



Fiscal Year 2022-2023

Work Plan & Budget

Delray Beach Community Redevelopment Agency

Work Plan & Budget - Fiscal Year 2022-2023

Overall redevelopment strategies of both the Delray Beach Community Redevelopment Agency and the City of Delray Beach are embodied within the projects and programs, which are outlined in the adopted Community Redevelopment Plan. These projects and programs are designed to solve underlying problems which have a blighting influence on the Community Redevelopment Area, satisfy basic needs of the populace and/or take advantage of opportunities for economic, social or aesthetic improvement. This Work Plan is provided in conjunction with the CRA Board's adoption of the budget for Fiscal Year 2022-23 and provides a description of the major projects and initiatives that are to be addressed in the next twelve months (October 1, 2022, through September 30, 2023). The four-digit number in the project title corresponds with the General Ledger (GL) number in the CRA budget.

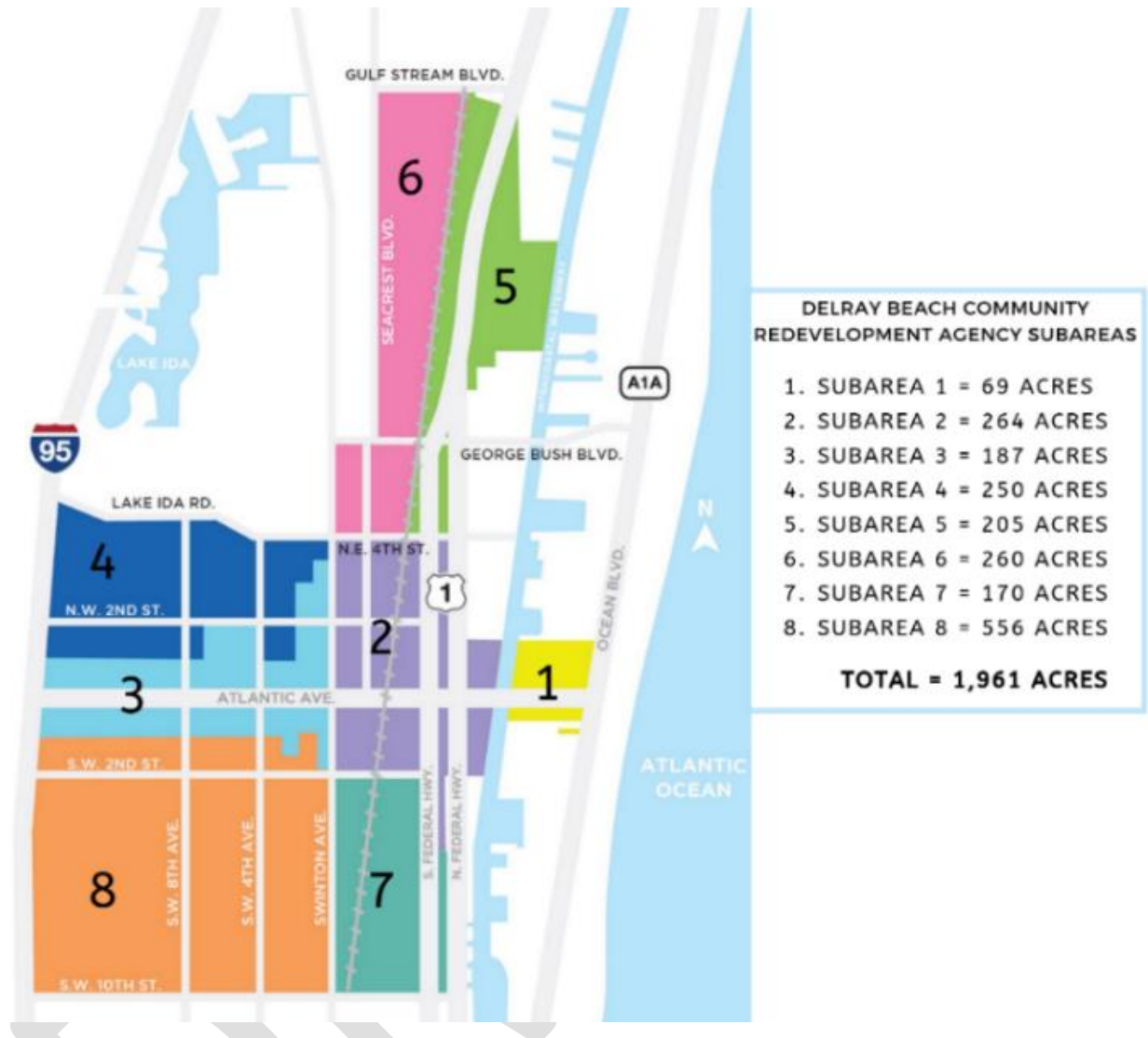
Mission

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.



