



# **DELRAY BEACH COMMUNITY REDEVELOPMENT AGENCY**

## **Regular Board Meeting**

**Thursday, September 1st, 2022  
at 4:00 PM**

**Arts Warehouse**



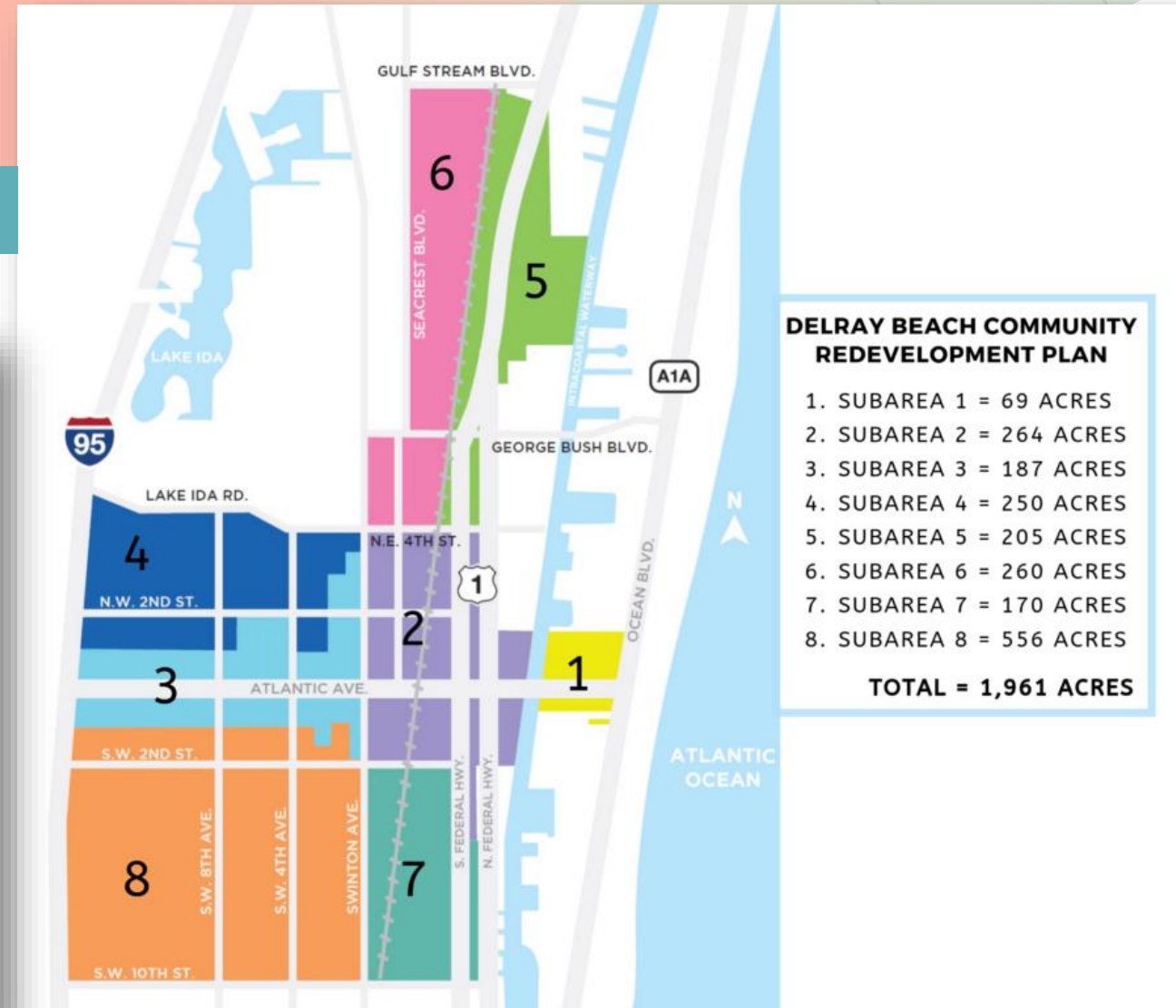
## Item 8A.

