Joint Workshop
City of Delray Beach City Commission
&
Delray Beach CRA Board

Tuesday, May 24, 2022, at 2:00 PM

Arts Warehouse

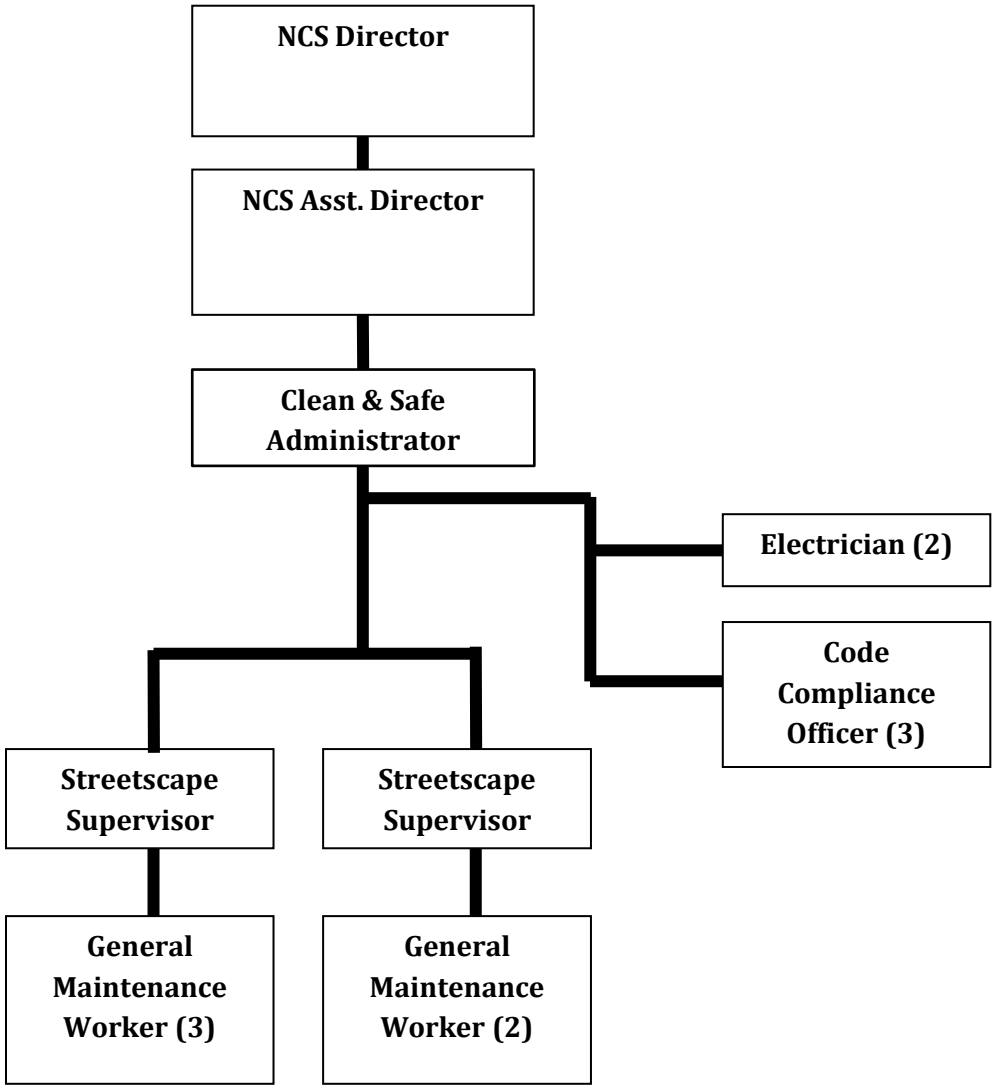
Clean and Safe

Clean & Safe Division

Neighborhood & Community Services Department

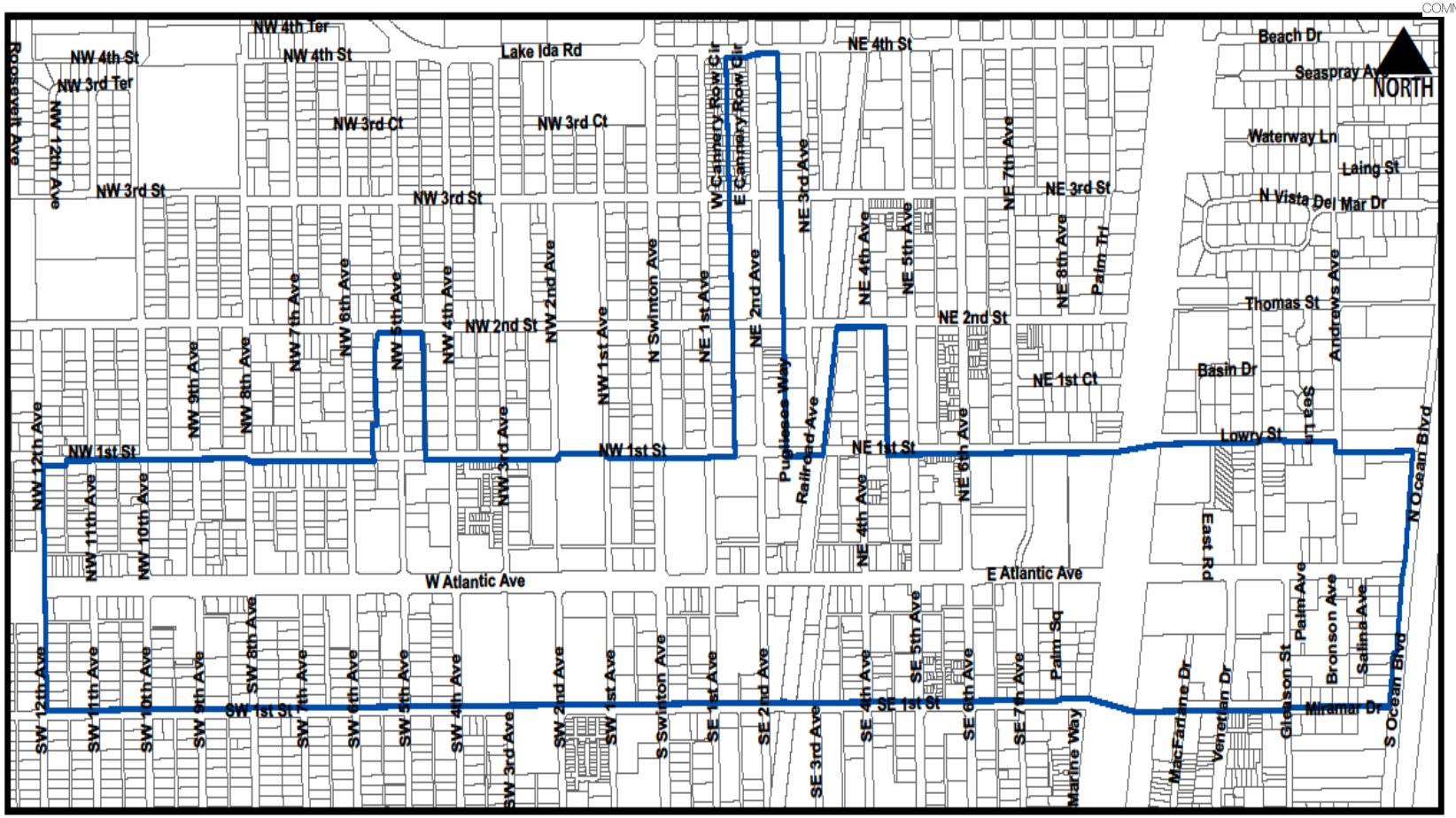
Team

- 13 employees



Boundary

- Atlantic Avenue from W 12th Avenue to A1A; 1-block north and south
- NW 5th Avenue to 2nd Street
- NE 2nd Avenue to 4th Street
- NE 4th Avenue to 2nd Street



Community Redevelopment Agency Clean & Safe Boundary

General Maintenance

- Litter removal.
- Landscape maintenance and enhancements.
- Garbage receptacle maintenance.
- Graffiti and sticker removal.
- Assess special event footprints to ensure thorough litter removal and landscape maintenance.

