Delray Beach Community Redevelopment Agency

July 22, 2017

CRA Board Development and Planning Workshop Meeting

MEMORANDUM

TO: **CRA Board of Commissioners**

FROM: **Jeff Costello, Executive Director**

DATE: **July 17, 2017**

SUBJECT: **CRA District Tour**

Chairman Cox strongly encourages all CRA Board members to tour the CRA District prior to the July 22nd CRA Board meeting.

Should you have any questions or if I may be of assistance, please do not hesitate to contact me.

1

Governance

Sunshine Law, Ethics, Public Records
Community Redevelopment Plan / CRA Act F.S. 163.330-163.463
Mayor's May 24, 2017 Letter to CRA Board & Staff

2

Agency's Goals

CRA Misson Review
CRA Role in Neighborhood Redevelopment Plans
CRA Goal Status
City Goal Review

3

Capacity & Implementation

FY 2016-17 CRA Work Plan / Budget Overview & Status
CRA Managed Projects
City Managed Projects
FY 2017-2018 Proposed CRA Budget

4

(cont'd)
Strategic Partnerships Role of Non Profits,
City Staff, Consultants
CRA Organizational Audit / Work Load Analysis
Resource Review

5

6

7

8

AVERY

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AGENDA

CRA BOARD DEVELOPMENT AND PLANNING WORKSHOP MEETING

Saturday, July 22, 2017 9:00 AM

Delray Beach Public Library - First Floor Conference Room

100 West Atlantic Avenue, Delray Beach, FL 33444

1. **Call to Order**
2. **Roll Call**
3. **Approval of Agenda**
4. **Discussion**

9:00 AM Morning Session – Governance

A. Sunshine Law, Ethics, Public Records
B. Review CRA By Laws / Board Decorum / Robert Rules of Order Review
C. Delegation of Duties (Commissioners – Executive Director – Staff)
D. Community Redevelopment Plan / Community Redevelopment Act (F.S. 163.330 – 163. 463)
E. Mayor's May 24, 2017 Letter to CRA Board and Staff

11:00 AM (15 Min. Break)

11:15 AM Late Morning Session – Agency's Goals

F. CRA Mission Review
G. CRA Role in Neighborhood Redevelopment Plans
H. CRA Goal Status
I. City Goal Review

12:30 PM Lunch Break (1 Hour)

1:30 PM Afternoon Session – Capacity & Implementation

J. FY 2016-17 CRA Work Plan / Budget Overview & Status
    1. CRA Managed Projects
    2. City Managed Projects
K. FY 2017-2018 Proposed DRAFT CRA Budget
L. Strategic Partnerships (Role of Non Profits, City Staff, Consultants)
M. CRA Organizational Audit/Work Load Analysis (Resource Review)

3:30 PM (15 Min. Break)

5. **Board Final Comments**
6. **Adjourn**

CODE OF ETHICS TRAINING

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INTRODUCTION TO CH. 112, F.S.

It is essential to the proper conduct and operation of government that public officials be **independent** and **impartial** and that public office not be used for private gain other than the remuneration provided by law.

Public officials **should not** be denied the opportunity, available to all other citizens, to acquire and retain private economic interests except when conflicts with the responsibility of such officials to the public cannot be avoided.

An Overview

* Sec. 112.313 – Standards of Conduct for Public Officers and Employees
* Sec. 112.3135 – Restriction on Employment of Relatives
* Sec. 112.3143 – Voting Conflicts
* Sec. 112.3144 – Disclosure of Financial Interests
* Sec. 112.3148 - Gifts

Standards of Conduct for Public Officers and Employees

* Solicitation of Acceptance of Gifts
* Doing Business with One's agency
* Unauthorized Compensation
* Misuse of Public Position
* Conflicting Employment or Contractual Relationship

Solicitation of Gifts

No public officer…shall solicit or accept anything of value…based upon any understanding that the vote…of the public officer…would be influenced thereby.

Doing business with one's own agency

No… public officer acting in his or her **official** capacity, shall either directly or indirectly purchase, rent, or lease any realty, goods, or services for his or her own agency from any business entity of which the officer… has a material interest.

Nor shall a public officer… acting in a **private** capacity, rent, lease, or sell any realty, goods, or services to the officer's… own ….political subdivision or any agency thereof, if he or she is serving as an officer… of that political subdivision.

Unauthorized Compensation

No public officer…shall, at any time, accept any compensation, payment, or thing of value when such public officer…knows, or, with the exercise of reasonable care, should know, that it was given to influence a vote or other action in which the officer …was expected to participate in his or her official capacity.

