



Delray Beach Community Redevelopment Agency

Regular Board Meeting

**Thursday, June 1, 2023, at 4 PM
At the Arts Warehouse**



Item 9A.

BUDGET AMENDMENT NO. 1, FISCAL YEAR 2022-2023

The following are significant modifications included in the proposed amendment:

1. **TIF- City revenue (G/L #4005)** – A decrease of (\$153,352) was a result of Palm Beach County Tax Appraiser's property valuation dated 3/31/2023.
2. **TIF- County revenue (G/L #4010)** – A decrease of (\$206,707) was a result of Palm Beach County Tax Appraiser's property valuation dated 3/31/2023.
3. **General Carryforward Fund (G/L#4500)** – It's estimated that the CRA's General Fund Balance as of September 30, 2022, will be \$31,500,000. The budget line was increased by \$1,498,352, and the final amount will be adjusted after the completion audit.
4. **Other Income (G/L#4600)** – Pulte Homes provided the CRA with a participation fee (revenue) for the homes sold at Carver Square totaling \$195,773.
5. **West Atlantic Redevelopment / West Atlantic Master Plan- NW 800 Block Redevelopment (G/L #5124)** – The budget line was increased by \$1,000,000. The cost estimate for this project from our consultant was approximately \$6,000,000. We are setting aside additional funds to reach the cost estimate in order to start this project.
6. **Osceola Park Neighborhood (CIP) (G/L#5510)** – The City requested additional \$257,971 in funds for this project to be utilized for construction as follows:
 - \$190,000 in Osceola Park Neighborhood Project Phase II Construction Engineering Services
 - \$67,971.43 in Osceola Park Neighborhood Project Phase I and II for Construction Services



Item 9B.

FISCAL YEAR 2023-2024 BUDGET PREPARATION OVERVIEW

Overall needs within the Community Redevelopment Area:

- **Removal of Slum and Blight**
 - Land Use
- **Economic Development**
 - Affordable Housing
 - Downtown Housing
 - Infrastructure
- **Recreation and Cultural Facilities**





CRA Sunset – 21 Years Remaining

Current Sunset Date per F.S. 163.3755 - September 30, 2044

Possible Extension to 2045

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.



Fiscal Year 2022-2023 – CRA Priorities

- **Construction and activation by the CRA:**
 - 98 NW 5th Avenue (Construction Substantially Complete – Activation Pending)
 - 95 SW 5th Avenue (Groundbreaking June 2023)
- Bid for Commercial Property Management for CRA Properties (Pending)
- NW 600 Block (Potential Affordable Housing) – Construction Documents & Issue Bid for Construction (Pending Workshop)
- NW 800 Block (Container Activation) – Construction Documents & Issue Bid for Construction (Pending Funding)
- West Atlantic Avenue – Development Strategy for CRA Properties (Hired Consultant – Pending Individual Meetings with CRA Board Members)
- Demolition of 700 W. Atlantic Avenue (Complete by December 2023)
- CRA Redevelopment Plan Amendment (Pending Individual Meetings with CRA Board Members)



Fiscal Year 2022-2023 – CRA Priorities

- Continue to work with City on the completion of:
 - Wayfinding Signage Project (City Purchasing Department)
 - Osceola Park Neighborhood Improvements Project (In Progress)
 - Currie Commons Restrooms (Design Document Phase)
 - NW Complete Neighborhood Improvement - Design Documents (In Progress)
 - Pompey Park Renovation Project (In Progress)
 - 3 Alleys in the SW Neighborhood (Design Document Phase)



Ongoing Activities

- GreenMarket/SNAP
 - Arts Warehouse
 - Crafted on the Ave.
- Funding Assistance Programs
 - Groundbreakings
 - Ribbon Cuttings
 - Demolitions
 - Acquisitions

Items for Discussion:

- Future of A.-G.U.I.D.E.
- Other suggestions from the Board

Arts WAREHOUSE

FY 2023 - 2024

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

Looking towards FY 23-24, a top priority for Arts Warehouse is to continue to reach new audiences and increase visibility, attracting visitors and artists to participate.

Education & Outreach

- 12 Workshops per month
- 1+ Group tours per month



Resident Artist Studio Program

- Annual application Period July - August, with new Residents starting October 2023
- 15 Resident Artist Studios, predicted to remain at capacity



Special Events

- Warehouse Market
- Express Yourself Art Ball
- Climate & Art Weekend



Rentals

Arts Warehouse is available for rentals throughout the year. Projecting 2+ rentals per month.

- Private Rentals
- Corporate & Non-Profit Rentals



Art Exhibitions

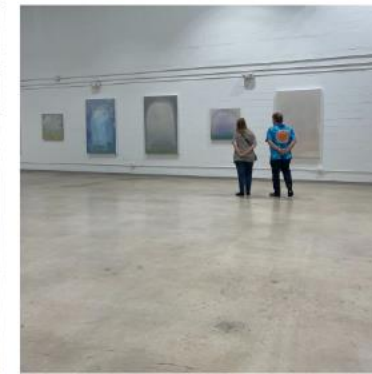
A main component of Arts Warehouse is the exhibition programming. An important continuing goal is to incorporate exhibition themes that connect with the communities we serve, and beyond. Such themes include those that highlight historical events, celebrate different cultures and ethnicities, showcase socially conscience topics, and ultimately spark conversations. 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.

