

CRA Board of Commissioners Budget Workshop Meeting August 27, 2018

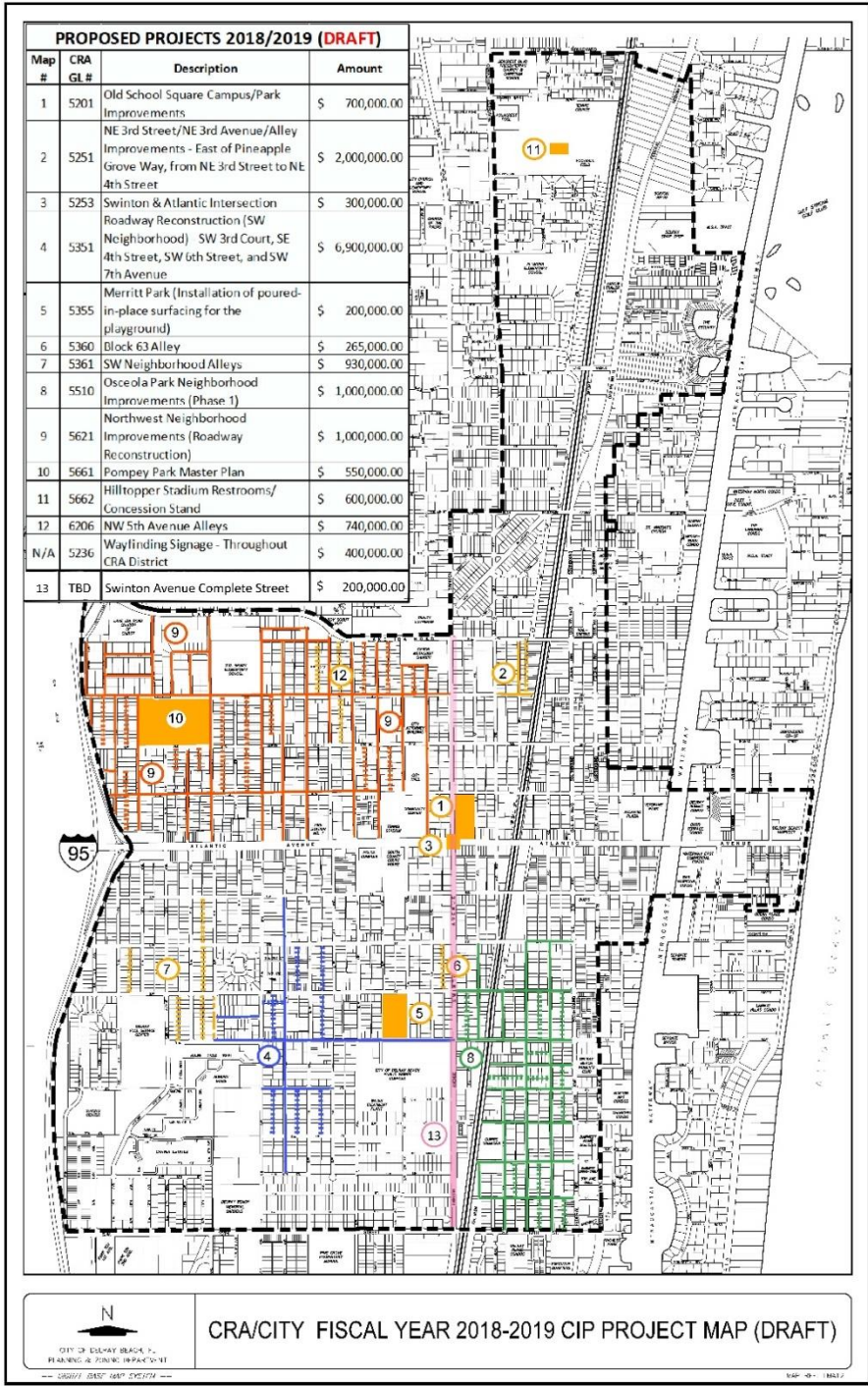


CRA Work Plan & Budget FY 2018-2019



Preliminary FY 2018-2019 CRA Work Plan

PROPOSED
FY 2018-2019
Budget
CRA Funds
Allocated For
Infrastructure
Projects (included
in City's CIP)