Misuse of Public Position

No public officer… shall **corruptly** use or attempt to use his or her official position… to secure a special privilege, benefit, or exemption for himself, herself, or others.

"Corruptly" - done with a wrongful intent and for the purpose of obtaining, or compensating or receiving compensation for, any benefit resulting from some act or omission of a public servant **which is inconsistent with the proper performance of his or her public duties.**

Conflicting Employment or Contractual Relationship

No public…shall have or hold any employment or contractual relationship with any business entity or any agency which is **subject to the regulation** of, or is doing business with, an agency of which he or she is an officer or employee…nor shall an officer or employee of an agency have or hold any employment or contractual relationship that will create a continuing or frequently **recurring conflict** between his or her private interests and the performance of his or her public duties or that would impede the full and faithful discharge of his or her public duties.

Restriction on Employment of Relatives

A public official may not appoint, employ, promote, or advance, **or** advocate for appointment, employment, promotion, or advancement, in or to a position in the agency in which the official is **serving** or over which the official **exercises jurisdiction or control** any individual who is a relative of the public official.

Who is a Relative?

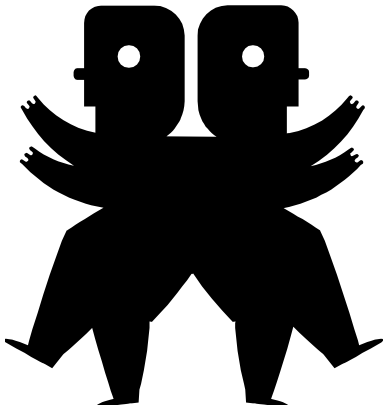
An individual who is related to the public official as father, mother, son, daughter, brother, sister, uncle, aunt, first cousin, nephew, niece, husband, wife, father-in-law, mother-in-law, son-in-law, daughter-in-law, brother-in-law, sister-in-law, stepfather, stepmother, stepson, stepdaughter, stepbrother, stepsister, half brother, or half sister.

* DEFINITION OF "RELATIVE" IS DIFFERENT FOR THE REST OF CH. 112, F.S.

Form 8b – Voting Conflict Disclosure

* Where to file: CRA Office – Susan Shaw

* When to file: Within 15 days after the vote occurs



Voting Conflicts

Section 112.3143, Fla.Stat.

A public official must abstain from voting on a measure which would inure to the special gain or loss of:

1) the official;
2) a business associate;
3) a relative;
4) a person who has retained the official; or
5) the parent subsidiary, or sibling organization or subsidiary of a principal which has retained the official.

ELECTED OFFICERS

- Prior to vote being taken the official must publicly state the nature of their interest in the measure on which they are abstaining from voting.

- Within 15 days after vote occurs the official must file the Form 8b with the city clerk, which incorporates the form into the minutes.

Appearance of a conflict

Sec. 286.012, F.S.

Public official **must** vote unless there is, **or appears to be,** a possible conflict of interest under the applicable provisions of Ch. 112, F.S.

Unique Caveat

* Section 112.3143(3)(b), Fla.Stat.
* A commissioner of a community redevelopment agency created or designated pursuant to s. 163.356 or s. 163.357, or an officer of an independent special tax district elected on a one-acre, one-vote basis, is not prohibited from voting, when voting in said capacity.

Palm Beach County Code of Ethics

* Applies to Officials such as CRA Board members appointed by the City Commission
* Prohibited Conduct
* Misuse of public office or employment – Do not use your official position to take or fail to take any action that you know or should know will result in a special financial benefit, not shared with members of the general public for any of the following persons or entities

Prohibited Conduct – Palm Beach County Code of Ethics

* Yourself;
* Spouse or domestic partner, dependents, or household members, or employer or business of any of these people;
* Sibling, step sibling, child, step child, parent, step-parent…
* Outside employer or business of your's or your spouse of domestic partner;
* A customer or client of your's or your employer;
* A "substantial" debtor or your's or your spouse;
* A civic group, union, social, charitable or religious organization on which you are an officer of director.

Prohibited Conduct – Palm Beach County Code of Ethics

* Corrupt misuse of official position – do not use your position to corruptly secure or attempt to secure a special privilege or benefit for yourself or for others.
* "Corruptly" – means done with a wrongful intent and for the purpose of obtaining, or compensating or receiving compensation for, any benefit resulting from some act or omission of an official or employee which is inconsistent with the proper performance of his or her public duties.