Electricians

- Repair City lighting outages within 24-hours.
- Repair and maintain outlets on decorative light poles.
- Repair and maintain City owned electrical panels.
- Assess special event footprints to ensure functioning lighting.
- Work with private contractors on construction projects to protect and ensure functionality of City property.
- Work with DDA's decorative lighting vendor.
- Report other outages and hazards to FPL, County, etc.

Code Compliance

- Ensuring compliance with LDRs and ordinances.
- Establish positive working relationships with residents and business owners to bridge government-public relations.
- Focus on "voluntary compliance".
- Conduct daily foot patrols in core downtown.
- Conduct "business checks".
- Nighttime compliance inspections.
- Work closely with Clean & Safe PD Unit.
- Possess working knowledge of CRA programs and other resources applicable to remedying code violations.

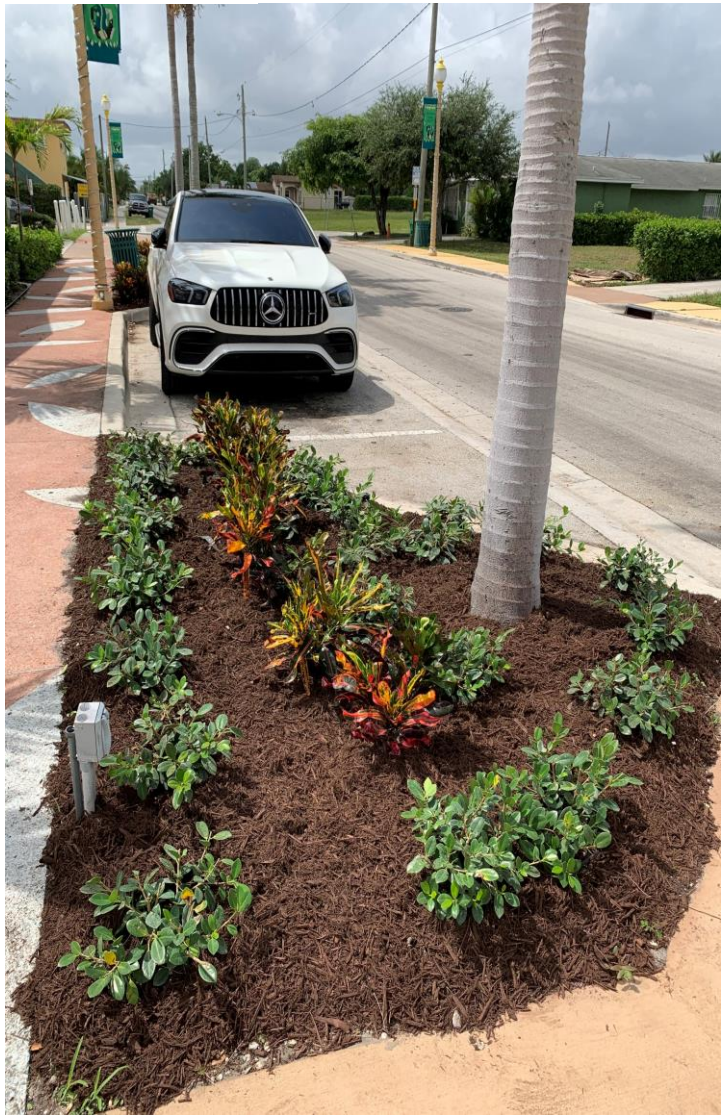
Administrator

- Oversees employees, program, and budget.
- Conducts patrols and inspections alongside staff.
- Establishes open and positive working relationships with Clean & Safe stakeholders, such as DDA.
- Develops and implements placemaking and streetscape projects.
- Member of SETAC and TAC.
- Attends construction project meetings.
- Provides "boots on the ground" observations and impacts of proposed ordinance amendments, temporary or pilot programs, and more.