# FY 2022 – 2023 CRA Budget Update



## FY 2021 TIF Revenue by Subareas

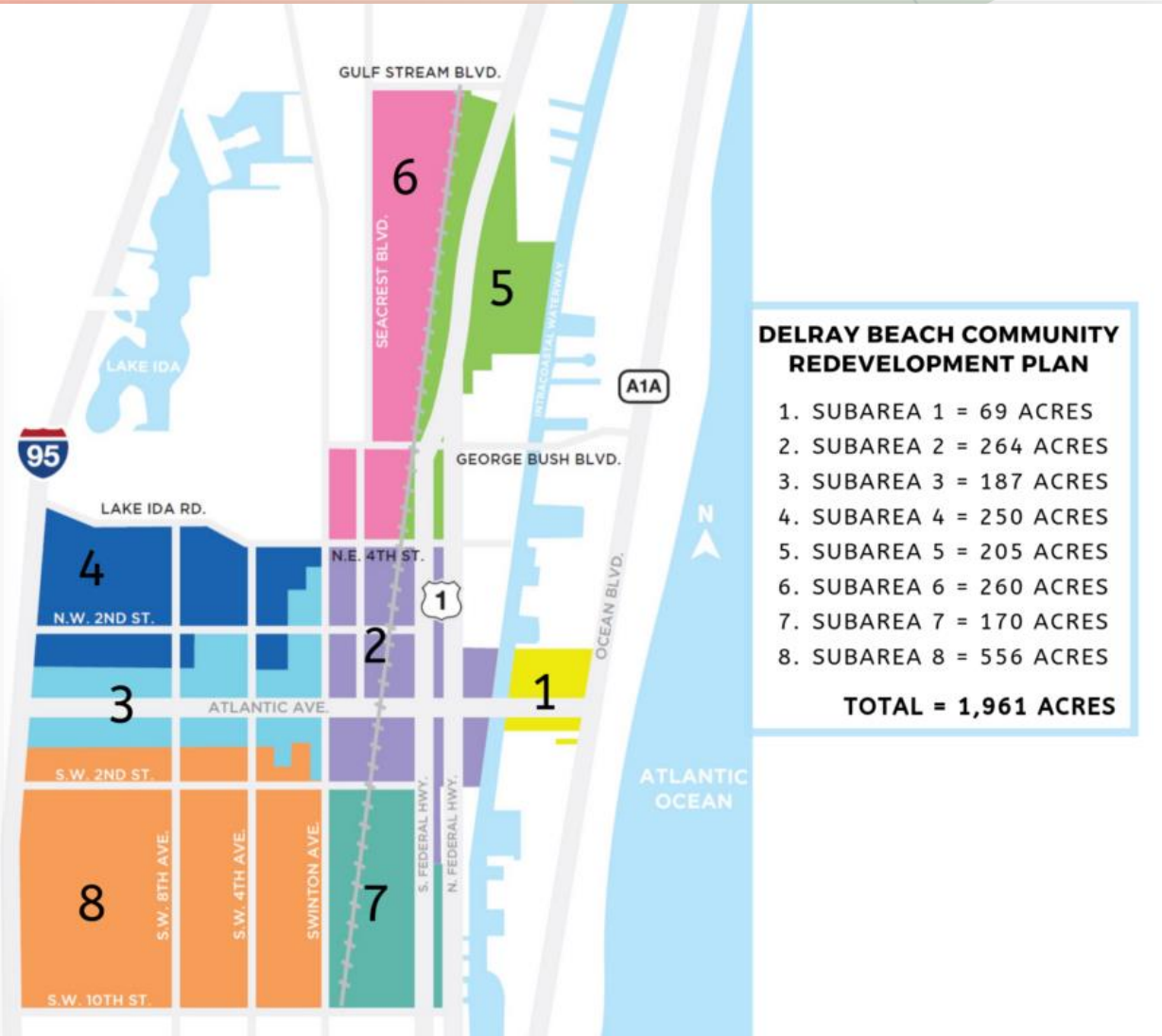
Subarea	County TIF From Sub-area	City TIF From Sub-area	Total TIF From Sub-area
1 - Beach District	1,542,794	2,150,966	3,693,760
2 - Central Core	4,981,216	6,944,828	11,926,044
3 - W. Atlantic Avenue	470,316	655,712	1,126,028
4 - NW Neighborhood	211,914	295,447	507,361
5 - N. Federal Highway	1,497,364	2,087,627	3,584,991
6 - Seacrest/Del Ida	780,481	1,088,146	1,868,627
7 - Osceola Park	695,827	970,121	1,665,948
8 - SW Neighborhood	888,853	1,239,238	2,128,091
<b>Total</b>	<b>11,068,765</b>	<b>15,432,085</b>	<b>26,500,850</b>





## FY 2022-2023 Project Expense by Subareas

	Budgeted	% of Budget
Subarea	2023	2023
1 - Beach District	332,188	1%
2 - Central Core	2,036,365	4%
3 - W. Atlantic Avenue	10,617,316	19%
4 - NW Neighborhood	31,781,471	57%
5 - N. Federal Highway	649,913	1%
6 - Seacrest/Del Ida	563,246	1%
7 - Osceola Park	1,968,446	4%
8 - SW Neighborhood	8,290,587	15%
<b>Total CRA Area</b>	<b>56,239,532</b>	<b>100%</b>