PROPOSED

FY 2018-2019 Budget CRA Funds Allocated For Infrastructure Projects (included in City's CIP)

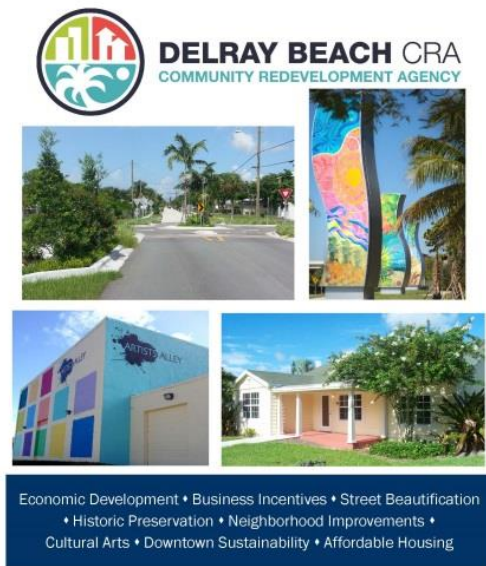
CRA Sub-Area	CRA GL#	Project Name	CRA Funding
2	5201	OSS Campus/Park Improvements - Design	\$700,000
1-8	5236	Wayfinding Signage - Design & Implementation	\$400,000
2	5251	NE 3 rd Street/Avenue/Alley Improvements - Construction	\$2,000,000
2,3	5253	Swinton/Atlantic Intersection - Design	\$500,000
2-4, 6-8	5630	Swinton Avenue Complete Street - Design	\$200,000
8	5351	SW 3 rd Ct/SW 4 th St/SW 6 th St/SW 7 th Ave/Alleys - Construction	\$6,900,000
8	5355	Meritt Park Playground -Poured-in-Place Surfacing - Construction	\$200,000
8	5360	Block 63 Alley - Construction	\$265,000
8	5361	SW Neighborhood Alleys - Construction	\$930,000
7	5510	Osceola Park Neighborhood - Construction	\$1,000,000
4	5622	NW Neighborhood Design	\$1,000,000
4	5621	Pompey Park Master Plan - Design	\$550,000
6	5662	Hilltopper Stadium Restroom/Concession Bldg - Construction	\$600,000
4	6206	NW 5 th Avenue Alleys - Construction	\$740,000
	TOTAL		\$15,945,000



PROPOSED

FY 2018-2019 Budget Funds Allocated For CRA Projects

- Delray Beach Community Redevelopment Plan Amendment [G/L-8409] **\$50,000**
 - Purpose - Reassess the current initiatives, programs, and projects and update the Plan, the CRA Mission Statement, and CRA Vision Statement
 - Opportunity for the CRA, City, residents, businesses and property owners in the CRA District to renew their vision for the area
 - Last Plan Update - 2014



Community Redevelopment Plan

Ordinance No. 27-14



PROPOSED

FY 2018-2019 Budget Funds Allocated For CRA Projects

- **Land Acquisition [G/L-5115]** **\$1,500,000**
 - Acquire parcels necessary to assemble sites for Redevelopment projects, including parking.



LEGEND

- CRA-Owned Parking Lots
- Properties Under Contract
- CRA-Owned Properties
- Completed Redevelopment Projects
- CRA-Owned Park
- SW 600-800 Blocks (RFP)



PROPOSED

FY 2018-2019 Budget

Funds Allocated For CRA Projects

- **Neighborhood Enhancements [GL-5640]** **\$170,000**
 - Northwest and Southwest Neighborhoods identification are deteriorated and need of replacement
 - Funding in FY 18-19 is for the design and installation of new sign
 - Alternative sign designs to be presented at 9-11-18 CRA Board mtg