Landscape Enhancement Projects In Progress

- NW/SW 5th Avenue
  - Removing deceased/old vegetation and replacing with new
  - Improving the appearance of the landscape while tying into Atlantic Avenue landscape design
- Adding "pops of color" to Atlantic Avenue
  - Phased approach to adding periwinkles to existing landscape nodes
  - Phase 1: E Atlantic Avenue (beachside), estimated completion date of end September 2021
  - Phase 2: W Atlantic Avenue, estimated completion date of end October 2021
  - Phase 3: E Atlantic Avenue (core), estimated completion date of December 2021

SW 5th Avenue – landscape enhancement



E Atlantic Avenue – landscape enhancement

Other Initiatives & Accomplishments

- Monthly pressure-cleaning of main sidewalks
- Monthly rodent prevention services
- Cigarette waste collection and recycling
- Sidewalk café compliance
- CBD product enforcement
- Zoning enforcement
- Bench powder coating
- ROW clean-ups
- Vagrant camp abatement
- Participation in Code Community Educational Outreach events
- Participation in DDA and CRA events

Recent Operational Changes

- Engaged in search for new trash receptacles
- First shipment of new liners for receptacles anticipated week of May 23rd
- Adjusted schedule of staff to ensure Monday & Friday afternoon (1:00pm – 3:00pm) trash receptacles check by Nuisance Abatement Officers
- Moved to monthly pressure cleaning in May 2022
- Courtesy notice provided to sidewalk café owners regarding pressure cleaning responsibilities
- Pest control vendor on notice for increased services as needed
- New Clean & Safe Administrator

Downtown Cart Duties.

Phased out Trash Can Receptacles to be restored as Planters

Planter Restoration

Planter project

Finished Planter Project

Maintenace of Greenways

Removal of Trash, Litter, and Debris from Atlantic Avenue Greenways. To include Mowing and Landscape Maintenance. Example – NW 7th Avenue and Atlantic Avenue.

Greenway Maintenance

Trash Can Liner Sanitizing and Deodorizing Maintenance.

FY 2022 – 2023 Priorities

- Budget request submitted for second maintenance crew to address growing maintenance needs in downtown

Non-Profits Overview

Non-Profit Funding & Leasing

Joint CRA Board/City Commission
Workshop Meeting

May 24, 2022

Arts Garage (Creative City Collaborative of Delray Beach, Inc.)

- Funding from CRA **- Lease with the City**

CRA A-Guide Funding:

Funding: $275,000

For: To provide equitable access to music and theater performances as well as art exhibitions for Delray Beach residents and the regional community.

Lease with City for 10,289 s.f. of Space at OSS Garage

Term: 10 years + 2-10 year extensions (11/16/2051)

Rent: $1 a year

Maintenance: $2,000 a year

Fair Market Rent Estimate: $210,000

Estimate of Lease/Revocable License Value: $212, 000

TOTAL ESTIMATE OF ANNUAL SUPPORT: $486,999

Achievement Center

-Funding From the City

2 Separate Funding Agreements:

1) Funding: $81,000 a year ($405,000 Total)
   Term: 5 years (thru 9/30/25)
   Purpose: to fund out of school programs throughout the year.

2) Funding: $62,000 a year (310,000 Total)
   Term: 5 years (thru 9/30/25)
   Purpose: to fund after school programs at Pine Grove and Village Academy.

TOTAL ESTIMATE OF ANNUAL SUPPORT: $143,000

Pending request for $40,000 for murals in the Old School Square Parking Garage Stairwells

Boys and Girls Club

- Funding from City **- Lease with the City**

City Funding:

Funding: $25,000 a year ($125,000 Total)

Term: 5 years

For: To provide program services

Lease with City for land and Building at Catherine Strong Park

Term: 75 years (5/12/2078)

Rent: $1 a year

Maintenance: $48,080

Fair Market Rent Estimate: $428,862

Estimate of Lease/Revocable License Value: $476,942

TOTAL ESTIMATE OF ANNUAL SUPPORT: $501,941

Delray Beach Historical Society

- **Funding from CRA**
- **Funding from City**
- **Lease with the City**

CRA A-Guide Funding:

Funding:	$75,000 a year
For:	Goal and vision to expand archival collection, service capacity, and knowledge to continue to share history and narrative with community.