## CRA FY 2022-2023 FUNDING TO THE CITY OF DELRAY BEACH

		<u>FY 2022</u>	<u>FY 2023</u>	<u>Variance</u>
<b>1</b>	(10) Police Officers - City pays vehicle expense	1,435,610	1,622,474	186,864
<b>2</b>	(2) Sergeants - City pays vehicle expense	423,015	458,801	35,786
<b>3</b>	(1) Community Service Officer - City pays vehicle expense	61,144	64,113	2,969
<b>4</b>	Police Health Trust, WC, and General Liability	89,854	91,892	2,038
<b>5</b>	T3 Patroller	17,015	20,000	2,985
<b>6</b>	(2) Code Enforcement Officers	135,634	140,887	5,253
<b>7</b>	(1) Code Enforcement Officer Downtown	88,855	88,855	-
<b>8</b>	(5) General Maintenance Workers (FY22 = 2 General & 1 Supervisor; FY23 (5) Maintenance Workers)	204,518	287,818	83,300
<b>9</b>	(5) General Maintenance Workers	97,000	246,777	149,777
<b>10</b>	Electricians: (1) Full-time @ 100% and (1) Full-time @ 50%	133,005	141,692	8,687
<b>11</b>	Litter Prevention Officers enhanced services in the NW/SW area (new in FY 2022)	52,707	67,134	14,427
<b>12</b>	Litter Prevention Officers enhanced services in the NW/SW area (new in FY 2022)	52,707	60,795	8,088
<b>13</b>	Streetscape Supervisors (2) - Reclass from Clean and Safe (FY 2022)	67,509	164,982	97,473
<b>14</b>	Administrator (1) in FY 2023 - Reclass from Clean & Safe Downtown Manager (FY 2022)	94,512	105,440	10,928
<b>15</b>	Portion of S&B for Parks maintenance staff (irrigation, tree trimming, and planting) (1)	97,000	-	(97,000)
<b>16</b>	Pressure Cleaning of Downtown Sidewalks/miscellaneous expenses	110,400	110,400	-
<b>17</b>	Lighting Maintenance, globes, GFI, bulbs, switches, ballasts	30,000	30,000	-
<b>18</b>	Trash can liners	21,500	21,500	-
<b>19</b>	Gardening/landscape	<u>24,000</u>	<u>26,000</u>	<u>2,000</u>
<b>TOTAL CLEAN &amp; SAFE</b>		<b>\$ 3,235,985</b>	<b>\$ 3,749,560</b>	<b>\$ 513,575</b>



## CRA FY 2022-2023 FUNDING TO THE CITY OF DELRAY BEACH (cont.)

	FY 2022	FY 2023	Variance
<b>20</b> Housing Rehab Inspector (Community Improvement) @ 50%	47,719	53,915	6,196
<b>21</b> NW/SW Neighborhood Code Enforcement Officer (Community Improvement)	65,660	68,943	3,283
<b>22</b> NW/SW Neighborhood Code Enforcement Officer (Community Improvement) (new in FY 2022)	88,855	68,943	(19,912)
<b>23</b> Engineering Inspector (Environmental Services)	63,874	66,338	2,464
<b>24</b> Project Manager II (Environmental Services)	128,821	125,174	(3,647)
<b>25</b> Fire Prevention and Life Captain position	207,735	207,735	-
<b>26</b> IT services	110,000	110,000	-
<b>27</b> Tennis Tournament Co-title Sponsorship	905,000	905,000	-
<b>28</b> Streetscape maintenance (ongoing landscaping, irrigation for new beautification projects)	100,000	100,000	-
<b>29</b> Curb appeal program	300,000	300,000	-
<b>TOTAL CLEAN AND SAFE AND OTHER PROGRAMS</b>	<b>\$ 5,253,649</b>	<b>\$ 5,755,608</b>	<b>\$ 490,343</b>
<b>30</b> Osceola Park Neighborhood (CIP)	642,052	1,150,000	507,948
<b>31</b> Wayfinding Signage Program (CIP)	-	1,850,000	1,850,000
<b>32</b> Currie Commons Restrooms (CIP)	-	390,250	390,250
<b>33</b> NW Neighborhood Improvements (CIP)	-	172,000	172,000
<b>34</b> SW Alleys Pervious (CIP)	-	1,620,000	1,620,000
<b>35</b> Pompey Park (CIP)	8,300,000	23,000,000	14,700,000
<b>TOTAL CIP PROJECTS</b>	<b>\$ 8,942,052</b>	<b>\$ 28,182,250</b>	<b>\$ 19,240,198</b>
<b>36</b> Debt payment US1 Corridor Improvements	420,149	420,149	-
<b>TOTAL FUNDING FROM CRA</b>	<b>\$ 14,615,850</b>	<b>\$ 34,358,007</b>	<b>\$ 19,742,157</b>



## Summary

### FY 2022-2023 Budget CRA Funding Paid to City of Delray Beach and Non-Profit Partners

#### Revenue from City:

City TIF Revenue paid to the CRA	\$ 18,709,113
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#### Expenditures Allocated to City Projects, Services & Non-Profit Programs:

Allocated to the City of Delray Beach	\$ 34,358,007
CIP Carryforward	\$ (10,390,000)
Debt payment to the City of Delray Beach	\$ 420,149

<b>Total allocation to the City of Delray Beach</b>	<b>\$ 24,388,156</b>
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Paid to City/CRA Non-Profit Partners (A-GUIDE)	\$ 1,103,000
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<b>TOTAL</b>	<b>* \$ 25,491,156</b>
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<b>Difference in Excess of City TIF:</b>	<b>\$ 6,782,043</b>
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\* 79% of CRA TIF of \$32,343,660  
County TIF \$13,634,547; City TIF \$18,709,113