PROPOSED

FY 2018-2019 Budget Funds Allocated For CRA Projects

- **98 NW 5th Ave Mixed-Use Building Renovations**
[GL-6208] \$1,000,000
 - SW Corner of NW 5th Avenue & NW 1st Street
 - Mixed-use building: 5 residential units, garage parking, and commercial space fronting NW 5th Avenue
 - Project includes renovations of the commercial and residential units, conversion of the garage parking area to commercial space with parking and sidewalk along NW 1st Street
 - Funding in FY 18-19 is for design and construction





- Between MLK Jr. Drive & SW 1st Street
- Funding in FY includes consultant/architect fees associated with design drawings for a proposed commercial building on CRA-owned property at 95 SW 5th Avenue to provide opportunities for small and start-up businesses.

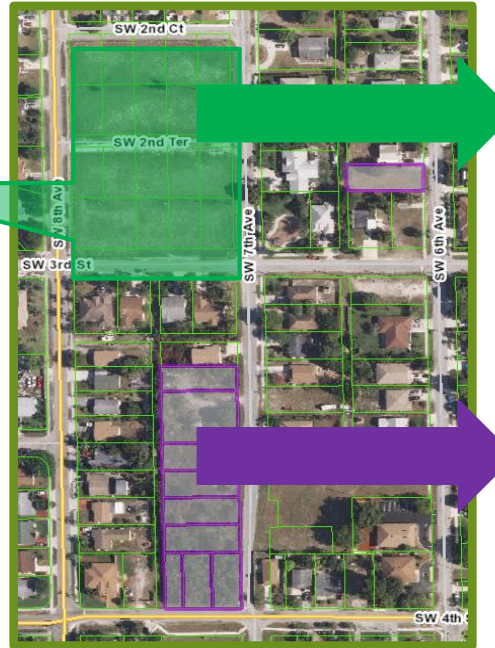




PROPOSED

FY 2018-2019 Budget Funds Allocated For CRA Projects

- **Carver Square Neighborhood Project**
[GL-6621] **\$1,000,000**
 - The CRA acquired the properties, relocated the residents, had the Carver Square site designated as a brownfield and completed a soil remediation/mitigation program
 - CRA also acquired an acre of land to the south, at the northwest corner of SW 7th Avenue and SW 4th Street to provide affordable housing
 - Funding in FY 18-19 to finalize housing design and begin construction





Economic Development Initiatives

- **Focus on 5th Initiative (Year 3)**

Activating CRA-owned properties, building vibrancy, growing patronage of local area businesses and encouraging more private capital investment + job creation along the Historic 5th corridor.

- **Career Cottage**

Launched in January 2018 by CareerSource Palm Beach County and featuring Manpower, this new mini-career center provides recruiting, hiring, training and related services to area job seekers and local employers.



- **“Growing Our Own”
Small Businesses and Entrepreneurs**

Faces of the Economy is a new campaign in FY 18-19 designed to feature Delray Beach’s dynamic, diverse entrepreneurs who are driving our economy and job growth.





Economic Development Initiatives

- **G.E.A.R. (Grow, Expand and Retain)**

Delray Beach's highly collaborative business expansion and retention program includes We Heart Small Business Month in May, Shop Local in November, business walks and one-on-one G.E.A.R. visits. A city-wide, on-line Small Business Survey will also be conducted in FY 18-19.



- **Keep It Local (Buy Local - Shop Local)**

For every \$1 spent locally, it is recirculated 3 more times. By shopping locally jobs are created and charitable giving is supported as it is estimated nearly 75% of small business owners donate some portion of their profits to charitable organizations each year.



- **Go Build Delray**

A new industry cluster initiative in FY 18-19 focused on building entrepreneurial capacity and developing a more robust talent pipeline for the Construction, Real Estate and Development sectors.



Economic Development Initiatives

- **Small-Scale (Re)Development Study**

The Team will study national best practices and toolboxes to determine if new programs are needed for the CRA as it seeks to accelerate the redevelopment and new development of small-scale commercial spaces in key targeted areas.