Disclosure of Voting Conflict

* Same steps as with Florida Statutes; however, no exception for CRA Board members with respect to voting.
* You shall abstain from voting and not participate in any matter that will result in a special financial benefit as set forth in the Palm Beach County Code of Ethics.
* File a form 8B consistent with 112.3143, and submit a copy to the Palm Beach County Commission on Ethics

Prohibited Conduct

* Contractual relationships – No official or employee shall enter into any contract or other transaction for goods or services with their respective county or municipality. This applies to any agency acting for the municipality and the official or employee, directly or indirectly, or the official or employee's outside employer or business.
* No acceptance of travel expenses from any vendor, contractor, bidder or proposer.

Gifts

* Absolute prohibition on acceptance of gifts that represent a kickback, a bribe or a tip
* Allowed to accept a gift up to $100 so long as the individual providing the gift is not a vendors, bidders/proposers, lobbyists, or principals or employers of lobbyists
* Must report gifts in excess of $100 per year.
* No solicitation of gifts from any vendor, lobbyist, or any principal or employer of a lobbyist when the gift is for the personal benefit of the official or employee, another official or employee, or any relative or household member of the official or employee.

Gift – Definition

* A gift shall refer to the transfer of anything of economic value, whether in the form of money, service, loan, travel entertainment, hospitality, item or promise, or in any other form, without adequate and lawful consideration.
* In determining the value of the gift, you should consult Section 112.3148, Fla.Stat., or the Fla. Admin Code.

Charitable Solicitations

* Solicitations on behalf of a non-profit charitable organization as defined by the IRS is permissible so long as there is no quid pro quo or other special consideration, including any direct or indirect special financial benefit to the official or employee or to the person or entity being solicited.
* No solicitation should take place if the entity has an application pending before the board.
* Cannot use CRA resources for solicitations
* Complete form for any solicitations.

QUESTIONS?

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Goren, Cherof, Doody & Ezrol, P.A. 2017

Social Media, Texting and Public Records in the New Tech World

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Types of Social Media Being Used by Public Entities

* Facebook
* Twitter
* YouTube
* Blogs

Legal Considerations

1) The Sunshine Law – Section 286.011, F.S.
2) The Public Records Act – Ch. 119, F.S.
3) Records Retention – Section 257.36, F.S.
4) Use of Official Seal – Section 165.043, F.S.

The Sunshine Law – Section 286.011, F.S.

1) Meetings of public boards or commissions must be open to the public;

2) Reasonable notice of such meetings must be given; and

3) Minutes of the meetings must be taken and promptly recorded.

The Sunshine Law - Continued

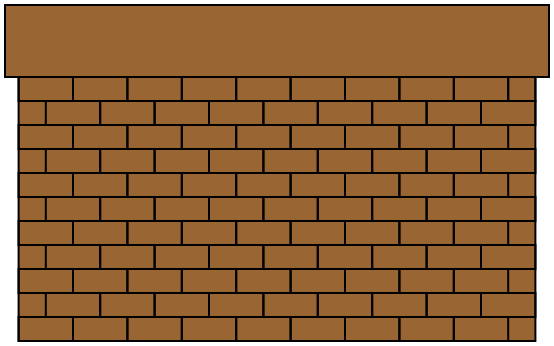
- Applies to meetings of two (2) or more members of the same collegial body.
- Must be construed "so as to avoid all evasive devices." Town of Palm Beach v. Gradison, 296 So.2d 473m 477 (Fla. 1974).
- **Physical presence** of two (2) or more members of the same collegial body **is not necessary**.
- Members of a public board **may not** use computers to conduct a private discussion among themselves about mattes which may foreseeably come before them in their official capacity. See AGO 89-39 (1989) and AGO 09-19 (2009).

Use of Blog or Message Board

* The use of a blog or message board by one (1) member of a collegial body to solicit comments from other members **does** trigger the requirements of the Sunshine Law. See AGO 08-07 (2008).

Facebook - "Posting on the Wall"

* No prohibition against a Commission member posting comments on a Facebook page (including a City's page), but members of the Commission **must not** engage in an exchange or discussion of any matter that foreseeably will come before the Commission for official action.



Attorney General Opinion 08-07

* No statutory provision prohibiting Commission members from posting on a blog.

* Members of Commission **must not** engage in exchange or discussion of matters that foreseeably will come before the Board for official action.

* It is incumbent upon Commission members to **avoid any action** that could be construed as an attempt to evade the requirements of the law.

