Delray Beach and hopes to be a creative community space. Funding assistance helped offset the costs of a range of improvements, including installation of an ADA-compliant ramp and railing, upgrading the pre-existing kitchen to make it code-compliant for food service among other key renovations.

Site Development Assistance: \$21,835



FY 2019-2020 Funding Recipient AGT Land Ribbon Cutting August 11, 2021

HATCHER CONSTRUCTION & DEVELOPMENT

Land Value Investment Program

By leveraging the Delray Beach CRA's Land Value Investment Program, Hatcher Construction and Development (Hatcher) is building a two-story, 6,000 SF building within the West Atlantic Avenue Corridor.

Hatcher is a full-service construction company, general contractor, design-builder, and construction manager that has been in Delray Beach Florida since 1999. Brothers William and Jeff Hatcher launched their business with a goal of providing superior quality and craftsmanship to this region's construction industry. Since its beginning, Hatcher has been a family-run business, providing solutions at any phase of development, from concept through completion.

Hatcher will occupy 2,000 SF of the space, and the remaining space will be used as rental space for office and retail businesses. In addition, 25% of the leasable floor area will be offered at a discounted rate over a seven-year period.

This project provides an opportunity for one local business to help spur redevelopment efforts while also creating additional, affordable space for other small businesses.

For more information, visit www.delraycra.org/hatcher-construction-development-groundbreaking/



Chapter 3:

INVESTING IN COMMUNITY



Through consistently forming new partnerships and collaborations, the Delray Beach CRA creates more opportunities to bring projects to fruition within the CRA District that positively effect the community as a whole.

