

DELRAY BEACH CRA



The West Settler's Building, located at 135 NW 5th Avenue.

2008 ANNUAL REPORT

KEEPING UP WITH THE TIMES

A Message from the CRA Chair

Times are tough for all of us right now. Jobs are being eliminated, resources are shrinking, and confidence in the overall economic system has been eroded. Yet, when things are this tight, it's more important than ever for each of us to stay on track.

Even now, the Delray Beach CRA remains committed to its mission. Although recent changes to state property tax law have led to budget cuts, we have not abandoned the commitments and promises we have made to the community. We continue to redevelop blighted properties, beautify our commercial corridors and residential neighborhoods, offer economic development initiatives, create affordable housing, and encourage historic preservation.

In order to stay focused on our many directives, we amended the CRA Plan twice in 2008. We took a comprehensive look at our strategies and updated the status of each of our projects. In some cases, we added new approaches. In other cases, we eliminated things that didn't work. We took note of what we've completed and

identified further needs within the CRA District and the greater community.

We also want to ensure that the stakeholders of the Delray Beach community understand our commitment. In 2008, we redesigned the CRA website to make information available more quickly and easier to find. We also started a monthly email blast to keep our stakeholders informed and up to speed on the latest CRA news.

Remember, the CRA remains a resource for all of you—property owners, residents, businesses, nonprofits and cultural organizations alike. We hope that you will continue to turn to us.

Frank Wheat,
CRA Chair



AWARD-WINNING REDEVELOPMENT

In October 2008, the Florida Redevelopment Association presented the Delray Beach CRA with a Roy F. Kenzie Award for the redevelopment of the former La France Hotel (140 NW 4th Ave.) in the category of Outstanding Rehabilitation, Renovation or Reuse Project. After gathering community input, the CRA created a plan that honored the building's rich cultural heritage while satisfying a demand for affordable housing. Today, La France Apartments offers 14 affordable rental units for low-income seniors.



Carolyn's son, Kyle Holder, with CRA Executive Director Diane Colonna in front of the memorial plaque at Carolyn Quince Court (133 NW 5th Ave.)

IN MEMORY OF CAROLYN QUINCE HOLDER 1949-2008

On May 30, 2008 we lost a dear member of the Delray Beach community and CRA family—Carolyn Quince Holder. She was a brave woman, fearlessly devoted to her fight against crime and drugs in the Southwest Neighborhood. She also showed amazing dedication to the community and the CRA mission. She diligently managed properties, tenants, and relationships for the agency, even as she battled her own illness.

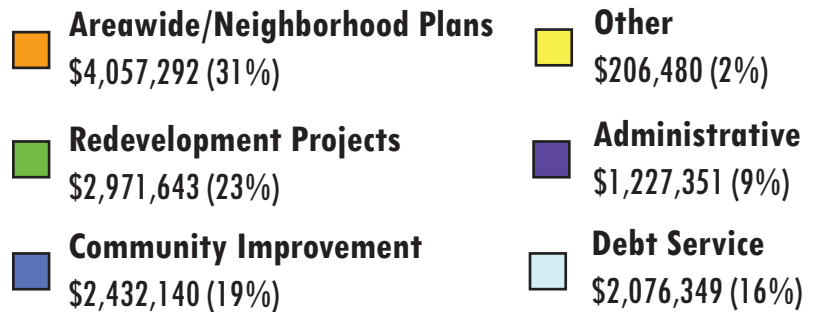
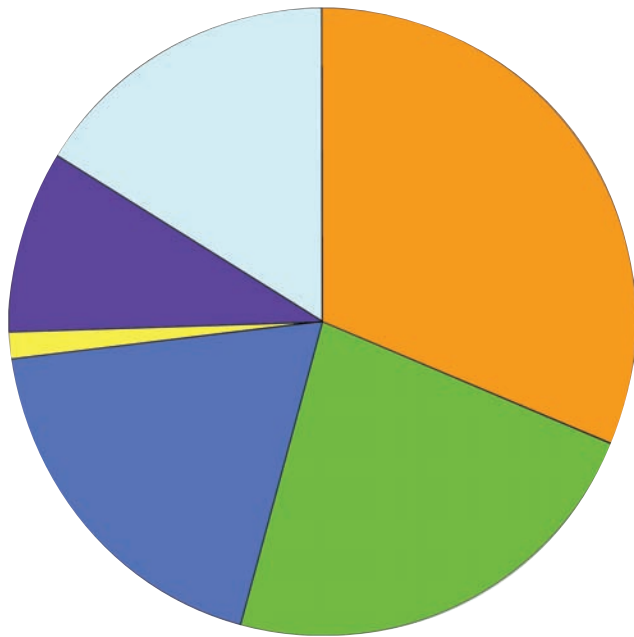
The CRA dedicated the apartment building at 133 NW 5th Avenue to her memory on what would have been Carolyn's 59th birthday, August 27, 2008. Carolyn Quince Court, as it is called, is the last CRA project Carolyn helped complete. Although she only worked for the CRA for five years, Carolyn made a deep impression on each of us that will last a lifetime. She is deeply missed and her memory will be forever cherished in our hearts.