Bear's Food Shack



Delray Beach CRA GreenMarket Facts

- ▶ The Winter Market is beginning it's 23rd season on October 27th, the Summer Market in the Set just completed it's fourth season.
- ▶ The Market hosts 60 + vendors/small businesses.
- ▶ The Market serves as a business incubator program that has helped turn many start-ups into a thriving local businesses.
- ▶ The Market hosts the annual Witches of Delray Bike Ride, Easter Bonnet Pet Parade, Bi-weekly Chef Showcase, Children's Music Circle and Craft Booth, Blog, Newsletter and offers free space to local non-profit groups.





Delray Beach CRA Winter GreenMarket at Old School Square





Delray Beach CRA Summer GreenMarket in the Set



Arts Warehouse

A Delray Beach CRA Program



Creation

The Arts Warehouse was created in response to feedback from the community and artists, that space, networks and opportunities to present work are key priorities for the ongoing development of local industry and artists professional development

Launch

- ❑ Soft opening 12/1/17 | Grand opening 2/23/18
- ❑ 15,000 sq. ft. warehouse conversion by the CRA to an arts/business incubator providing a catalyst for economic development and growth for the Pineapple Grove Arts District, the City and a tool/template for the CRA's continued redevelopment initiatives.
- ❑ Promotion of the arts and accommodation of cultural activities in the area enhances Delray Beach's image as an arts destination which contributes to tourism, pedestrian activity and the development of arts professionals and partnerships.



We're growing Fast

In only 7 months

4200 + visitors and growing

- ❑ 11 Exhibitions Featuring 60 + local, national & international artist
- ❑ 7 Art Walk events
- ❑ 30 + programs | Workshops
- ❑ Launched Warehouse Market for Creative Makers
- ❑ Launched Pop Up project
- ❑ Palm Beach County Cultural Council *Mosaic* launch site
- ❑ Women in Film & TV | Palm Beach County Film Commission Book Launch
- ❑ 9 Artist in Resident | 3 Affiliate Artist
- ❑ In talks with Art Basel to be a satellite location
- ❑ Growing social/web presence
- ❑ And much more...