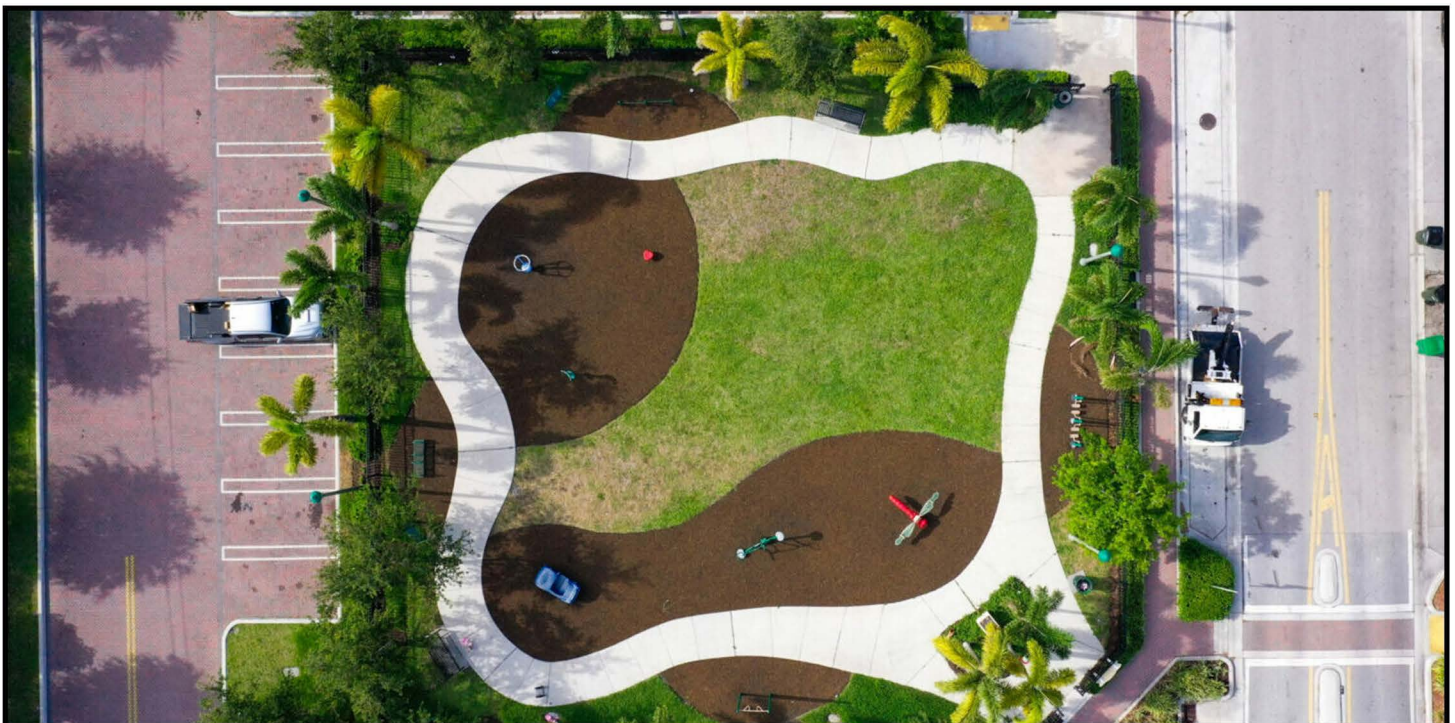
Dr. Rev. J.W.H. Thomas Jr. Park

Solid Waste Authority 2020 Grant

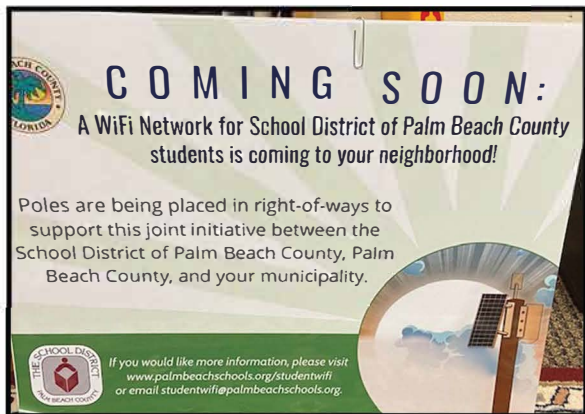
Dr. Rev. J.W.H. Thomas Jr. Park is located in the Delray Beach Southwest Neighborhood and was renovated in March 2021. The renovation included irrigation repairs, replacement of dead or missing palm trees, shrubs and flowering plants, as well as refurbishment of the park entry sign. Funding was provided through the **SWA 2020 Blighted and Distressed Properties Clean-Up and Beautification Grant**. The installation of new playground equipment with a shade canopy is forthcoming.

Funding Amount Awarded: \$52,800

For more information, visit www.delraycra.org/reverend-j-w-h-thomas-jr-park/



Digital Inclusion Initiative



The Delray Beach CRA and the City of Delray Beach (City) partnered with the Palm Beach County School District (District) to participate in the Digital Inclusion Initiative (Initiative). This Initiative identifies households with students in the City that are located in a "Red Zone", meaning those households have little or no access to internet service. The District identified 755 households with students in the City located in a Red Zone; 658 of those households are located within the CRA District. The CRA partnered with the City and District to provide funds to facilitate the purchase of Wi-Fi extenders to those households as part of the Initiative.

CRA:	\$15,321.50
City:	\$13,000.00
Total Funding:	\$28,321.50

With this partnership, the CRA helped to improve technology infrastructure within the City and reduce the digital divide within the CRA District.

For more information, visit www.palmbeachschools.org/studentwifi



Chapter 4:

HISTORIC PRESERVATION



With Delray's rich history, the Delray Beach CRA strives to preserve historically significant structures while allowing for their adaptive reuse.

Wellbrock House

Over the years, the Delray Beach CRA has forged partnerships with local businesses, property owners, residents, and other government agencies in order to preserve historically significant structures while allowing for their adaptive reuse.

The Historic Wellbrock House was built in 1937 as a private residence for John Charles Wellbrock. The two-story, wood frame Colonial Revival structure was designed by Samuel Ogren, Sr., the first licensed Architect of Delray Beach. The preservation of Mr. Ogren's work has been instrumental in the continuance of Delray Beach's revitalization efforts and historic and cultural preservation.