City Funding:

Funding:	$100,000 a year ($500,000 Total)
Term:	5 years
For:	$50,000 for an archivist
	$50,000 to provide programming

Delray Beach Historical Society
(Continued)

Lease with City for Cason Cottage, Bungalow, and Hunt House

Term: 10 years + 2-10 year extensions (9/30/2038)

Rent: $1 a year

Maintenance: $44,560

Fair Market Rent Estimate: $29,610

Estimate of Lease/Revocable License Value: $74,170

TOTAL ESTIMATE OF ANNUAL SUPPORT: $249,169

CIP Projects proposed for this site:

$188,000 for structural issues at Cason Cottage

$50,000 for wood rot and window replacement

$250,000 for parking area and electrical upgrades (submitted for FY 2022-23 CIP)

Delray Beach Public Library

- **Funding from CRA**
- **Funding from City**
- **Lease with the City**

CRA A-Guide Funding (2 grants):

Program A

Funding:	$418,000 a year
Term:	One time funding
For:	To provide unrestricted access to educational, cultural, recreational, and business information, materials, programs and services.

Program B:

Funding:	$25,000 a year
Term:	One time funding
For:	To provide free and equitable access to opportunities to gain market skills

Delray Beach Public Library

(Continued)

City Funding :

Funding: $1,453,000 a year

Term: Annually appropriated. No Agreement For:

City Lease (Triparte Agreement/Management Agreement):

Term: 99 years from date of building Certificate of Occupancy (1/6/2105)

*Library may purchase site from City at year 20 for $1 (1/6/2026)

Rent: $1 a year

Maintenance: $82,258

Fair Market Rent Estimate: $29,610

Estimate of Lease Annual Value: $74,170

TOTAL ESTIMATE OF ANNUAL SUPPORT: $2,979,159

Friends of Sandoway House Nature Center

- Funding from City **- Lease with the City**

City Funding:

Funding: $21,200 a year ($106,000 Total)

Term: 5 years

For: To manage and operate Sandoway Discovery Center and its exhibits and provide guided tours and educational programming year-round

Sub-lease with City for land and Building at Catherine Strong Park

Term: 35 years (8/9/2055)

Rent: $1 a year

Maintenance: $22,960

Fair Market Rent Estimate: $75,201

Estimate of Lease/Revocable License Value: $98,161

TOTAL ESTIMATE OF ANNUAL SUPPORT: $119,360

EPOCH (aka Spady Museum)

- **Funding from CRA**
- **Funding from City**
- **Lease with the City**

CRA A-Guide Funding:

Funding: $106,000 a year

For: Museum programming, exhibits, education programs, archives

City Funding:

Funding: $31,000 a year ($155,000 Total)

Term: 5 years (9/30/2026)

For: To manage and operate Spady Cultural and Heritage Museum and its exhibits and provide guided tours and educational programming year-round

EPOCH (aka Spady Museum)
(continued)

Lease with City for Spady House Multicultural Museum Properties and Munnings Cottage

Term: 30 years (5/31/2031)

Rent: $1 a year

Maintenance: $25,600

Fair Market Rent Estimate: $56,615

Estimate of Lease/Revocable License Value: $82,215

TOTAL ESTIMATE OF ANNUAL SUPPORT: $219,214

Visitor Information Center – Downtown Development Authority (DDA)

- Revocable License with the City

Revocable License Agreement with the Downtown Development Authority for the Visitor Information Center

Term: 10 years + 2-10 year extensions (9/30/2038)