- 3 Gallery spaces: Front Gallery, East Gallery, Back Room Gallery
- Projected for FY 23 - 24: 4 Exhibitions at 3 months, 6 exhibitions at 2 months
- Collaborations with guest curators, local organizations, local schools, and special events like the CODB Climate & Art Weekend

Artist & Curator Talks

- 1+ per Exhibition
- Offered in person, or shared virtually through social media and the Arts Warehouse website - opportunity for exhibiting artists and curators to share about their work.





CRA GreenMarket and Crafted on the Avenue Dates for FY 23-24



Summer 2023 GreenMarket Dates:

June 3, 2023 – July 29, 2023

Winter 2023-2024 GreenMarket Dates:

October 21, 2023 – May 25, 2024

Summer 2024 GreenMarket Dates:

June 1, 2024 – July 27, 2024

Remaining FY 2022-23 Crafted On the Ave.

Dates:

June 17

September 9

FY 2023-2024 Crafted On The Ave. Dates:

October 7

November 4

December 2

January 27

February 3

March 2

April 6

May 4

June 15

September 7



CRA Funding Assistance Programs

SUMMARY FOR FY 2022-2023

FUNDING ALLOCATED

Curb Appeal	\$ 300,000.00
Economic Development	<u>\$ 850,000.00</u>
	\$ 1,150,000.00

FUNDS AWARDED

Curb Appeal (5)	\$ 58,610.14
Economic Development (2)	<u>\$ 69,588.00</u>
	\$ 128,198.14

BALANCE (AS OF 5/26/2023)

Curb Appeal	\$ 241,389.86
Economic Development	<u>\$ 780,412.00</u>
	\$ 1,021,801.86

5 Active Funding Assistance Agreements

\$74,990.09 payout balance
(as of 5/26/2023)

FY 23-24:

Site Development Funding Assistance
will be available to all tenants of
98 NW 5th Avenue.



Typical City of Delray Beach Funding Requests

- Capital Improvement Projects
- Clean & Safe Program
- Contractual Services
 - Housing Rehabilitation Inspector
 - NW/SW Neighborhood Code Enforcement Officers (3)
 - Litter Prevention Officers (2)
 - Engineering Inspector
 - Capital Improvements Project Manager
 - Fire Prevention & Life Captain
 - IT Services
 - Delray Open
 - Streetscape Maintenance for CRA Funded Projects
(Ongoing Landscaping & Irrigations – Expires September 30, 2025)
- Open for Discussion - A.-G.U.I.D.E./Non-profit Funding?





Long Term Major Capital Improvement Projects Funded by the CRA/Managed by City Public Works

- Pompey Park Renovation Project
- NW Neighborhood Infrastructure Improvements
- SW Neighborhood Infrastructure Improvements (Future Project)
- Close Out Phase Osceola Park Infrastructure Improvements (Phase I & II)



Long Term Major Projects - CRA Managed

- Development of West Atlantic Avenue
- Assessing Opportunities in All Subareas



CRA Redevelopment Plan Amendment Project

Background

- 2014 – Last Redevelopment Plan Update
- August 2019 – ILA with Treasure Coast Regional Planning Council
- Public Outreach Meetings:
 - February 2020 Arts Warehouse
 - March 2020 Pompey Park
- March 2020- Pause due to COVID-19
- January 2022 –Resume the Plan Amendment Process
 - Finalization of the draft Plan Amendment put on hold due to:
 - Florida Statute Revisions and Updates
 - Revisions to CRA Funding Assistance Programs
- Public Outreach Meeting:
 - May 2022 Arts Warehouse

What is Next?

- Interviews with newly elected officials
- Finalization of Draft CRA Plan Amendment for CRA staff and Board review and input

CRA-owned Properties - W. Atlantic Avenue

Background

- November 2022 - CRA Board approved contract with Currie Sowards Aguila Architects, Inc. (CSA)
- January to March 2023 - Meetings with CRA staff to discuss initial conceptual layout for the SW 600-800 Blocks of W. Atlantic Avenue
- March 2023 - Draft design options ready for discussion

What is Next?

- Individual interviews with elected officials and CSA to go over conceptual design options.
- Formal presentation of draft conceptual design options to CRA Board.