# CRA MANAGED PROJECTS

Project	FY 22-23 Budget
NW 600 Block Redevelopment	\$1,900,000
NW 800 Block Redevelopment	\$1,000,000
Land Acquisition – Other	\$4,000,000
98 NW 5 <sup>th</sup> Ave. Renovation – Design, Const., Furniture	\$3,500,000
95 SW 5 <sup>th</sup> Ave. Construction - Design & Const. <i>Projection</i>	\$4,650,000
Tenant Improvements 98 NW 5th Ave./95 SW 5th Ave.	\$1,000,000
	<hr/> \$15,050,000





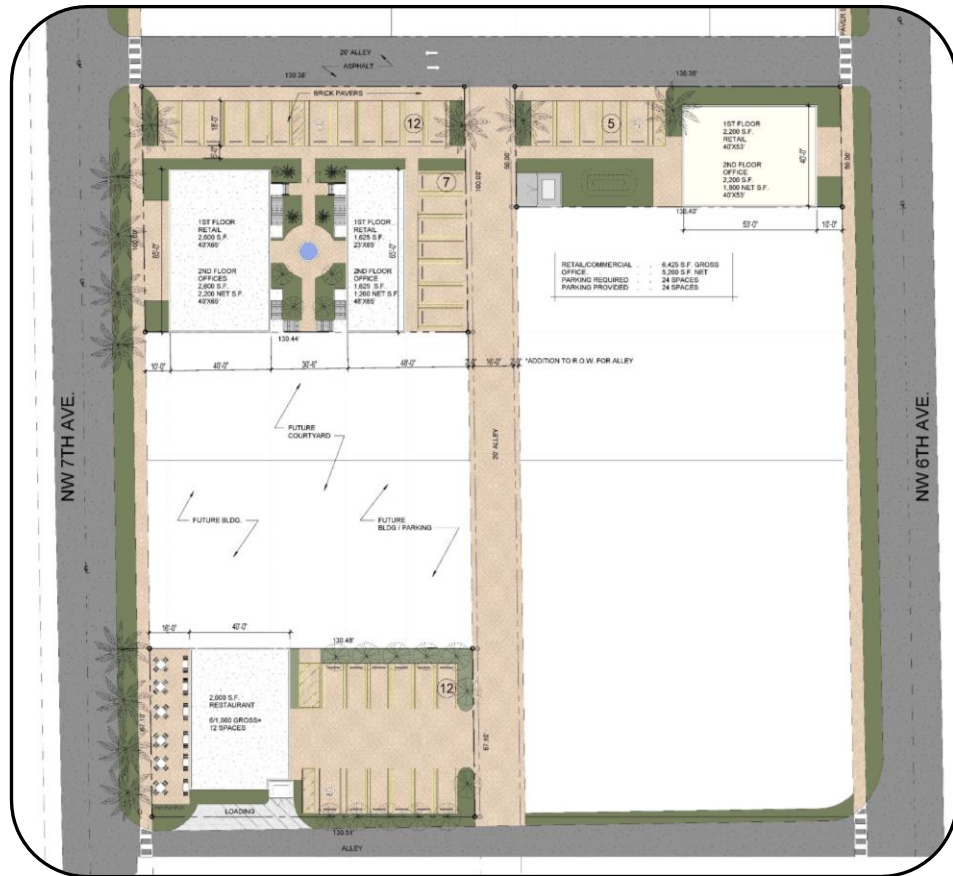
# FY 2022-2023

## CRA Managed Major Expenditures

### NW 600 Block Development Planning & Design

Design & Construction Documents  
Contractor Bid and Award

\$1,900,000



Potential for  
Workforce  
Housing  
Development







# Demolition 700 W. Atlantic Avenue

**Allocation of approximately \$100,000**

Potential Project to Apply for Solid Waste Authority Grant  
(If Grant awarded, funds can be reallocated.)







## Park by Carver Square – New Playground, Sign, Shade, and Turf

Allocation of approximately  
\$350,000

Board Input







# Freebee Update Month to Month

CRA Funding – \$300,000





# CRA Grant Programs for Businesses

\*Not including A-GUIDE

- Rent Subsidy
- Paint-Up & Signage
- Project Consultancy + Design Services
- Site Development Assistance
- Historic Façade Improvement

**FY 22-23**  
**\$850,000**  
**budgeted**



# FY 2022-2023 A-G.U.I.D.E. FUNDING REQUESTS

A-GUIDE APPLICANT	A-GUIDE OVERALL NEED AREA	REQUEST AMOUNT
Arts Garage	Recreation & Cultural Facilities	\$275,000
Delray Beach Community Land Trust	Affordable Housing	\$161,000
Delray Beach Historical Society	Recreation & Cultural Facilities	\$75,000
Spady Museum	Recreation & Cultural Facilities	\$109,000
Delray Beach Public Library	Recreation & Cultural Facilities and Economic & Business Development	\$443,000
Chamber of Commerce	Economic & Business Development	\$40,000
		<b>TOTAL    \$1,103,000</b>



# Crafted on the Ave.



# Authors Speak

PRESENTED BY DELRAY BEACH CRA IN COLLABORATION WITH SPADY CULTURAL HERITAGE MUSEUM AND ARTS GARAGE

## **AUTHORS SPEAK** THE IMPACT OF RACE ON AMERICAN SOCIETY

# Art & Jazz on the Avenue



# Business Outreach





# Arts WAREHOUSE

## FY 2022 - 2023

Arts Warehouse encourages community growth and empowerment through engagement with local artists, residents, and community members.