Rent: $1 a year

Maintenance: $18,960

Fair Market Rent Estimate: $25,095

Estimate of Lease/Revocable License Value: $44,055

TOTAL ESTIMATE OF ANNUAL SUPPORT: $44,054

Mae Volen Senior Center

- Revocable License with the City

Revocable License Agreement with the Downtown Development Authority for the Visitor Information Center

Term: 3 years + 2-1 year extensions (9/30/2023)

Rent: $1 a year

Maintenance: $101,360

Fair Market Rent Estimate: $97,461

Estimate of Lease/Revocable License Value: $198,821

TOTAL ESTIMATE OF ANNUAL SUPPORT: $198,820

Pioneer Boys Club (Scout Hut @ Macheck Boy Scout Park)

- Lease with the City

Lease Agreement for Scout Hut with Pioneer Boys Club, Inc.

Term: 25 years (4/6/2024)

Rent: $1 a year

Maintenance: $62,200

Fair Market Rent Estimate: $63,000

Estimate of Lease/Revocable License Value: $125,200

TOTAL ESTIMATE OF ANNUAL SUPPORT: $125,199

Delray Beach Chamber of Commerce

- Funding from CRA **- Lease with the City**

CRA A-Guide Funding:

Funding: $40,000

For: Support of Small Business Development Center (SBDC) ability to serve Delray Beach small businesses

Lease with City for 6,129 s.f. of Space at OSS Garage

Term: Approx. 48 years (1/9/2061)

Rent: $1 a year

Maintenance: $3,000 a year

Fair Market Rent Estimate: $128,709

Estimate of Lease/Revocable License Value: $131,709

TOTAL ESTIMATE OF ANNUAL SUPPORT: $171,708

Delray Beach Community Land Trust (CLT)

(141 12th Ave. - Neighborhood Resource Center)

- Funding from CRA **- Revocable License with the City**

CRA A-Guide Funding:

Funding: $192,815

Term: One-time

For: To increase affordable housing portfolio, add to non-traditional housing opportunities to CLT program.

Revocable License with City for 141 SW 12th Ave.

(Based on occupancy of 33% of the building)

Term: 2 years + 2-1 year extensions (8/31/2022)

Rent: $1 a year

Maintenance: $40,922 a year (includes $30k for IT services)

Fair Market Rent Estimate: $16,273

Estimate of Lease/Revocable License Value: $57,195

TOTAL ESTIMATE OF ANNUAL SUPPORT: $250,009

Triple Threat, Inc. dba American Academy

(141 12th Ave. - Neighborhood Resource Center)

Revocable License with City for 145 SW 12th Ave.

(Based on occupancy of 22% of building)

Term: 2 years + 2-1 year extensions (9/30/2025)

Rent: $1 a year

Maintenance: $7,282 a year

Fair Market Rent Estimate: $10,848

Estimate of Lease/Revocable License Value: $18,130

TOTAL ESTIMATE OF ANNUAL SUPPORT: $18,129

Christians Reaching Out to Society (CROS)

(141 12th Ave. - Neighborhood Resource Center)

Revocable License with City for 145 SW 12th Ave.

(Based on occupancy of 22% of building)

Term: 2 years + 2-1 year extensions (9/30/2025)

Rent: $1 a year

Maintenance: $7,282 a year

Fair Market Rent Estimate: $10,848

Estimate of Lease/Revocable License Value: $18,130

TOTAL ESTIMATE OF ANNUAL SUPPORT: $18,129

- **Funding from City (CDBG)** - **Revocable License with the City**

Urban League of Palm Beach County

(141 12th Ave. - Neighborhood Resource Center)

City Funding (CDBG):

Funding: $10,000

Term: One year

For: to assist with the provision of a comprehensive housing counseling program for eligible residents in Delray Beach

Revocable License with City for 145 SW 12th Ave.