NW 600 Block





Open for discussion

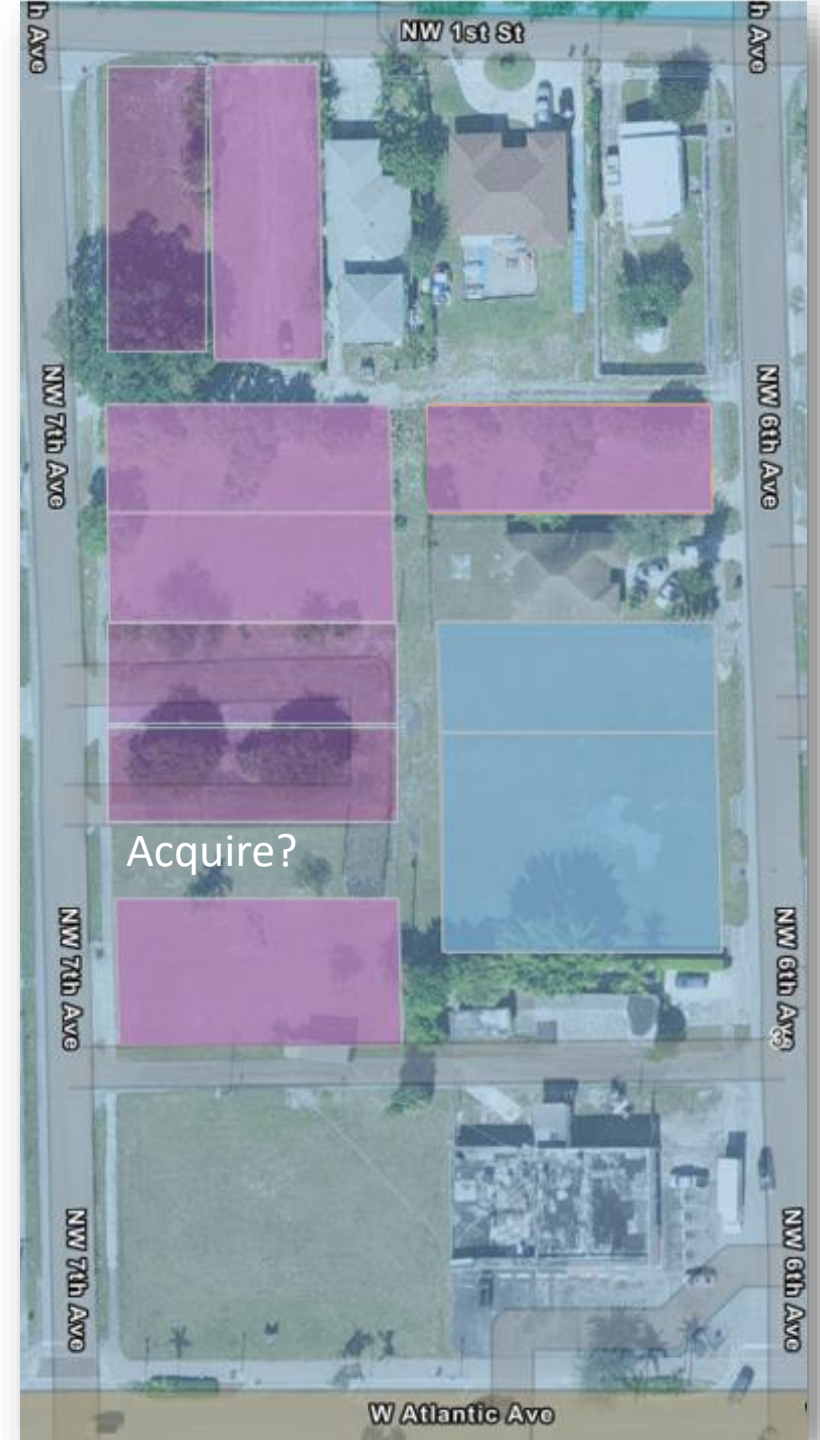
Current development concept:

Commercial

OR

Consider Housing Opportunities

CATEGORY	
	CRA BUILDING
	GROUND LEASE
	PUBLIC PARKING LOT
	VACANT LAND



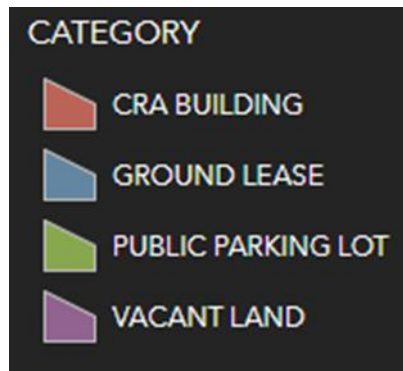


SW 600 Block

Open for discussion

Grocery Store?