In April 2019, the Delray Beach CRA team took action to preserve the historic Wellbrock House through relocation after learning it was slated for demolition. In 2020, the Delray Beach CRA successfully got the Historic Wellbrock House designated to the Delray Beach Local Register of Historic Places. Soon this historic home will be fully renovated to historical standards on the exterior and the interior will be converted into office space to fit the needs of the growing Delray Beach CRA team.

For more information, visit www.delraycra.org/wellbrock-house-historic-designation/



Chapter 5:

DELRAY BEACH GREENMARKET



The GreenMarket was established by the Delray Beach CRA in 1996 as a way to attract visitors to the downtown area to encourage business activity; it has grown to support over 65 local small businesses each Saturday.

Approved Supplemental Nutrition Assistance Program Provider

In 2021, the Delray Beach GreenMarket was approved as a Supplemental Nutrition Assistance Program (SNAP) provider. SNAP, formerly known as the Food Stamp Program, is the nation's most important anti-hunger program. SNAP provides important nutritional support for low wage working families, low-income seniors, and people with disabilities living on fixed incomes, and other individuals and households in need.

With areas within the CRA District considered food deserts, the benefits of having SNAP at the GreenMarket are manifold. It's a local, convenient, and affordable solution that ensures residents have access to fresh and healthy food options much closer to home. Having SNAP at the GreenMarket also allows the local vendors to reach a greater customer base. To date the Delray Beach GreenMarket is the only farmers market in Palm Beach County that accepts SNAP.

For more information, visit www.delraycra.org/snap/



Chapter 6:

FINANCIAL INFORMATION



The CRA funds its programs and projects primarily through Tax Increment Financing (TIF) which allocates a specific portion of property taxes collected by the City of Delray Beach and Palm Beach County. Each fiscal year, the CRA invests its TIF dollars, along with other revenue such as grants, bond financing, and property sales, back into redevelopment activities within the CRA District. Examples of these activities are: infrastructure improvements, constructing affordable housing, historic preservation, promoting economic development, and creating job initiatives.

The CRA has maintained its commitment to improving Delray Beach by fostering redevelopment and leveraging public funds to attract private investment in the area.

CRA OPERATING FUNDS

REVENUES

City TIF	\$5,432,083
County TIF	\$11,068,769
All Other Sources	\$12,144,028
Total Revenue and Other Financing Sources (Unaudited)	\$28,644,880

EXPENDITURES

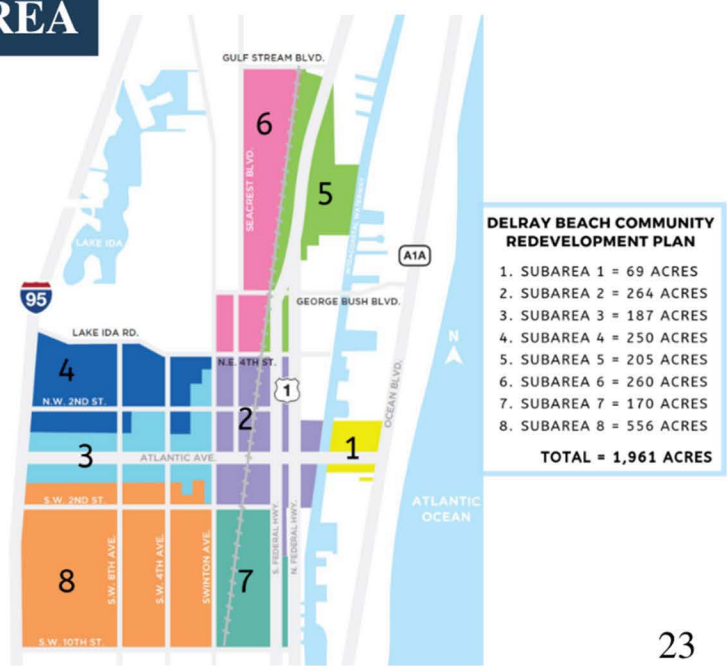
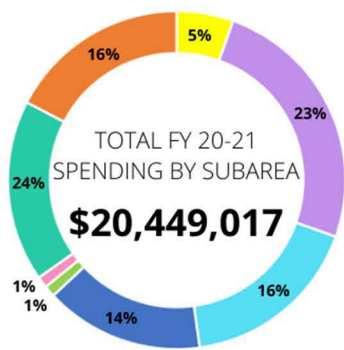
Administrative	\$1,644,431
Areawide & Neighborhood Plans	\$7,462,883
Downtown Master Plan	\$2,396,946
Redevelopment Projects	\$3,617,474
Community Improvements & Economic Development	\$7,081,715
Debt Services	\$1,686,222
Total Expenditures (Unaudited)	\$23,889,671
Net Change in Fund Balance (Unaudited)	\$4,755,209