(Based on occupancy of 11% of building)

Term: 2 years + 2-1 year extensions (2/4/2023)

Rent: $1 a year

Maintenance: $3,641 a year

Fair Market Rent Estimate: $5,424

Estimate of Lease/Revocable License Value: $9,065

TOTAL ESTIMATE OF ANNUAL SUPPORT: $19,064

Legal Aid Society of Palm Beach County

(141 12th Ave. - Neighborhood Resource Center)

- **Funding from City (CDBG)**
- **Revocable License with the City**

City Funding (CDBG):

Funding: $6,000

Term: One year

For: To assist with the provision of fair housing education and outreach events and housing enforcement, landlord tenant counseling and foreclosure representation for eligible residents

Revocable License with City for 145 SW 12th Ave.

(Based on occupancy of 11% of building)

Term: 2 years + 2-1 year extensions (2/4/2023)

Rent: $1 a year

Maintenance: $3,641 a year

Fair Market Rent Estimate: $5,424

Estimate of Lease/Revocable License Value: $9,065

TOTAL ESTIMATE OF ANNUAL SUPPORT: $15,064

Milagro Foundation dba Milagro Center

- **Funding from City (CDBG)**

City Funding (CDBG):

Funding:	$35,000
Term:	One year
For:	providing year-round cultural arts and education-based out-of-school time programs to eligible children

TOTAL ESTIMATE OF ANNUAL SUPPORT: $35,000

- **Funding from City (CDBG)**

Knight of Pythagoras Mentoring Network

City Funding (CDBG):

Funding:	$35,000
Term:	One year
For:	providing mentorship, gang prevention and healthy lifestyles program designed to foster leadership, academic success and civic-mindedness in youth ages 7-17.

TOTAL ESTIMATE OF ANNUAL SUPPORT: $28,658

Emanuel Jackson Sr. Project

- **Funding from City (LETF)** - **Revocable License with CRA**

City Funding (Law Enforcement Trust Fund):

Funding: $10,000

Term: July 2021 – June 2022

For: Skill building workshop, family assistance, community beautification leadership program.

Revocable License with CRA for 790 s.f. at 700 W. Atlantic

Term: April 1, 2022 – December 31, 2022

Rent: $1

Maintenance: Tenant responsible

Fair Market Rent Estimate: $12,442.50*

Estimate of Lease/Revocable License Value: $12,442.5*

TOTAL ESTIMATE OF ANNUAL SUPPORT: $22,441.50

*based on 9 mos. not entire year

4 Knowledge is Power, Inc.

- **Funding from City (LETF)**

City Funding (Law Enforcement Trust Fund):

Funding: $10,000

Term: One year

For: "Leadership Tomorrow" mentoring program

TOTAL ESTIMATE OF ANNUAL SUPPORT: $10,000

- **Funding from City (LETF)**

Visual Adjectives Seeds, Inc.

City Funding (Law Enforcement Trust Fund):

Funding:	$10,000
Term:	One year
For:	a writing/publishing, creativity program designed for crime prevention and bolstering individual involvement in academics.

TOTAL ESTIMATE OF ANNUAL SUPPORT: $10,000

100 Black Women South Palm Beach Chapter

- **Funding from City (LETF)**

City Funding (Law Enforcement Trust Fund):

Funding:	$10,000
Term:	One year
For:	Crime prevention programs

TOTAL ESTIMATE OF ANNUAL SUPPORT: $10,000

Other Non-Profit Relationships

The Police Department and Aid to Victims of Domestic Violence (AVDA) has a formal partnership agreement.

The agreement outlines basic responsibilities of both parties but there is no cost to the City for these services. Agreement essentially states that AVDA will provide certain services to those in Delray Beach in need and Police should refer these persons to them if they are in need of those services. Additionally, it requires AVDA to maintain required statutorily required records or to turn them over to the City for keeping.

Other Non-profits informally provide services to persons in need whom are referred by the Police. However, No other formal agreements are known to staff at this time.