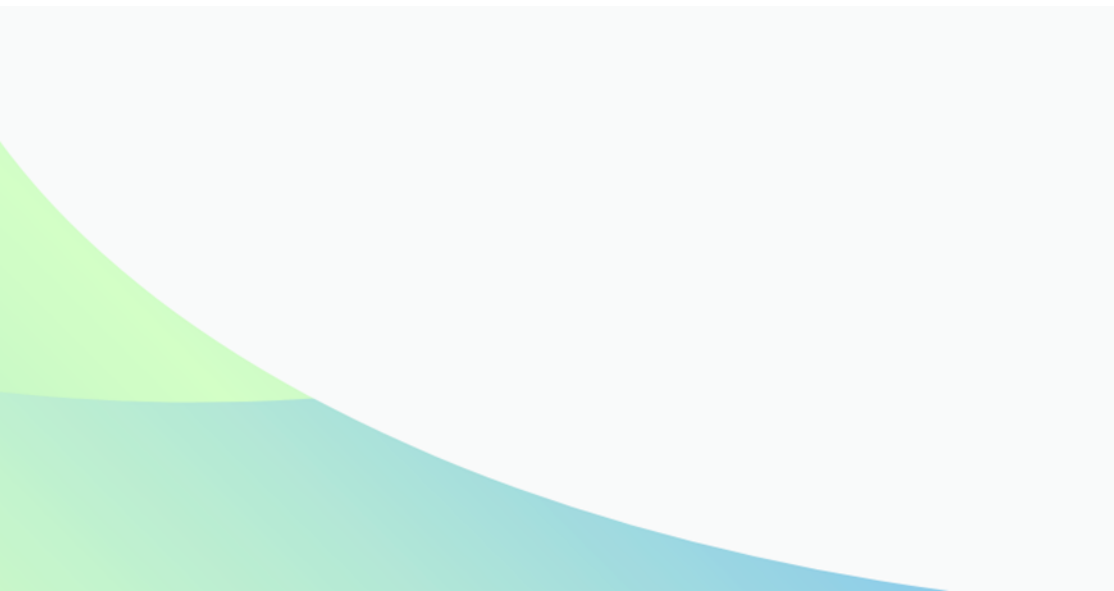
Housing?









SW 700 Block

Open for discussion



CATEGORY

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








SW 800 Block

Open for discussion

CATEGORY






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





SW 900 Block

Open for discussion

CATEGORY	
	CRA BUILDING
	GROUND LEASE
	PUBLIC PARKING LOT
	VACANT LAND
	PARK



BOARD INPUT

- Request for Parks to Install New Playground, Sign, Shade, and Turf at Playground by Carver Square
- Request to rename Dr. Rev. J.W.H. Thomas Jr. Park to Rev. Dr. J.W.H. Thomas Jr. Park
 - Process –
 - Request that the City Amend Resolution Naming the Park
 - CRA – Create and Install Sign and Plaque at the Park with New Name





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

Allocation of approximately
\$350,000

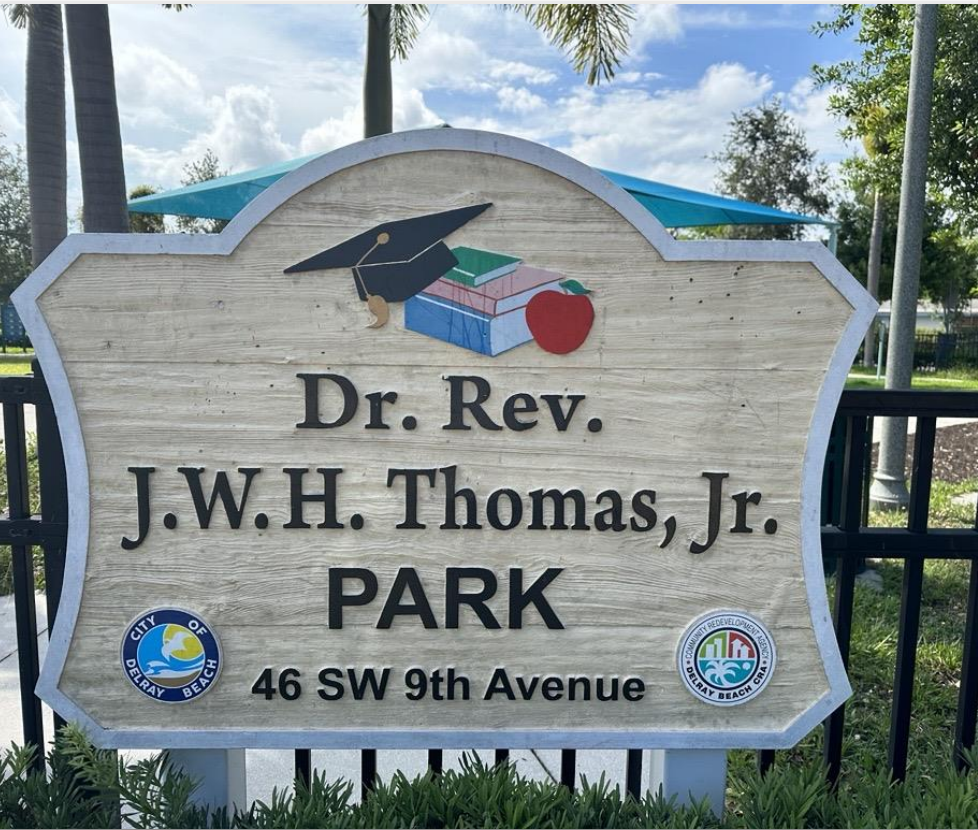
(Estimate from 2022)

Board Input





Dr. Rev. J.W.H. Thomas Jr. Park Sign and Plaque



Next Steps for Fiscal Year 2022-2023 Budget Preparation

- Review City Funding Request
- Prepare Draft Budget
- Prepare Fiscal Year 2022-2023 Work Plan





Questions and Discussion



Item 9C.