CRA Board of Commissioners

From left to right: Chair Shirley Ervin Johnson, Vice Chair Angie Gray, Deputy Vice-Chair Juli Casale, Commissioner Ryan Boylston, Commissioner Kelcey Cordell Brooks, Commissioner Adam Frankel, and Commissioner Shelly Petrolia



Overview of Projects by CRA Sub-Area

<u>Sub-Area 1</u> N/A	<u>Sub-Area 5</u> N/A
<u>Sub-Area 2</u> N/A	<u>Sub-Area 6</u> N/A
<u>Sub-Area 3</u> <ul style="list-style-type: none"> NW 600 Block Redevelopment NW 800 Block Redevelopment 98 NW 5th Avenue Rehabilitation 95 SW 5th Avenue Development 	<u>Sub-Area 7</u> <ul style="list-style-type: none"> Osceola Park Neighborhood Improvements – Phase II (CIP) Currie Commons Restrooms
<u>Sub-Area 4</u> <ul style="list-style-type: none"> Pompey Park (CIP) NW Neighborhood Improvements (CIP) 	<u>Sub-Area 8</u> <ul style="list-style-type: none"> SW Neighborhood Alleys (CIP)
<u>Projects in Multiple Sub-Areas</u>	
<u>Sub-Areas 1-8</u> <ul style="list-style-type: none"> Freebee Wayfinding Signage (CIP) 	

Infrastructure Projects Managed by the City

5661 Pompey Park Master Plan - Construction Documents & Phase I Construction

CRA Budgeted for FY 2022-23: \$23,000,000

(Partial Construction Estimate)

The Pompey Park Master Plan was developed in collaboration of the City Parks and Recreation Department, City & CRA Staff, and community stakeholders. It is meant to provide an evaluation framework for the appropriate redevelopment selection that can embody the goals and aspirations set forth in the Campus Pre-Design Study & Master Plan. Community participants actively contributed as part of the development process through the first two phases. The 14-acre site bounded by NW 13th Avenue on the west, NW 2nd Street on the south, NW 10th Avenue on the east and NW 3rd Street on the north, has a rich community history that serves a strong role as a community town square. It supports sports, family, seniors, and many of seasonal community activities. Funding in Fiscal Year 2022-23 to continue the preparation of construction drawings and bid for construction.

Project Website: www.pompeyparkproject.com



5510 Osceola Park Neighborhood Improvements – Phase II (SW 1st Avenue)

CRA Funding in FY 2022-23: \$1,150,000

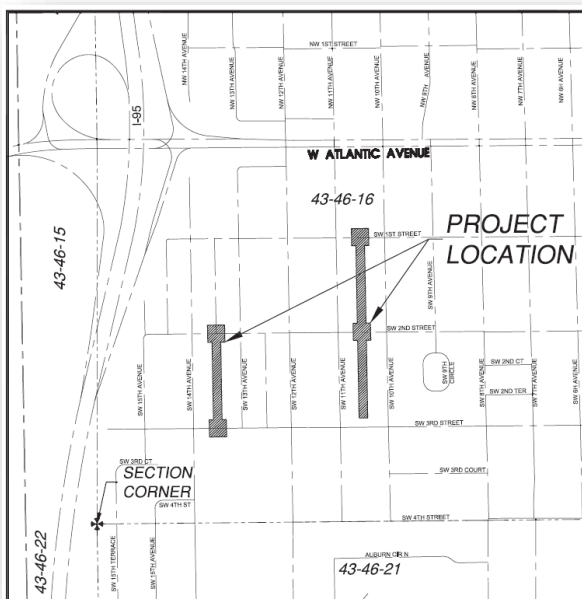
The goal of this project is to design, reconstruct, and retrofit the neighborhood's existing public infrastructure to meet the needs of area residents, businesses, and visitors. The primary components of the project include; resurfacing or reconstruction of 3.9 miles of roadway; construction of 1.2 miles of new permeable pavement alleyways; complete temporary traffic calming "pilot projects" and seek neighborhood input for permanent use; reestablish the existing potable water, sanitary and storm sewer systems as new; improve area drainage and landscaped parkways; improve sidewalk deficiencies (fill in gaps and replace trip hazards); improve landscaping; analyze and improve the area's street lighting; and relocation of existing power poles as needed. Phase 1 was completed in Fall of 2021 and Phase 2 is currently underway. CRA funding in Fiscal Year 2022-23 is allocated for the design and reconstruction of SW 1st Avenue to be completed with Phase 2.