FINANCIAL REPORT

The priorities of the Delray Beach CRA are guided by the agency's mission to eliminate blighted conditions, foster redevelopment, and encourage economic growth. While recent shifts in the economy and property values have directly impacted revenues, the agency remains committed to the projects and goals outlined in the CRA plan.

The majority of the CRA's revenues were derived from City (52%) and County (32%) tax increment financing (TIFs), but a portion came from land sales (12%) and other sources, including the Delray GreenMarket and property rentals (3%). During the 2007-08 fiscal year, the CRA funded a variety of initiatives, including grant programs, neighborhood improvements, affordable housing, and transportation projects, accounting for nearly three quarters of total expenses (73%). Administrative costs accounted for nine percent (9%) of total expenditures, while 16% of funds were applied to debt service.

FY 2007/2008 EXPENSES*



* Pre-audit numbers

Community Improvement

- ◆ Grant Programs
 - ◆ Business Assistance Grants
 - ◆ Community Sponsorship Grants
 - ◆ Site Development Assistance Grants
 - ◆ Historic Facade Easement Grants
- ◆ Downtown Marketing & Promotions
- ◆ Delray GreenMarket
- ◆ City Contractual Services
 - ◆ Clean & Safe
- ◆ Organizational Support
 - ◆ Old School Square
 - ◆ Pineapple Grove
 - ◆ Delray Public Library
 - ◆ EPOCH

Areawide & Neighborhood Plans

- ◆ Southwest Area Neighborhood Redevelopment Plan
- ◆ Downtown Master Plan
- ◆ West Atlantic Redevelopment Plan
- ◆ North Federal Highway Redevelopment Plan

Redevelopment Projects

- ◆ NW/SW 5th Avenue
- ◆ Affordable & Workforce Housing
 - ◆ La France Apartments
- ◆ Carver Square Neighborhood
- ◆ West Settler's Area



NEW TO THE TEAM

Finance Director Lori Hayward joined the CRA staff in October 2008, bringing more than 20 years of professional experience to the agency. She spent the majority of her career as finance director for the National Ovarian Cancer Coalition. Lori is a native of south Florida. She is married with two teenage children.

REDEVELOPMENT PROJECTS



One travel lane in each direction on US 1 has been blocked off with temporary curbing.

The CRA made significant headway on several projects throughout the district in 2008. The goal of beautifying and reducing speeds along the US 1 Corridor took a step forward with the installation of temporary traffic barriers along NE/SE 5th and 6th Avenues between George Bush Blvd. (NE 8th Street) and SE 10th Street. The barriers are in the areas where the landscaping and parking improvements could ultimately be installed. The purpose of the temporary trial is to determine the impact of having one less lane of traffic for vehicles to use. The CRA budgeted \$360,000 for the project. The trial will last for one year, through April 2009. If the project is approved, the temporary modifications will remain in place until permanent improvements are installed.

The CRA contributed to other transportation projects as well. In 2008, the infrastructure and streetscape improvements to the Downtown Bypass System (NE & SE 1st Streets) were completed. Both streets will convert to two-way traffic after the installation of new traffic signals, which is projected to be completed in 2009. The CRA also contributed more than \$153,000 to the Downtown Roundabout, which continued to grow last year as more riders used the free shuttle service to navigate the downtown area. The City also began testing a new route through the Pineapple Grove Arts District in late 2008 to help increase pedestrian traffic in the area.

Remediation of the environmental issues in the Carver Square subdivision neared completion this past year. After obtaining a Brownfield designation for the area, the CRA successfully applied for a low-interest loan from the South Florida Regional Planning Council to fund the cost of the soil remediation. That phase of the project, which began in September 2008 and was completed in January 2009, cost approximately \$450,000. The remediation involved the removal of organic matter, tires and other trash that had been buried on the site more than twenty years ago. The site has been fully stabilized and will accommodate twenty affordable single-family homes.



An aerial view of the soil remediation project at the site of the Carver Square subdivision.

Redevelopment also continues along NW 5th Avenue. The interior and exterior renovation of the West Settler's Building (135 NW 5th Ave.) is nearly complete. The approximately \$630,000 project will provide four condominium units on the top floor and two commercial bays on the ground floor. The CRA also acquired the property located at 182 NW 5th Ave. to expand the Spady Museum campus. The purchase will create more space for public parking, and the restoration of the house will help maintain the architectural character of the West Settler's Historic District. The adjacent Spady Museum will also lease a portion of the building for additional office space.