ISSUE REQUEST FOR
PROPOSALS (RFP)
CRA NO. 2023-04
WORKSPACE OPERATOR



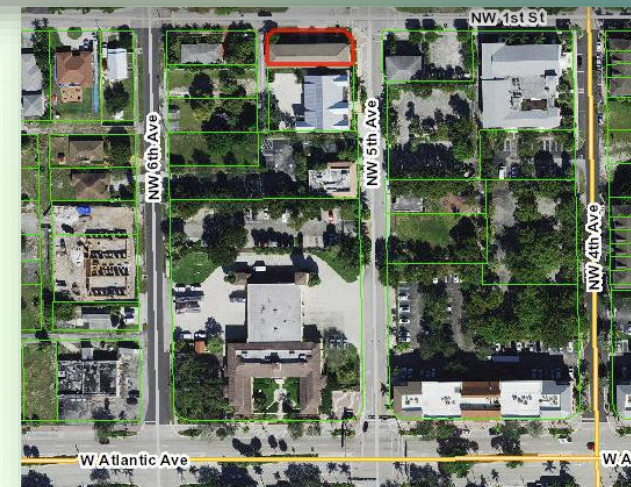
Request for Proposals (RFP) CRA No. 2023-04 Workspace Operator for 98 NW 5th Avenue

I. INVITATION

The Delray Beach Community Redevelopment Agency (“CRA”) is seeking proposals from qualified, experienced, and innovative Workspace Operator to manage the second-floor workspace at the CRA-owned commercial property located at 98 NW 5th Avenue, Delray Beach, Florida, 33444.

The Property is located within the Community Redevelopment Area known as “The Set”, and within the West Settlers Historic District of the City of Delray.

Note: Proposers shall be licensed and authorized to conduct business in the State of Florida for the last 5 years under its current business name.





Request for Proposals (RFP) CRA No. 2023-04 Workspace Operator for 98 NW 5th Avenue

CRA Community Redevelopment Plan

- *Includes the NW & SW 5th Avenue corridor under the NW & SW 5th Avenue Beautification Project #2.1. The objective of Project #2.1 is to revitalize the NW & SW 5th Avenue corridor into a thriving district for neighborhood businesses and cultural activities with the strategic provision of diverse neighborhood shopping, services, and cultural facilities that will serve to enhance overall business activity and pedestrian activity in the area.*

West Atlantic Master Plan & West Atlantic Area Needs Assessment (2012)

- *Identified a series of goals for the West Atlantic neighborhood, including accommodating retail space for local retailers.*

“Focus on 5th Initiative” Phase I (2016)

- *Launched with the intent of activating CRA-owned properties with in-area career services and industry learning centers, filling vacant and underutilized properties along the corridor with activities and local enterprises designed to increase vibrancy and foot traffic, building patronage of local area businesses, inspiring an active business community of innovation featuring new co-ops, coworking spaces, incubators and live-work units, cultivate an ‘incubating and high-growth environment’ to help local entrepreneurs to start-up, innovate and scale and encourage private capital investment and quality job creation.*



Request for Proposals (RFP) CRA No. 2023-04 Workspace Operator for 98 NW 5th Avenue