Looking towards FY 22-23, a top priority for Arts Warehouse is to continue to reach new audiences and increase visibility, attracting visitors and artists to participate. An important continuing goal is to incorporate themes throughout programming that connect with the communities we serve, and beyond. Such themes include those that highlight historical events, celebrate different cultures and ethnicities, showcase socially conscience topics, and ultimately spark conversations among those that participate. Arts Warehouse welcomes input and collaboration ideas from any individual or group in this planning process. The gallery will continue to showcase contemporary art exhibitions, and act as a hub for artists and art enthusiasts alike.

Art Exhibitions

Education & Outreach

Special Events

Resident Artist Studio Program

Special Event Partnerships

Private & Corporate Facility Rentals





# DOUBLE YOUR SNAP BENEFITS

DELRAY WINTER GREENMARKET

October 22nd, 2022 - May 20th, 2023

Every Saturday | 9AM - 2PM  
Cornell Art Museum Lawn, Delray Beach



Learn more information at  
[delraycra.org/green-market](http://delraycra.org/green-market)



Winter GreenMarket

October 22, 2022 – May 20, 2023

Summer GreenMarket

June 3, 2023 – July 29, 2023

**DOUBLE YOUR SNAP BENEFITS WITH**  **Fresh Access BUCKS**  
an initiative of Feeding Florida

Step 1: **SPOT** > .....



Go to the EBT booth at a participating market before you shop.

Swipe your SNAP card and receive matching dollars to buy fresh Florida-grown fruits & veggies, up to \$40 per day.



..... > Step 2: **SWIPE** > .....

..... > Step 3: **SAVOR**



Buy fresh local produce and SNAP eligible items.