Last year, the CRA also finalized plans and began working on the beautification of the La Hacienda neighborhood, along Lake Avenue North and Lake Avenue South adjacent to the North Federal Highway corridor. The joint venture with the City includes identification signage at the neighborhood entrances, landscaping, sidewalks, and swale improvements. The CRA spent \$1,900 for planning last year, and has allocated an additional \$250,000 for improvements this year.

Other beautification projects include Sunshine Park and the beautification of Martin Luther King Drive. Sunshine Park, located along the I-95 barrier wall on SW 15th Avenue, was designed as a passive neighborhood park to add greenspace in the Southwest Neighborhood. The park was completed in September 2008. The CRA has also allocated funds for City improvements to MLK Drive. Plans are still being finalized with input from community members.

ECONOMIC DEVELOPMENT



In January 2008, the Downtown Marketing Cooperative expanded its staff and hired a new marketing coordinator, Stephanie Immelman (pictured left). For the past year, Stephanie has concentrated exclusively on marketing for the West Atlantic Area and Pineapple Grove Arts District by working closely with merchants, community groups, city officials and board members. So far, she has coordinated marketing campaigns, produced various publications and organized many special events to help attract customers to local businesses. The position is funded entirely by the CRA.

The CRA also facilitates economic development through a number of grant programs. Many local nonprofit and cultural organizations receive Community Sponsorship Grants in support of the programs and special events they produce that benefit our community. In 2008, Community Sponsorship funds supported the Roots Cultural Festival, the Hispano-Latino Cultural Alliance, the Spady Cultural Heritage Museum, the Digital Divide program, the West Atlantic Redevelopment Coalition, and many others.

Lents Pilates received a Business Development Assistance Grant in August 2008. The program allows new businesses in the West Atlantic Redevelopment Area and Pineapple Grove Arts District to receive up to \$6,000 in rent assistance over the course of a year. Lents Pilates, located in City Walk on Pineapple Grove Way, is the first business in the Pineapple Grove Arts District to receive the grant.

The CRA also assisted several property and business owners with exterior improvements through the Site Development Assistance Program. A total of \$84,899.54 was awarded to several businesses in 2008, including Crepes by the Sea (NE 5th Ave.), Mixam, Inc. (West Atlantic Ave.), Aloha Dry Cleaners (NE 2nd Street), Sands Terrace Condominium Association (NE 1st Ave.), and NW 5th Avenue Associates (102-110 NW 5th Ave.). Badi, Inc., which received a \$50,000 Development Regions grant from Palm Beach County, completed an extensive renovation of the food market located at 139 NW 5th Avenue. The CRA contributed \$25,000 in matching funds to the project, which included a building expansion and façade improvements, landscaping, and paver brick sidewalks, and resulted in the creation of several new jobs.



Building expansion and facade improvements to 139 NW 5th Ave. were completed in 2008.

The CRA also extended an agreement with the City of Delray Beach and the Center for Technology, Enterprise and Development (TED Center) to encourage business owners in the CRA District to develop their entrepreneurial skills. The CRA is providing a total of \$30,000 over a two-year period to subsidize the cost of business incubator services provided by the TED Center.

In an effort to stimulate further economic development in the West Atlantic area, the CRA contributed \$270,000 toward the operations of the Delray Public Library. The independently run nonprofit organization acts as a cultural and social anchor for West Atlantic Avenue, bringing hundreds of people to the area each day through its educational programs, group discussions, computer classes, and cultural performances.

In November 2008 the CRA Plan was amended to allow the agency to sponsorship major tournaments at the municipal tennis center on West Atlantic Avenue. These tournaments, which attract hundreds of thousands of people to our city, generate business for our downtown merchants, hotels, shops and restaurants.



DELRAY GREENMARKET

In October, the CRA's Delray GreenMarket began its 13th season in a new location. It is now held in the parking lot on NE 2nd Ave., a half block north of Atlantic Avenue in the Pineapple Grove Arts District. We're just steps away from the free parking garage at Old School Square, and we've added more vendors now that we have more space. Be sure to sign up for our monthly email blast at www.delraycra.org to get the latest news and special savings!



The mission of the Delray Beach CRA is 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

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CRA Staff (from left to right): Vince Wooten, Development Manager; Lori Hayward, Finance Director; Diane Colonna, Executive Director; Walt Gerhard, Project Manager; Lori Nolan, GreenMarket Manager; Jeff Costello, Assistant Director; Ruth Ann McDonald, Administrative Assistant II; Jean Moorefield, Administrative Assistant II; Elizabeth C. Butler, Marketing & Grants Coordinator.