Anticipated issue date: June 12, 2023

Anticipated submission deadline: July 27, 2023

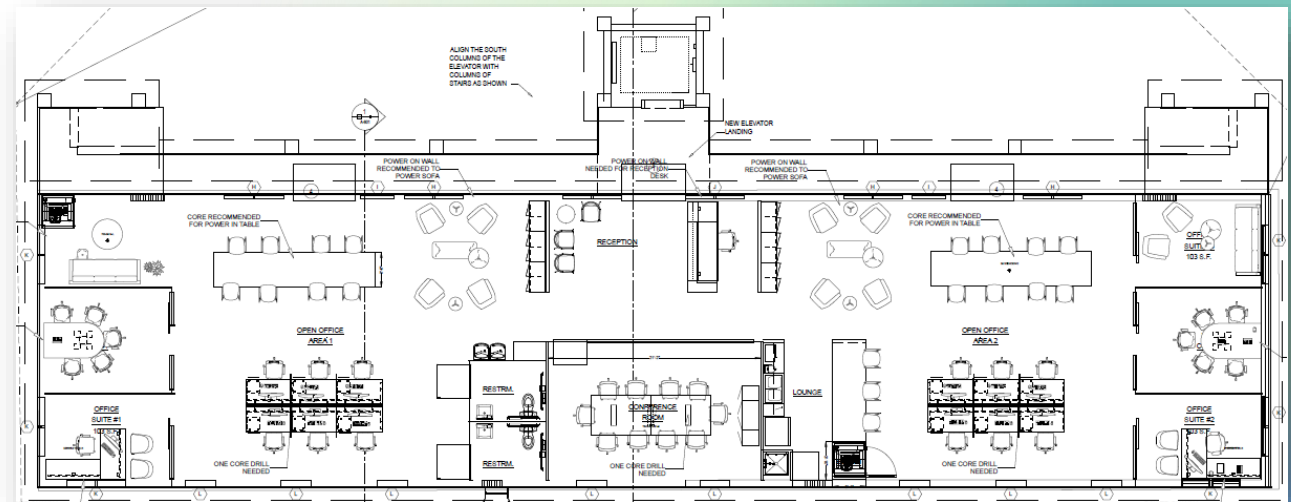
SPACE DETAILS

- Approximately 3,320 sq. ft.
- Fully Furnished
- Open Work Areas
- Conference Rooms
- Restrooms, Office Suites
- Private Telephone Booths
- Access to Public Parking



RESPONSIBILITIES OF WORKSPACE OPERATOR

- Manage and maintain the space
- Charge and collect user fees
- Develop and implement programming and events
- Advertise the space and related programming





Request for Proposals (RFP) CRA No. 2023-04 Workspace Operator for 98 NW 5th Avenue

Required Proposal Submission Format:

- Tab 1: Table of Contents
- Tab 2: Proposer's Information
 - Description of the Proposer's Company
 - Partner or Affiliated Firm Information
 - Key Personnel
 - Information on any Sub-Consultants
 - Organization Chart
 - City of Delray Beach Business Tax Receipt
 - Proposal Acknowledgement Form
- Tab 3: Narrative/Executive Summary
- Tab 4: Proposal
 - Thorough explanation and plan for operating the Second-Floor Workspace
 - Responses to Questions #1-22
- Tab 5: Experience and Qualifications of the Proposer
 - All information requested as listed in Article V, Section A of this RFP.
 - Property Reference Forms (minimum of three (3))
 - Proposer Reference Forms (minimum of three (3))
- Tab 6: Financial Information
 - Preliminary Budget and Project Pro Forma
 - Requested Financial Information
 - Disclosure of prior or pending bankruptcies, legal or administrative actions, past or pending
- Tab 7: Additional Considerations
- Tab 8: RFP Required Forms
 - Conflict of Interest Disclosure Form
 - Scrutinized Companies Certification Pursuant to Florida Statutes § 287.135
 - Notification of Public Entity Crimes Law
 - Notification of Public Records Law
 - Drug-Free Workplace
 - Non-Collusion Affidavit



Request for Proposals (RFP) CRA No. 2023-04 Workspace Operator for 98 NW 5th Avenue

- Tab 1: Table of Contents
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 - Description of the Proposer's Company
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 - Key Personnel
 - Information on any Sub-Consultants
 - Organization Chart
 - City of Delray Beach Business Tax Receipt
 - Proposal Acknowledgement Form
- Tab 3: Narrative/Executive Summary
- Tab 4: Proposal
 - Thorough explanation and plan for operating the Second-Floor Workspace
 - Responses to Questions #1-22

Proposal Questions:

- Describe track record of delivering similar services and programming, including your capacity, infrastructure, and experience in launching, growing, supporting, and managing a shared workspace environment.
- What are the expected immediate outputs, short, medium and long-term goals for Delray Beach businesses as clients of the Workspace?
- How will the proposed services achieve these results?
- If applicable, how many businesses have you successfully served?
- How do you define success? Provide examples.
- What makes your proposal innovative?
- What is the rent structure and terms you are proposing?



Request for Proposals (RFP) CRA No. 2023-04 Workspace Operator for 98 NW 5th Avenue

Evaluation Criteria

REQUIREMENTS	POINTS
Qualifications the Proposer (including References)	25 Points
Experience of the Proposer (including References)	35 Points
Proposer's Narrative	15 Points
Proposer's Proposal	25 Points
	100 Total Points



Request for Proposals (RFP) CRA No. 2023-04 Workspace Operator for 98 NW 5th Avenue

BOARD ACTION

- 1) Provide direction on an affordable rental rate for the second floor Workspace Operator tenant.
- 2) Provide direction on option of providing a one-time grant to the Successful Proposer for programming



Request for Proposals (RFP) CRA No. 2023-04 Workspace Operator for 98 NW 5th Avenue

BOARD ACTION #1: Provide direction on an affordable rental rate for the second floor Workspace Operator.