OTHER FINANCIAL INFORMATION

Original assessed real property values in the CRA District in 1985	\$245,631,067
Assessed real property values in the CRA District FY 20-21	\$2,684,312,037
Total amount spent on low and middle income housing	\$3,341,561

PROJECT EXPENDITURES BY SUB AREA

- **Subarea 1** \$990,878
- **Subarea 2** \$4,635,663
- **Subarea 3** \$3,169,808
- **Subarea 4** \$2,899,436
- **Subarea 5** \$274,614
- **Subarea 6** \$274,614
- **Subarea 7** \$4,877,404
- **Subarea 8** \$3,326,600



DELRAY BEACH CRA AT WORK

CRA STAFF MEMBERS

Renee Jadusingh, Esq., FRA-RA

Executive Director

Christine Tibbs

Assistant Director

Lori Hayward

Finance & Operations Director

Alexina Jeannite

Community Engagement Director

Kim N. Phan, Esq.

CRA Legal Advisor

Gina Clayton

Finance Manager

Ivan Cabrera

Redevelopment Manager

Huseyin Badak

Redevelopment Coordinator

Nikki Temple

Finance Coordinator

Tracy Waterlander

Executive Coordinator

Rob Massi

Operations Assistant

Rachelle Eloizin

Community Liason

Lori Nolan

GreenMarket Manager

Grace Gdaniec

Arts Warehouse Manager

Lui Acosta

Arts Warehouse Assistant

Dominique Pelissier

Program Assistant

22 PROJECTS STARTED AND COMPLETED IN FY 2020-2021

Corey Jones Isle Workforce Housing	\$2,431,173
Corey Jones Isle Workforce Housing Subsidies	\$276,750
Affordable Housing Land Acquisitions	\$245,956
La France Senior Housing Roof Replacement	\$19,975
600 Block Land Use Amendments	\$4,940
800 Block Conceptual Design and Public Outreach	\$17,455
98 NW 5th Avenue Construction Documents	\$138,998
95 NW 5th Avenue Construction Documents	\$34,136
Historic Wellbrock House Renovation Permitting	\$23,287
Osceola Infrastructure Improvements (Phase II)	\$4,602,790
NE 3rd St/Ave Alley Improvements	\$1,851,784
Pompey Park Construction Documents & Repairs	\$2,453,616
Wayfinding Signage	\$60,455
A-GUIDE Program	\$1,918,615
Clean & Safe Program	\$2,765,416
Downtown Mobility Program	\$484,141
Arts Warehouse Program	\$212,696
GreenMarket Program	\$151,420
Delray Beach Open 2021 Tennis Tournament	\$905,000
Economic Development Incentives	\$187,385
Curb Appeal	\$150,000
CRA Business Funding Assistance Programs	\$ 222,981



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GreenMarket

 delraygreenmarket

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 www.delraycra.org/green-market

Arts Warehouse

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 www.artswarehouse.org

#DelrayCRAatWork



Arts WAREHOUSE

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