Project Website: <http://osceolaparkproject.com/>



5622 SW Neighborhood Alleys (3 Alleys)**CRA Funding in FY 2022-23: \$1,620,000**

The primary goal of the project is to design and construct the alleyways and to upgrade the underground utilities, stormwater, and drainage. This project will introduce previous concrete and improve the drainage of the area. The location of the alleys is in the Southwest Neighborhood, more specifically: one (1) alley - between SW 13th Ave. and SW 14th Ave. and between SW 2nd Street and SW 3rd Street; and two (2) alleys - Between SW 10th Ave. and SW 11th Ave. and between SW 1st Street and SW 3rd Street.

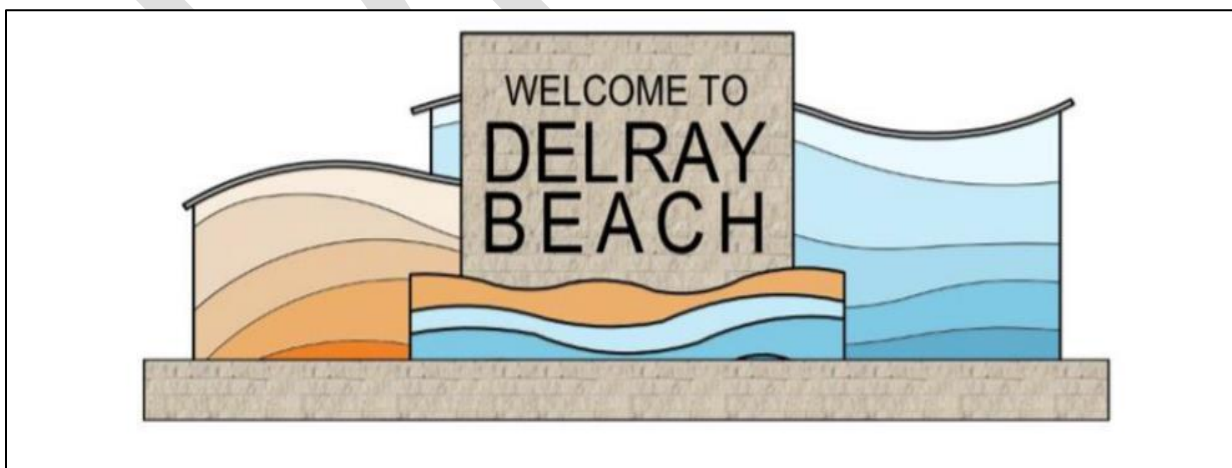
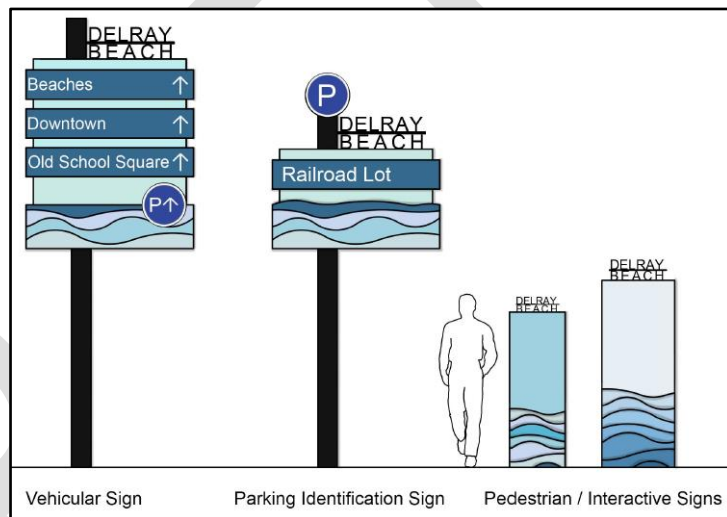


5236 Wayfinding Signage – Fabrication & Installation

CRA Funding in FY 2022-23: \$1,850,000

Funding for this project will involve the fabrication and installation of new wayfinding signage designs and implementation throughout the CRA District. Updating the existing wayfinding signage system was identified in the 2010 Parking Management Plan and more recently the Downtown Shopability Study. The current wayfinding signage was implemented in 2000 and needs upgrading to accommodate the continued transformation of the Delray Beach community as well as improving transportation and mobility initiatives. The design of and permitting for the signage has been completed.