Rental Rate	Square Feet of 2 nd Floor Workspace	Total Annual Rent Amount	Estimated Monthly Rent
\$5 per s.f.	3,320 sq.	\$16,150 /12 months	\$1,346 per month
\$10 per s.f.	3,320 sq.	\$32,300 /12 months	\$2,692 per month
\$15 per s.f.	3,320 sq.	\$48,450 /12 months	\$4,037 per month
\$20 per s.f.	3,320 sq.	\$64,600 /12 months	\$5,383 per month
Or alternative rate	3,320 sq.	TBD	TBD



Request for Proposals (RFP) CRA No. 2023-04 Workspace Operator for 98 NW 5th Avenue

BOARD ACTION #2: Provide direction on option of providing a one-time grant to the Successful Proposer for programming.

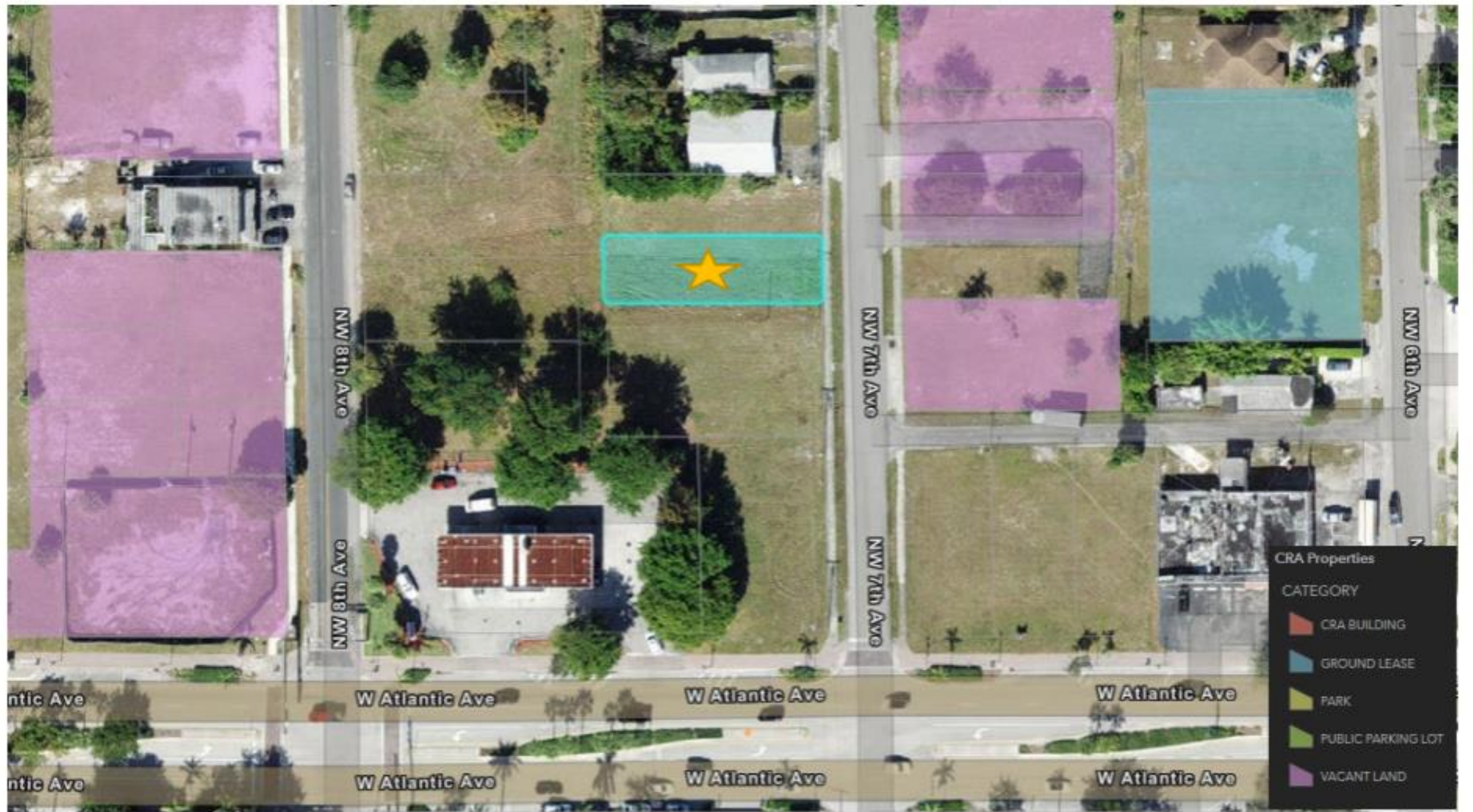
Potential grant could vary based on rent amount:

Rental Rate	Square Feet of 2 nd Floor Workspace	Total Annual Rent Amount	Estimated Monthly Rent	Offer one-time grant?
\$5 per s.f.	3,320 sq.	\$16,150 /12 months	\$1,346 per month	TBD
\$10 per s.f.	3,320 sq.	\$32,300 /12 months	\$2,692 per month	TBD
\$15 per s.f.	3,320 sq.	\$48,450 /12 months	\$4,037 per month	TBD
\$20 per s.f.	3,320 sq.	\$64,600 /12 months	\$5,383 per month	TBD



CRA Director Updates





PCN: 12-43-46-16-01-004-0010



Commercial Activation Update: 95 SW & 98 NW 5th Ave



98 NW 5th Ave



95 SW 5th Ave

Coming Soon!