**DELRAY BEACH GreenMarket**

A Program of the Delray Beach Community Redevelopment Agency

SATURDAYS

Old School Square Park

9AM-2PM



**YOU SNAP. WE MATCH.**



Buy 1

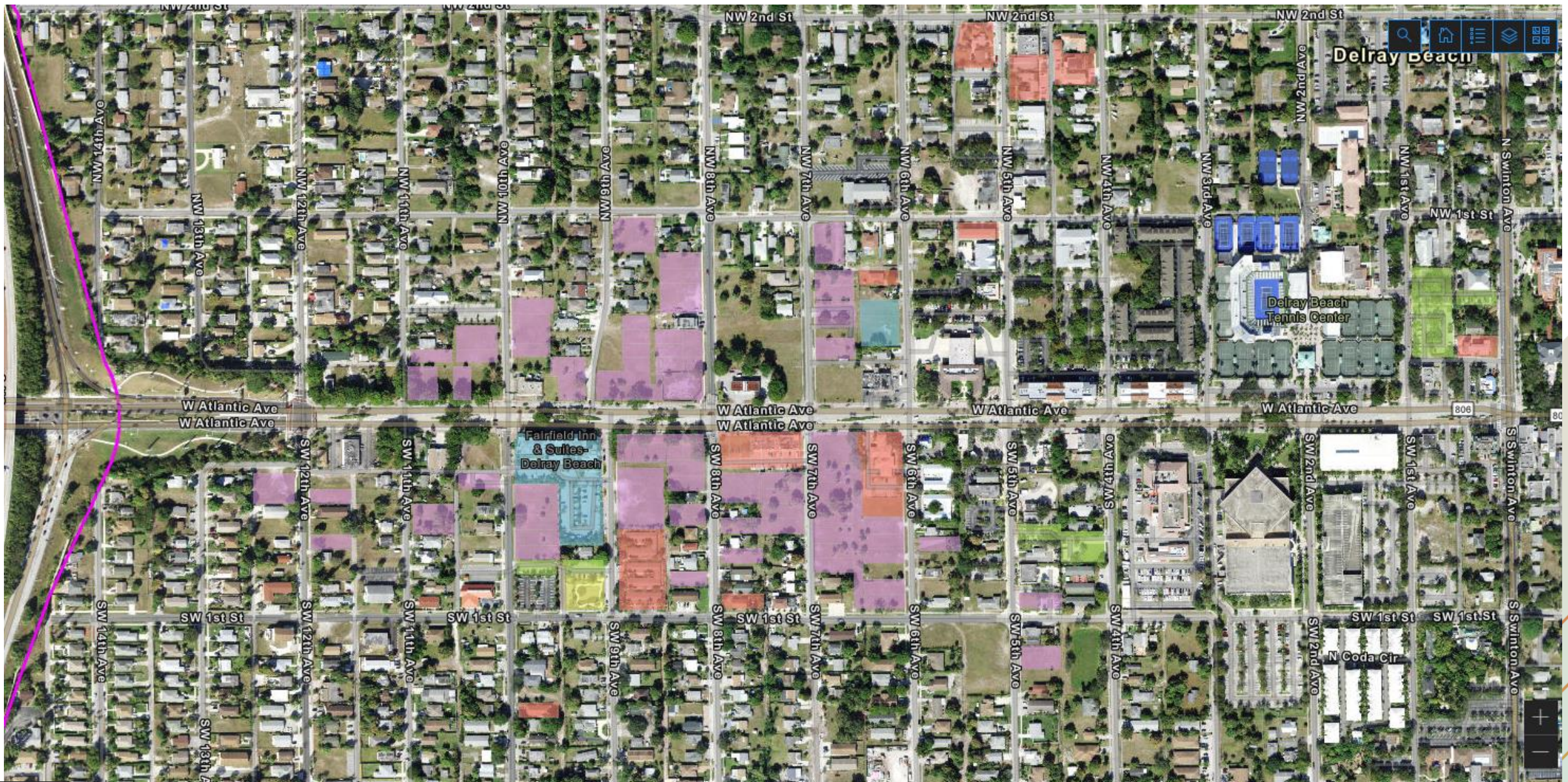
Get 2



# Focus Areas for FY 2022 - 2023

- Completing Existing Projects & Continuing Existing Programs
- Affordable & Workforce Housing
  - Infrastructure
- Assess Development Opportunities for W. Atlantic Avenue





# GIS Map Project





# Fiscal Year 2022-2023 – CRA Priorities

- *Construction* and activation by the CRA:
  - 98 NW 5<sup>th</sup> Avenue
  - 95 SW 5<sup>th</sup> Avenue
- Bid for Commercial Property Management for CRA Properties
- NW 600 Block (Potential Affordable Housing) – Construction Documents & Issue Bid for Construction
- NW 800 Block (Container Activation) – Construction Documents & Issue Bid for Construction
- West Atlantic Avenue – Development Strategy for CRA Properties
- Demolition of 700 W. Atlantic Avenue
- Carver Square Park Playground Improvements





# Fiscal Year 2022-2023 – CRA Priorities

- Continue to work with City on the completion of:
  - Wayfinding Signage Project
  - Osceola Park Neighborhood Improvements Project
  - Currie Commons Restrooms
- NW Complete Neighborhood Improvement - Design Documents
  - Pompey Park Construction Documents
  - 3 Alleys in the SW Neighborhood



## Item 8B.

# 98 NW 5<sup>th</sup> & 95 SW 5<sup>th</sup> Ave Updates



98 NW 5<sup>th</sup> Avenue



95 SW 5<sup>th</sup> Avenue





# 98 NW 5<sup>th</sup> Avenue

## Discussion:

- Building Signage (1-3 signs)
- Management/Tenants







# August Progress







# 95 SW 5<sup>th</sup> Avenue

## Discussion:

- Issue Invitation to Bid for Construction
- Building Use
  - Retail?
  - Office?
  - Medical?





## Item 8C.

Update – CRA-Owned  
Properties located at  
182 & 186 NW 5<sup>th</sup>  
Avenue

# Next Steps

Permit Applications have been submitted to the City and are currently in review.

## Staff Recommendations for Next Steps:

- 1) Extend the Buildout Period to December 31, 2022.
  - Full Base Rent Amount will begin January 1, 2023.
  - If deadline not met by December 31, 2022, the process for terminating the Commercial Lease Agreement(s) will proceed.
  - If deadline not met by December 31, 2022, all other active Funding Agreement(s) will be terminated.
- 2) Authorize the Executive Director to consider and, if acceptable, to approve Site Development Assistance Funding Agreement(s) and later ratify the Agreement(s) at the next scheduled Board meeting. (To avoid potential delays if application timing does not coincide with a Board Meeting date)



## Item 9A.

Disposal 260 NW 9<sup>th</sup> Avenue





## Disposal 260 NW 9<sup>th</sup> Avenue

Proposer	Purchase Price	Proposed Home	Completion Date	Funding Source	Restriction
Delray Beach CDC	N/A	3 bedrooms 2 bathrooms 1 car garage	N/A	Hatcher Construction & Development (Line of Credit)  and Pulte Homes (Contingent on acceptance in PBC Workforce Housing Program)	Palm Beach County Workforce Housing Program
Delray Beach CLT	\$5,000	One-story or Two-stories 3 bedrooms 2 or 2.5 bathrooms 1 car garage	N/A	Delray Beach CLT Program Budget	Article 4.7 of the City of Delray Beach's Land Development Regulations
Habitat for Humanity	\$1,000	3 bedrooms 2 bathrooms 1 car garage	24 months	Habitat for Humanity Program Budget	N/A



## Item 9B.

Request to City Commission  
to Approve CRA Sunset  
Date 2039 to 2044

# CRA Sunset – 17 Years Remaining

Current Sunset Date per F.S. 163.3755 - September 30, 2039

Possible Extension to 2044

## **163.3755 Termination of community redevelopment agencies.—**

(1) A community redevelopment agency in existence on October 1, 2019, shall terminate on the expiration date provided in the agency's charter on October 1, 2019, or on September 30, 2039, whichever is earlier, unless the governing body of the county or municipality that created the community redevelopment agency approves its continued existence by a majority vote of the members of the governing body.