CRA funding in Fiscal Year 2022-23 is for fabrication & installation of the signage system.

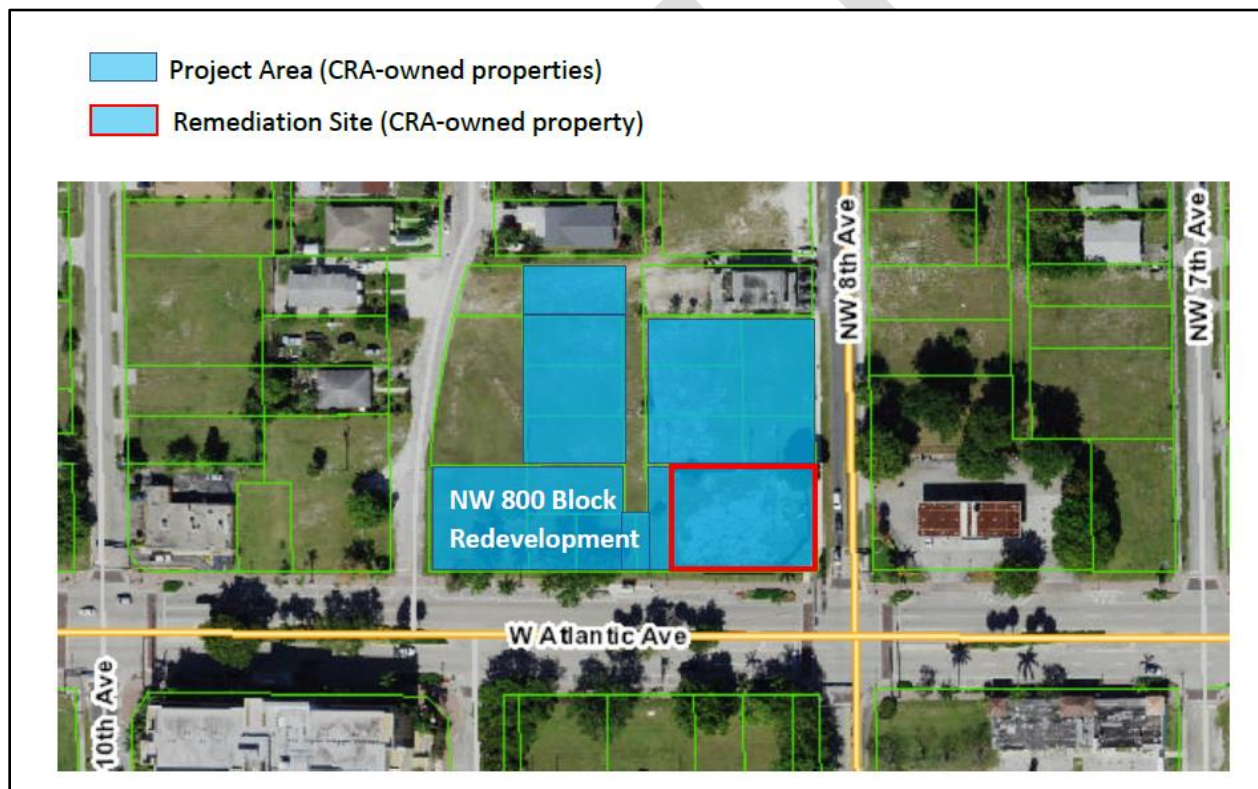


Development Projects Managed by the CRA

5124 NW 800 Block Redevelopment

CRA Funding in FY 2022-23: \$1,000,000

The CRA owns fifteen (15) parcels abutting Atlantic Avenue, between NW 8th Avenue and NW 9th Avenue, in the Northwest Neighborhood. CRA staff is proposing to activate this area using shipping containers with the goal of creating a livable environment for the Delray Community. These parcels have a Commercial Core Future Land Use designation. A conceptual design is being finalized; however, several additional steps are needed before these parcels are ready for redevelopment. Site Work Preparation, City Application, and Permitting Processes are being funded in Fiscal Year 2022-23.