98 NW 5th Ave – Ribbon Cutting
95 SW 5th Ave - Groundbreaking

Delray Beach

FREEDOM CELEBRATION JUNE TEENTH ROADMAP



CHECK OUT WHAT'S HAPPENING
AROUND DELRAY BEACH IN THE
MONTH OF JUNE 2023

To learn more about the Delray Beach CRA
Please visit our website: www.delraycra.org



Check out what's happening around Delray Beach in celebration of Juneteenth.

2nd Annual First Responders vs. City Allstars Basketball Game
Friday, June 2, 2023, 6pm – 9pm
Presented by: City of Delray Beach Parks & Recreation
Community Center, 50 NW 1st Avenue, Delray Beach, FL 33444

8th Annual Walk Against Violence & Hate
Saturday, June 3, 2023, 9am – 10am
Presented by: City of Delray Beach Parks & Recreation
Pompey Park, 1101 NW 2nd Street, Delray Beach, FL 33444

Unity Assembly
Saturday, June 3, 2023, 10am – 11:30am
Presented by: City of Delray Beach Parks & Recreation
Pompey Park, 1101 NW 2nd Street, Delray Beach, FL 33444

Community Beach Day
Saturday, June 10, 2023, 9am
Presented by: Healthier Delray
Anchor Park, 340 South Ocean Blvd., Delray Beach, FL 33444

Delray Beach Pride Festival
Saturday, June 10, 2023, 4pm – 7pm
Presented by: City of Delray Beach Parks & Recreation
NE 2nd Avenue, Delray Beach, FL 33444

Authors Speak 2023
Thursday, June 15, 2023, 6pm
Presented by: Delray Beach Community Redevelopment Agency, Arts Garage, and Spady Cultural Heritage Museum
Arts Garage, 94 NE 2nd Avenue, Delray Beach, FL 33444
Register at www.artsgarage.org

Delray Beach GreenMarket
Saturday, June 17, 2023, 9am – 1pm
Presented by: Delray Beach Community Redevelopment Agency
Old School Square, 51 N Swinton Avenue, Delray Beach 33444
Visit: <https://delraycra.org/green-market>

"Take Me Out to the Ballgame" Senior Fathers Golf Kart Ride
Saturday, June 17, 2023, 9:30am – 12:30pm
Presented by: Delray Community Golf Kart Club
Pompey Park, 1101 NW 2nd ST, Delray Beach, FL 33444
Contact: Lajuan Leonard | (561) 306-3706

Crafted On The Ave.
Saturday, June 17, 2023, 1pm – 5pm
Presented by: Delray Beach Community Redevelopment Agency
Libby Wesley Plaza, 2 SW 5th Avenue, Delray Beach, FL 33444
Visit: <https://delraycra.org/events>

A Splash of Excellence Poolside Fashion Show
Saturday, June 17, 2023, 5:30pm
Presented by: City of Delray Beach Parks & Recreation
Pompey Park Pool, 1101 NW 2nd Street, Delray Beach, FL 33444
Contact: Gerard Smith | smithg@mydelraybeach.com | (561) 243-7356

A Juneteenth Celebration: An Evening with Donna Singer and the Diamond Jazz Orchestra Paying Tribute to Count Basie
Saturday, June 17, 2023, 6pm – 9pm
Presented by: Spady Cultural Heritage Museum
170 NW 5th Avenue, Delray Beach, FL 33444
Register at www.spadymarketplace.org/

2nd Annual Juneteenth Think Tank - Father's Day: Destination for Dad
Sunday, June 18, 2023, 8am – 4pm
Presented by: Community Collaboration
Pompey Park, 1101 NW 2nd Street, Delray Beach, FL 33444

Poetry Open Mic
Monday, June 19, 2023, 8pm – 10pm
Presented by: Arts Garage
Arts Garage, 94 NE 2nd Avenue, Delray Beach, FL 33444
Register at <https://artsgarage.org>

Juneteenth Live Music Celebration
Monday, June 19, 2023, 7pm – 10pm
Presented by: KOP Mentoring Network & Throw Social Delray Beach
Throw Social Delray, 29 SE 2nd Avenue, Delray Beach, FL 33444

COMMUNITY Block Party
Saturday, June 24, 2023, 1pm – 7pm
Presented by: EJS Project
700 West Atlantic Avenue, Delray Beach, FL 33444
Contact: (561) 400-1056 | www.ejsproject.org | Emanuel.Jackson@ejsproject.org

Sip & See: Gentrification vs Revitalization
Tuesday, June 27, 2023, 6pm – 8pm
Presented by: Spady Cultural Heritage Museum
170 NW 5th Avenue, Delray Beach, FL 33444
Register at www.spadymarketplace.org/



Thank you!

delraycra.org