(2)(a) If the governing body of the county or municipality that created the community redevelopment agency does not approve its continued existence by a majority vote of the governing body members, a community redevelopment agency with outstanding bonds as of October 1, 2019, that do not mature until after the termination date of the agency or September 30, 2039, whichever is earlier, remains in existence until the date the bonds mature.

(b) A community redevelopment agency operating under this subsection on or after September 30, 2039, may not extend the maturity date of any outstanding bonds.

(c) The county or municipality that created the community redevelopment agency must issue a new finding of necessity limited to timely meeting the remaining bond obligations of the community redevelopment agency.





## Item 9C.

# A-GUIDE Q3 Report Approval for EPOCH-SPADY





# Background:

- A-G.U.I.D.E. Guidelines state : *“CRA support may not exceed 25% of an organization’s total operating budget for the year in which the grant is requested”*.
- EPOCH-Spady’s 3<sup>rd</sup> quarter report showed that CRA funding was at 33%
- Seek board direction regarding the release of the 3<sup>rd</sup> quarter funds in the amount of \$26,500





# CRA Director Updates







# CRA: Ribbon Cuttings & Commemoration Ceremonies







## CRA: Housing Groundbreaking Ceremonies

Island Cove Apartments  
Groundbreaking



Habitat for Humanity: DOUBLE  
Groundbreaking!







Dr. Reverend J.W.H. Thomas Jr. Park Updates





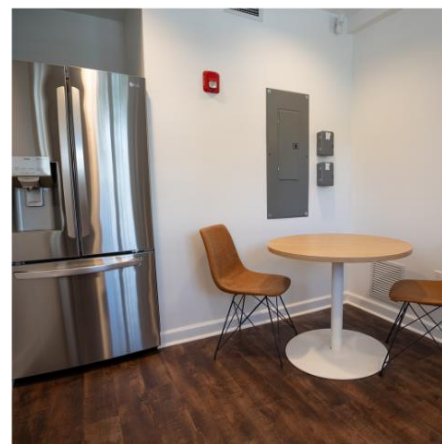
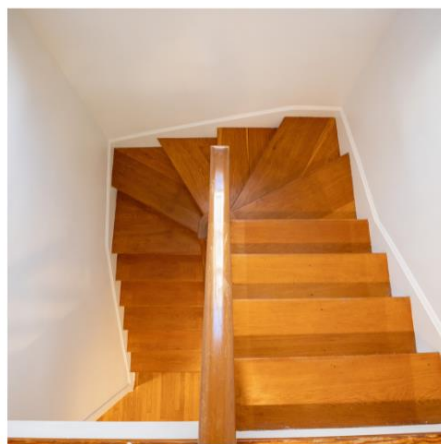
# 22 N. Swinton – Wellbrock Updates







## 22 N. Swinton – Wellbrock Updates



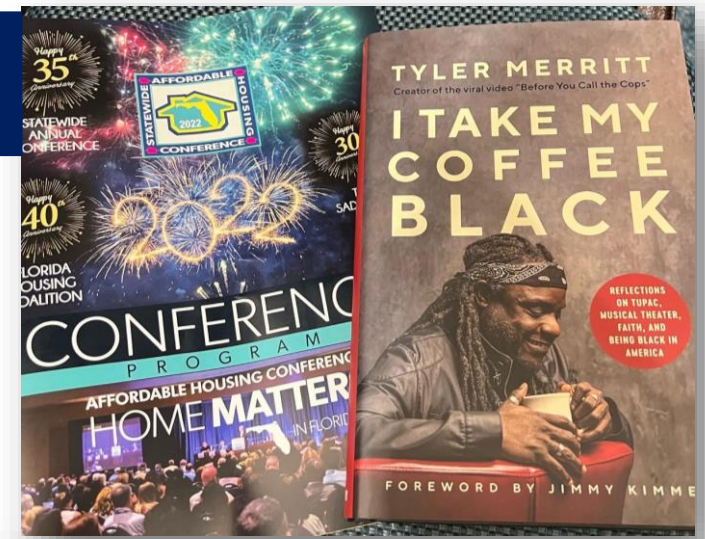




## FLORIDA HOUSING COALITION Statewide Affordable Housing Conference

# Florida Housing Coalition: Annual Statewide Affordable Housing Conference

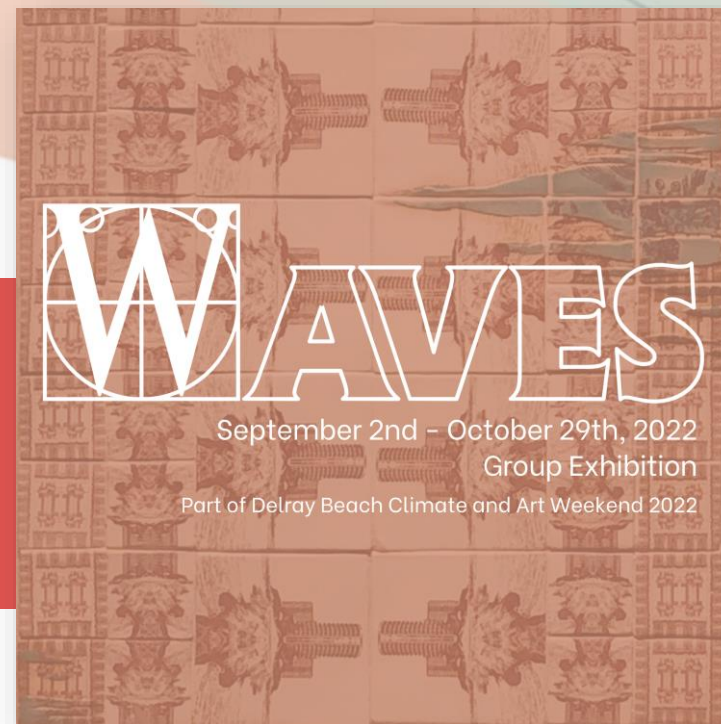
From August 29 - August 31, 2022, at the Rosen Centre Hotel in Orlando