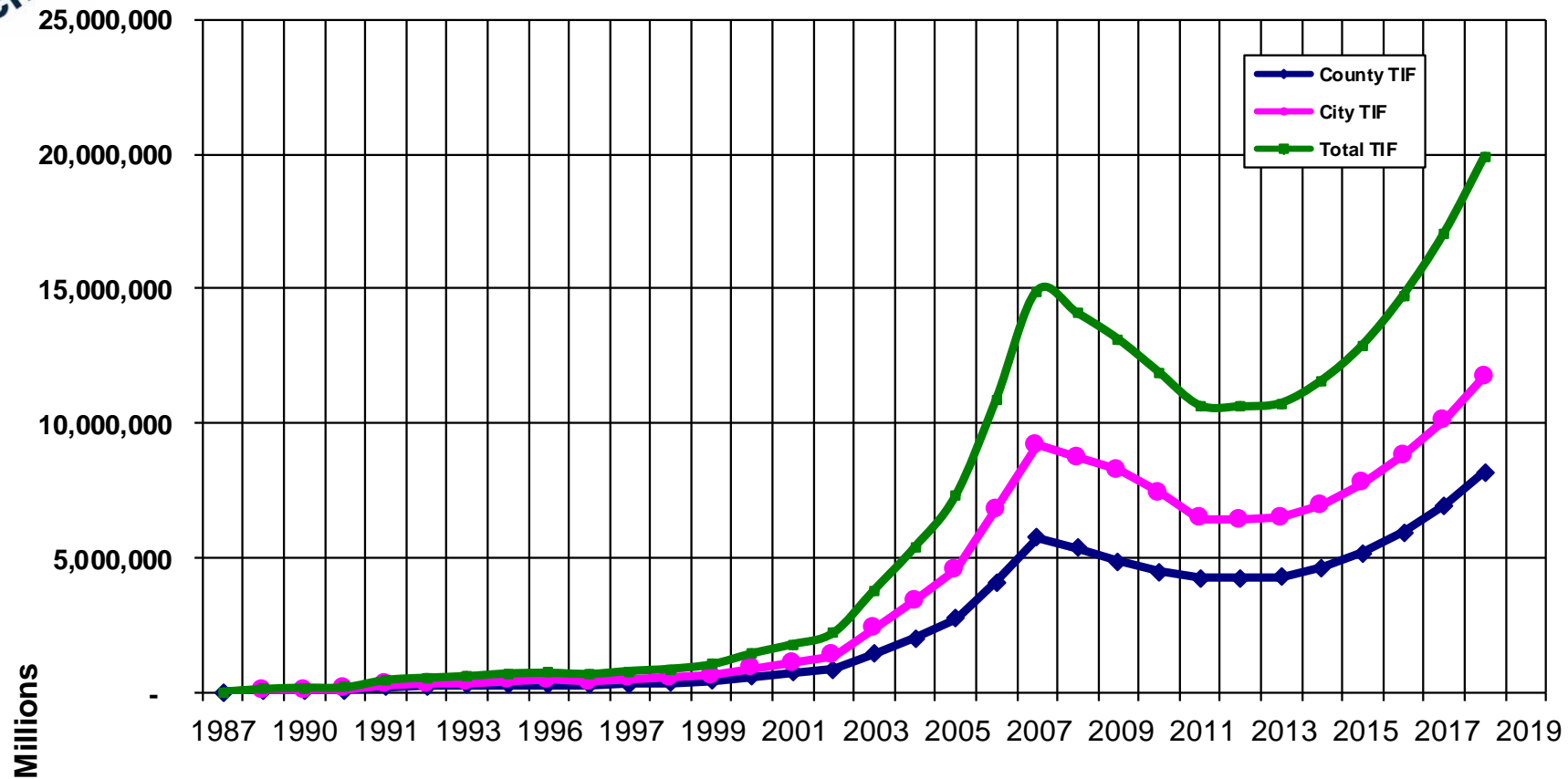


Preliminary Operating Budget FY 2018-2019

October 1, 2018 through
September 30, 2019



Delray Beach CRA TIF History



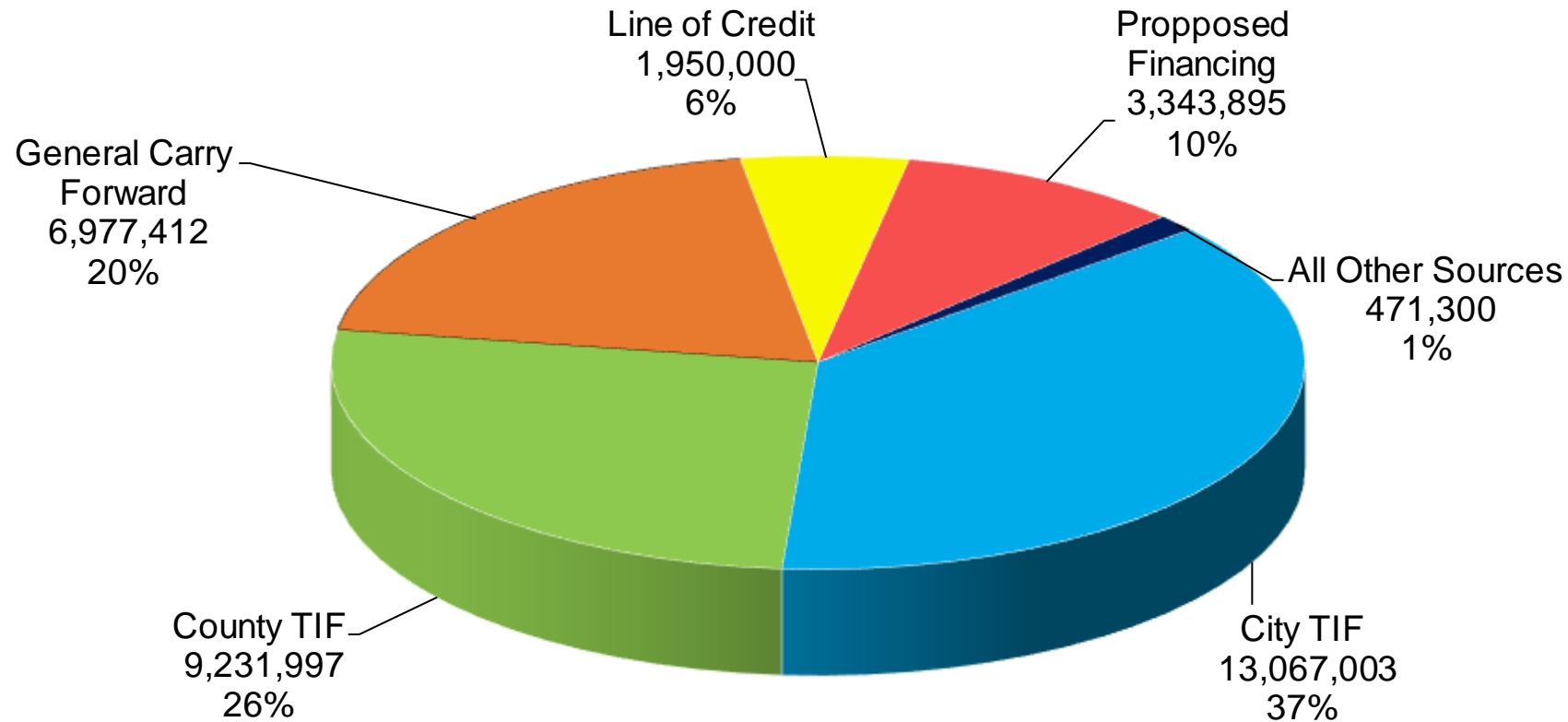


PROPOSED

FY 2018-2019

Preliminary Revenue Summary

\$35,041,607





PROPOSED

FY 2018-2019

Budget Summary

City TIF Revenue	\$13,067,003
County TIF Revenue	\$9,231,997
General Carry Forward	\$6,977,412
Current LOC	\$1,950,000
Other Sources	\$471,300
Total Revenue	\$31,697,712
Proposed Expenses	(\$35,041,607)
Deficit	(\$3,343,895)
 Proposed Financing by CRA or City	 \$3,434,895