Other Budgeted Grants in Aids

City Funding For MLK Day

Budgeted: $500

Term: One year

For: MLK Day Celebrations

City Funding For Sister Cities

Budgeted: $1,000

Term: One year

For: Sister Cities programs

THE END

THAT CONCLUDES THE PRESENTATION

Nonprofit Funding & Leasing Workshop

May 24, 2022

BEFORE

Mission Statement

"The Neighborhood Resource Center endeavors to enrich the quality of life and promote a sense of community through the delivery and connection of services that educate, develop leadership skills and promote volunteerism, civic engagement and productive lifestyles"

Goals

1. Encourage neighborhood involvement and citizen participation
2. Provide resources and assistance to resident/homeowner associations
3. Foster inclusive neighborhoods
4. Mentor new neighborhood leaders and strengthen existing associations
5. Strengthen the relationship between neighborhoods, government, businesses and religious communities

AFTER

Phase II
Building Occupancy

- Beacon Center Neighborhood Organizer
- Staff Assistant II Position – City employee
- Weed & Seed Coordinator – Police Department
- Human & Social Service Agencies
- Community Police

Phase II
Building Occupancy Evolving

- United Way - Prosperity Center
- Department of Children & Families
- Palm Beach County Food Bank
- Faith, Hope, Love Charities
- Gulfstream Goodwill Inc.
- Eckerd Connects

Neighborhood Resource Center Non-Profit License Agreements

Agency Name	ContractTerm	Rent Per Year	Type of Agreement	Status of Agreement
Urban League of Palm Beach County	2 Years 3 additional 1/yr. term	$1	Revocable License Agreement -use of space to provide social services	Renewed January 4, 2022-2024
Christians Reaching Out to Society (C.R.O.S.)	2 Years 3 additional 1/yr. term	$1	Revocable License Agreement – use of office space for social services/food pantry	Renewed January 4, 2022-2024
Legal Aid Society of Palm Beach County	2 Years 3 additional 1/yr. term	$1	Revocable License Agreement – use of Office space to provide limited legal services	Renewed January 4, 2022-2024
Delray Beach Community Land Trust	2 Years 3 additional 1/yr. term	$1	Revocable License Agreement- use of office space to provide affordable housing	Renewed January 4, 2022-2024
American Academy	2 Years 3 additional 1/yr. term	$1	Revocable License Agreement- use of office space to provide tutoring services	Initiated January 4, 2022-2024

Community Development Block Grant Public Service Funds

PROCESS

REVIEW COMMITTEE

SCORING RUBRIC

Community Development Block Grant Agreements – Federal Funds

Agency Name	Contract Term	Funding PerYear	Total	Type of Agreement	Status of Agreement
Legal Aid Society of Palm Beach County	1 Year	$6,000	$6,000	CDBG Subrecipient Agreement funds to assist with the provision of fair housing education and outreach events and housing enforcement, landlord tenant counseling and foreclosure representation for eligible residents in Delray Beach.	To expire 03/31/2022 due to extension and delay of approval of FY 20-21 funds and COVID-19 pandemic. Typically runs concurrent with City's fiscal year.
Urban League of Palm Beach County	1 Year	$10,000	$10,000	CDBG Subrecipient Agreement funds to assist with the provision of a comprehensive housing counseling program for eligible residents in Delray Beach	To expire 03/31/2022 due to extension and delay of approval of FY 20-21 funds and COVID-19 pandemic. Typically runs concurrent with City's fiscal year.
Milagro Foundation dba Milagro Center	1 Year	$35,000	$35,000	CDBG Subrecipient Agreement funds providing year-round cultural arts and education-based out-of-school time programs to eligible children	To expire 03/31/2022 due to extension and delay of approval of FY 20-21 funds and COVID-19 pandemic. Typically runs concurrent with City's fiscal year.
Knights of Pythagoras Mentoring Network	1 Year	$28,658	$28,658	CDBG Subrecipient Agreement funds providing mentorship, gang prevention and healthy lifestyles program designed to foster leadership, academic success and civic-mindedness in youth ages 7-17.	To expire 03/31/2022 due to extension and delay of approval of FY 20-21 funds and COVID-19 pandemic. Typically runs concurrent with City's fiscal year.

THANK YOU!

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