Some of the Delray Beach CRA's Staff and Board Attended the Florida Housing Coalition's statewide conference earlier this week. The conference focused on addressing how to increase the supply of affordable housing, from grassroots advocacy to huge land use reforms, and fundamental changes in the way we view, talk about, produce, and preserve housing that's affordable to Florida's workforce and most vulnerable populations.







In conjunction with the City's Climate & Art Weekend, the Arts Warehouse is showcasing a group exhibition of 26 artists selected from an Open Call for art. The theme of this Exhibition is Waves, in conjunction with Delray Beach Climate & Art Weekend 2022.. Ocean Wave, Heat Wave, Electromagnetic wave, Waves of Emotion, Waves of political unrest..."Waves," will be on display in the Arts Warehouse from Friday, Sept. 2 through Sat., Oct. 29th.

"Waves" will open with Art Walk this Friday, Sept. 2 from 6 to 9 PM!







Crafted returns on Saturday,  
September 3<sup>rd</sup>

Location: Libby Wesley Plaza at the  
corner of SW 5th Avenue  
and West Atlantic Avenue.

Time: 2:00pm - 6:00pm  
FREE Admission

AN OPEN AIR MARKETPLACE

# CRAFTED ON THE AVE

LOCALLY & SPECIALLY CRAFTED FOR YOU

2-6 PM @ LIBBY WESLEY PLAZA

2 SW 5TH AVENUE, DELRAY BEACH, FL 33444

Join us for a  
Fun-Filled Day of  
Crafts, Music,  
Food, & Vibrancy!

SATURDAY  
SEPTEMBER 3RD

561-276-8640  
[WWW.DELRAYCRA.ORG](http://WWW.DELRAYCRA.ORG)





# JOIN US!

## DELRAY BEACH COMMUNITY RESOURCE FAIR



EVENT FOOD TRUCKS  
AND  
FREE RAFFLE PRIZES!!

### EVENT INFO

The City of Delray Beach, alongside multiple partners, will be hosting a community resource fair to inform residents of services available in the city.

### DATE

10 AM - 2 PM  
**SEPTEMBER 10TH**

### LOCATION

Pompey Park  
1101 NW Second St,  
Delray Beach, FL 33444



## COMMUNITY RESOURCE FAIR

**Saturday, September 10<sup>th</sup>**  
**10 AM – 2 PM**  
**Pompey Park**





# *Save the Date* 2022 FRA Annual Conference

October 11-14, 2022

**HILTON DAYTONA**  
Beach Oceanfront Resort

**#FRA2022**

THE FLORIDA  
**REDEVELOPMENT**  
ASSOCIATION



Founded in 1974, FRA is a not-for-profit organization dedicated to assisting Florida professionals and volunteers in community revitalization efforts. With its mission of “transforming spaces, revitalizing places,” FRA is committed to providing a forum for its more than 300 members to share knowledge and common experiences regarding revitalization opportunities and issues throughout Florida. FRA encourages adoption of legal and financial tools and programs favorable to community growth and serves as a statewide clearinghouse for redevelopment information.

CRA Executive Director, Renee Jadusingh  
is nominated to serve as  
**Treasurer**  
**on the FRA’s Board of Directors**

Renee will be nominated during  
the FRA 2022 Conference.





27th  
SEASON OPENING  
WINTER MARKET

GreenMarket

OCTOBER 22 - May 20TH  
9:00 AM - 2:00 PM

FRONT LAWN OF  
CORNELL ART MUSEUM



Save  
the  
date



The Winter GreenMarket returns  
Saturday, October 22<sup>nd</sup>

The background features a large, light gray circular logo. Inside the logo, the top half contains a bar chart with three bars of increasing height, colored green, yellow, and red. The bottom half contains stylized blue waves. The text "Thank you!" is written in a dark blue, cursive font across the center of the logo.

*Thank you!*

[www.delraycra.org](http://www.delraycra.org)



## Follow Us On:

CRA



delraybeachcra



delraybeachcra



[www.delraycra.org](http://www.delraycra.org)

Arts Warehouse



artswarehousedelray



artswarehousedelray



[www.artswarehouse.org](http://www.artswarehouse.org)

GreenMarket



delraygreenmarket



delraybeachgreenmarket



[www.delraycra.org/green-market](http://www.delraycra.org/green-market)