PROPOSED

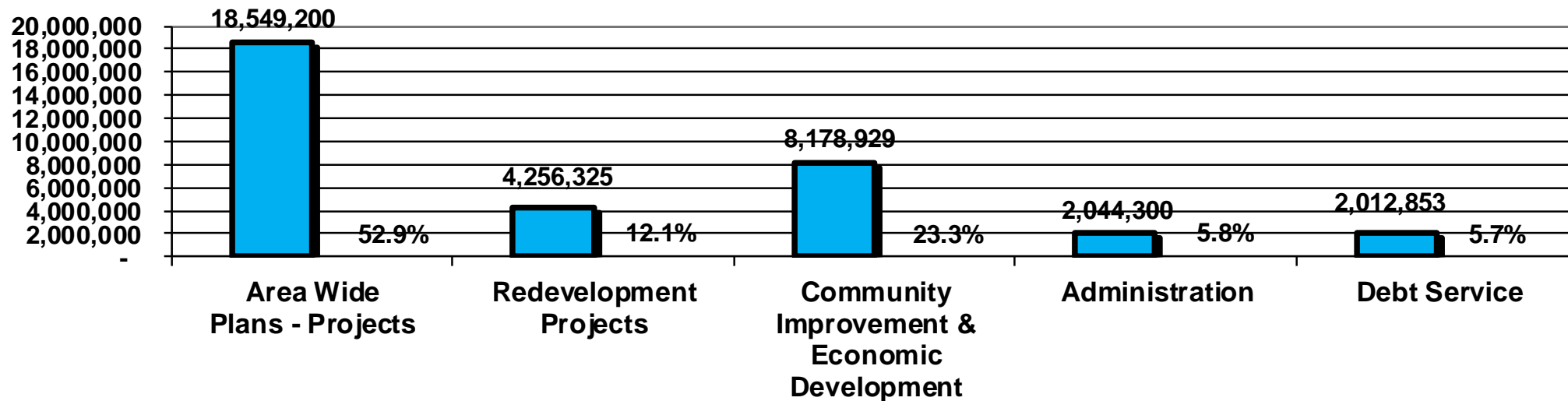
FY 2018-2019

Expense Allocation

\$35,041,607

Budget expenses arranged according to

5 Main Areas of Concentration:





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PROPOSED

FY 2018-2019 Budget CRA Funds Allocated For City Services/Programs in CRA District

Clean & Safe Program (Police, landscape maintenance, code enforcement)	2,570,291
Community Improvement (Housing Rehab Inspector, Housing Property Coordinator, NW/SW Neighborhood Code Officer)	177,316
City Demolitions (Demolitions, Bldg. Board-ups, Alley Clearance)	50,000
Downtown Trolley	975,000
Environmental Services (Project Engineer & Engineer Inspector)	175,000
Fire Prevention & Life Captain	184,061
Tennis Tournament Sponsorship	1,900,000
Streetscape Maintenance (ongoing landscaping, irrigation for new beautification projects)	100,000
Planning, Parking Management, IT Services	110,000
Purchasing Agent	67,728
<u>City Capital Improvement Program</u>	<u>15,985,000</u>
Total City Services/Programs	\$22,294,396



PROPOSED

FY 2018-2019 Budget Projected TIF Revenue allocated to Delray Beach Non-Profit Partners

	CRA funding approved 8/15/18	Amount City requested CRA to fund	Total
DBCLT	\$214,325	-	\$214,325
DBHS	\$75,000	\$50,000	\$125,000
DB Public Library	\$343,000	\$110,000	\$453,000
EPOCH (Spady Museum)	\$80,000	\$31,000	\$111,000
Old School Square (pending approval)	\$500,000	\$250,000	\$750,000
Creative City Collaborative/Arts Garage	\$275,000	-	\$275,000
<u>Chamber of Commerce (pending approval)</u>	<u>\$40,000</u>	<u>-</u>	<u>\$40,000</u>
TOTAL	\$1,527,325	\$441,000	\$1,968,325



Summary

FY 2018-2019 Budget

CRA Funding Paid to City of Delray Beach and Non-Profit Partners

Revenue from City:

City TIF Revenue paid to the CRA	<u>\$13,067,003</u>
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Expenditures Allocated to City Projects, Services & Non Profit Programs:

Allocated to the City of Delray Beach	\$22,294,396
CIP Carry Forward	(\$4,142,931)

Debt payment to the City of Delray Beach	<u>\$420,149</u>
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Total allocation to the City of Delray Beach	<u>\$18,571,614</u>
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Paid to City/CRA Non Profit Partners	<u>\$1,963,325</u>
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TOTAL	<u>*\$20,534,939</u>
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Difference in Excess of City TIF:

\$7,467,936

** 92% of CRA TIF (Total TIF \$22,299,000)*



PROPOSED

CRA Administration \$2,044,300

		Projected 2018-19		Draft 2017-18 Amendment #2
Personnel*		1,496,500		1,290,000
Supplies & Materials		18,500		11,500
Equip, Property, & Maintenance		32,000		30,000
Office Space**		170,500		50,500
Administrative Operations		326,800		310,000
Total Expenses:		2,044,300		1,692,000

* Includes up to 5% Merit Increase - In-Line with City

**Includes \$150,000 for Building Maintenance



PROPOSED

FY 2018-2019

Debt Service

	2018-19	2017-18
Taxable Bonds	1,242,704	1,243,184
City - Payment for US1 Corridor Improvements	420,149	420,149
City National Line of Credit	350,000	100,000
Total Debt Service:	\$2,012,853	\$1,763,333



Thank You!