5123 NW 600 Block Redevelopment

- CRA-Owned Parcels**

CRA Funding in FY 2022-23: \$1,900,000

The CRA owns eight (8) parcels in the Northwest Neighborhood, one (1) parcel on NW 6th Avenue and seven (7) parcels on NW 7th Avenue. A Future Land Use Map Amendment and Rezoning for commercial use was processed through the City Development Services Department and was approved in the fourth quarter of Fiscal Year 2019-20.

CRA staff will work with a consultant to develop a conceptual design for the CRA-owned and managed parcels within the NW 600 Block (within the yellow dotted line in the below image), which will include the latest acquisitions of vacant land acquired by the CRA during Fiscal Year 21-22 (starred on the below aerial image.) Potential development options that keep in mind the best interests of the CRA District will be presented to the CRA Board for discussion and direction.



- **Hatcher Construction & Development, Inc. Ground Lease Agreement for 20 and 26 NW 6th Avenue**

Total CRA Loan Funding: \$1,400,000

The CRA Board approved a Ground Lease Agreement for 20 and 26 NW 6th Avenue with a local business, Hatcher Construction & Development, Inc., (Hatcher) Fiscal Year 2018-19. By using two (2) CRA Incentive Programs, the Land Value Investment Program and the Development Infrastructure Assistance Program, Hatcher is constructing a two (2) story 6,000 square foot building. Additionally, in Fiscal Year 2021-22 the CRA Board approved a Construction Loan in the amount of \$1,400,000 to Hatcher for the purposes of constructing the project.

Hatcher will occupy 2,000 square feet 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 a local small business owner to participate in the redevelopment effort and provide a permanent business location within the West Atlantic Corridor, while providing space for other local small businesses.

Construction is anticipated to be completed in Fiscal Year 2022-23.



6216 95 SW 5th Avenue Construction**CRA Funding in FY 2022-23: \$4,650,000**

95 SW 5th Avenue is a CRA-owned commercial property located in the Historic 5th Avenue business corridor. A small public parking lot was constructed on the east side of the property in 2010 and the west side was left vacant for future development.

To encourage economic development and activate Historic 5th Avenue, the CRA engaged an architect in Fiscal Year 2018-19 to prepare design and construction drawings to develop a two (2) story approximately 7,000 +/- SF commercial building on the property.

During the first quarter of 2020, CRA staff submitted a request for approval to the City Development Services Department for a Class V Site Plan. A waiver required to move forward with the project was approved by the Site Plan Review and Appearance Board (SPRAB) on April 28, 2021, and by the City Commission on May 18, 2021. The SPRAB approved the Class V Site Plan on August 25, 2021. Construction drawings were submitted to City Development Services Department for review, approval and issuance of a building permit.

A formal Invitation to Bid for construction was issued in Fiscal Year 2021-22 with the construction to commence in the second quarter of Fiscal Year 2022-23.



6208 98 NW 5th Avenue Renovation**CRA Funding in FY 2022-23: \$3,500,000**

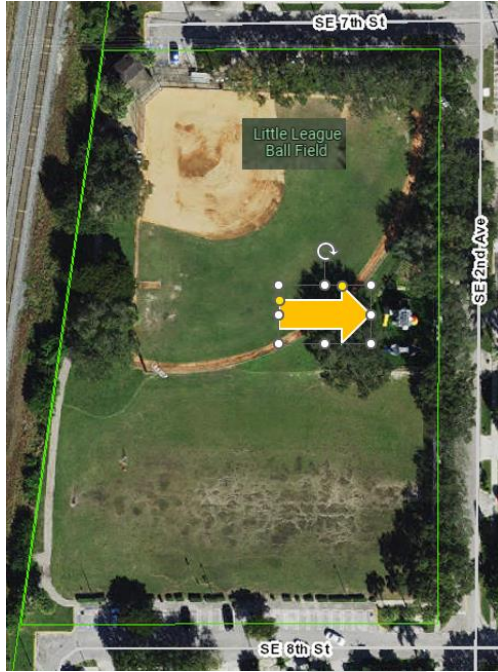
98 NW 5th Avenue is a CRA-owned two (2) story mixed use commercial building. The existing building was vacant and consists of a parking garage on the ground floor and apartments on the second story.

The CRA engaged an architect in Fiscal Year 2018-19 to prepare design and construction drawings for redevelopment of the property and to offer 7,903 +/- SF affordable retail and office space to local businesses. CRA staff submitted a request for approval to the City Development Services Department for a Class III Site Plan. Several waivers required to move the project forward were approved by the Historic Preservation Board (HPB) on September 2, 2020, and by the City Commission on September 22, 2020. The HPB approved the Class III Site Plan on October 7, 2020. Construction drawings were submitted to the Development Services Department for review, approval, and issuance of a building permit in March 2021. The project is currently under construction and is anticipated to be completed by the end of the third quarter of Fiscal Year 2022-23.



5525 Currie Commons Restrooms**CRA Funding in FY 2022-23: \$390,250**

The primary goal of this project is the purchase and installation of a new prefabricated restroom for Currie Commons Park.



Other Projects/Initiatives

5230 Freebee

CRA Funding in FY 2022-23: \$150,000

The CRA continues to offer an on-demand transportation service that will service the CRA district. Freebee, a South Florida-based electric transportation company, will provide the service with GEM (Global Electric Motorcars), which are low-speed, battery-electric vehicles. Guests can request a ride through the Freebee app anywhere in the downtown CRA service area, which includes most locations East of I-95 to A1A, and Gulfstream Blvd to SW 10th Street.

In Fiscal Year 2022-23, funding is provided to cover month-to-month services until the City of Delray Beach executes an agreement with an on-demand service provider and starts managing the on-demand transportation service.



7313 Grant Programs**CRA Funding in FY 2022-23: \$850,000**

Rent Assistance: This program assists new businesses by offsetting operating costs during the critical first year of operation. The program offers up to 12 months of rent assistance to businesses in the CRA District, during the first 18 months of operation in Delray beach. The maximum grant award is \$6,000, paid in equal monthly installments of \$500/month.

Paint-Up & Signage: This program was established by the CRA to encourage existing building owners or operators to improve the exterior of their buildings through a new coat of paint and signage. It offers a 50% matching grant for the cost of exterior painting, pressure-cleaning and signage expenses for existing commercial and multi-family properties throughout the CRA District. The maximum grant award is \$5,000, and funding assistance is limited to a maximum of \$5,000 per applicant per year.

Project Consultancy & Design Services: This was established as a tool to help guide individuals through the design and development process for commercial property development projects. The program seeks to foster new and retained business activity by offering one-on-one consultations with a design professional to explore a project's scope, space planning, general design elements, preliminary project costs, and anticipated City development services. It also offers design services and building permit expediting assistance to businesses with current leases, in good standing, who are actively working toward site plan approval or building permit issuance.

Site Development Assistance: This program offers a partial reimbursement for a variety of interior and exterior improvements to commercial and multi-family buildings in the CRA District. The program supports improvement projects that improve aesthetics, enhance property values and support increased business activity through property upgrades and expansions. Award amount depends on location of business within CRA District.

Historic Façade Improvement Program: This program was established to promote historic preservation a redevelopment tool. The program supports the restoration of the façades of historic structures.

COVID-19 – Let's Keep it Clean: This grant program was established as a response to the COVID-19 pandemic to help businesses within the CRA District re-open to the public while keeping customers, visitors, and residents safe. The intent of the program is to help business owners make enhanced sanitization efforts including purchasing and installing touchless fixtures and checkout stations, acrylic shields, and auto sanitizer dispensers. The program also encourages business owners to work with contractors from within the CRA District to complete projects. The maximum grant award is 50% of expenses, up to \$2,000.

7305 Curb Appeal Residential Improvement Program**CRA funding: \$300,000**

The Curb Appeal Residential Improvement Program, created in 2007, offers up to \$15,000 to make minor structural and cosmetic exterior improvements to single-family homes and duplexes in the Northwest and Southwest Neighborhoods in the CRA District. The goal is to help eliminate slum and blighted conditions. The program covers the cost of minor exterior property improvements, which can improve the aesthetics of a residential dwelling and increase property value. Eligible costs include: exterior painting & pressure cleaning, replace missing or rotten siding, landscaping & irrigation, driveway repair, new house numbers, mailbox replacement, and roof repair or replacement.



Year-Round Events & Programming:

Arts
WAREHOUSE



&

GreenMarket



Other Events



CRAFTED
ON THE AVE



AUTHORS SPEAK
THE IMPACT OF RACE ON AMERICAN SOCIETY