Ch. 119, F.S. – The Public Records Act

* "Public records" means **all** documents, papers, letters, maps, books, tapes, photographs, films, sound recordings, data processing software, or other material, **regardless of the physical form,** characteristics, or means of transmission, **made or received** pursuant to law or ordinance or **in connection with the transaction of official business by any agency.** See Section 119.011(12), F.S.

Disclosure of Public Records

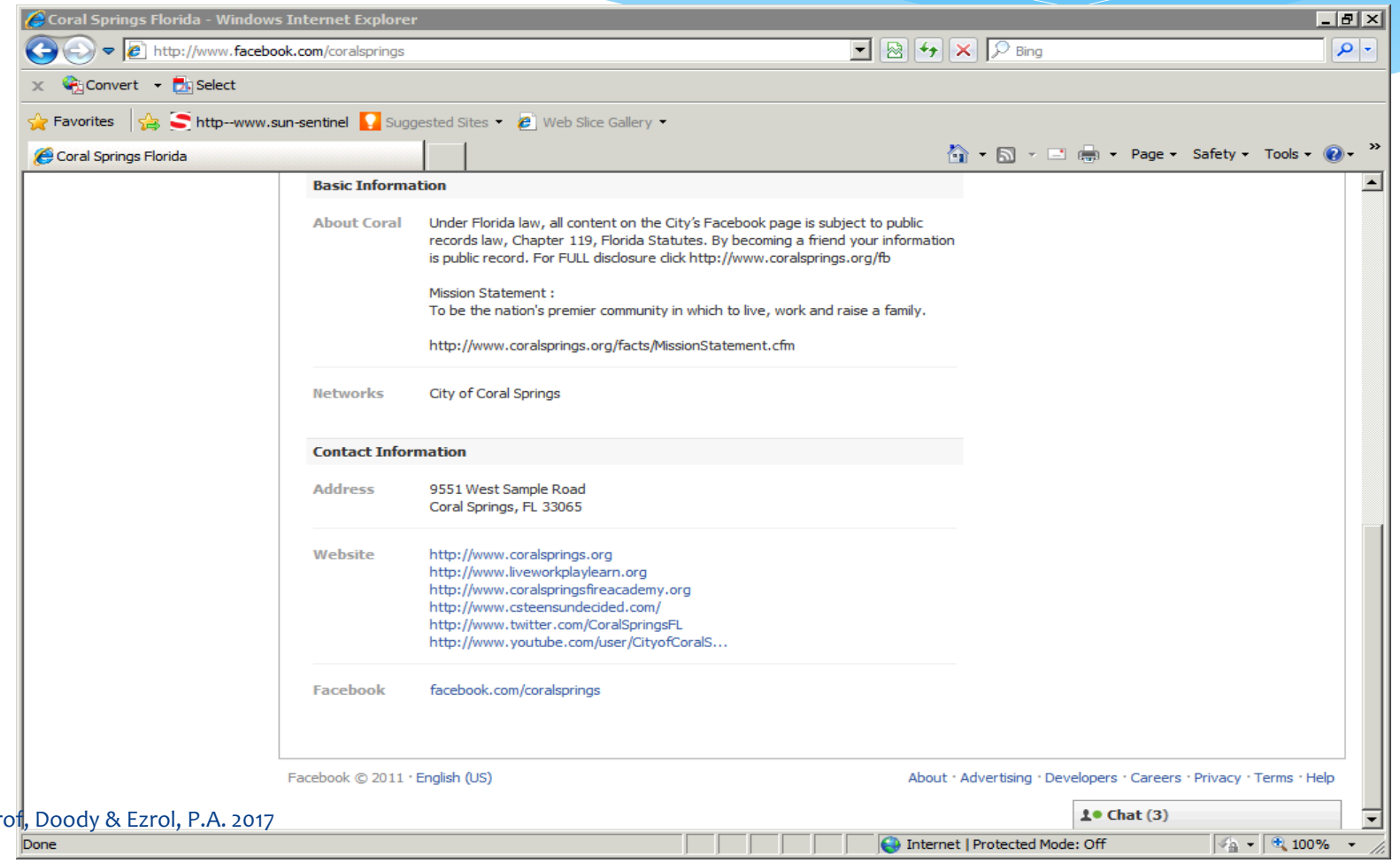
* Every person who has custody of a public **record shall permit** the record to be inspected and copied **by any person** desiring to do so, at **any reasonable time**, under reasonable conditions, and under supervision by the custodian of the public records. Section 119.07(1)(a), F.S.

Public Entity's Facebook Page

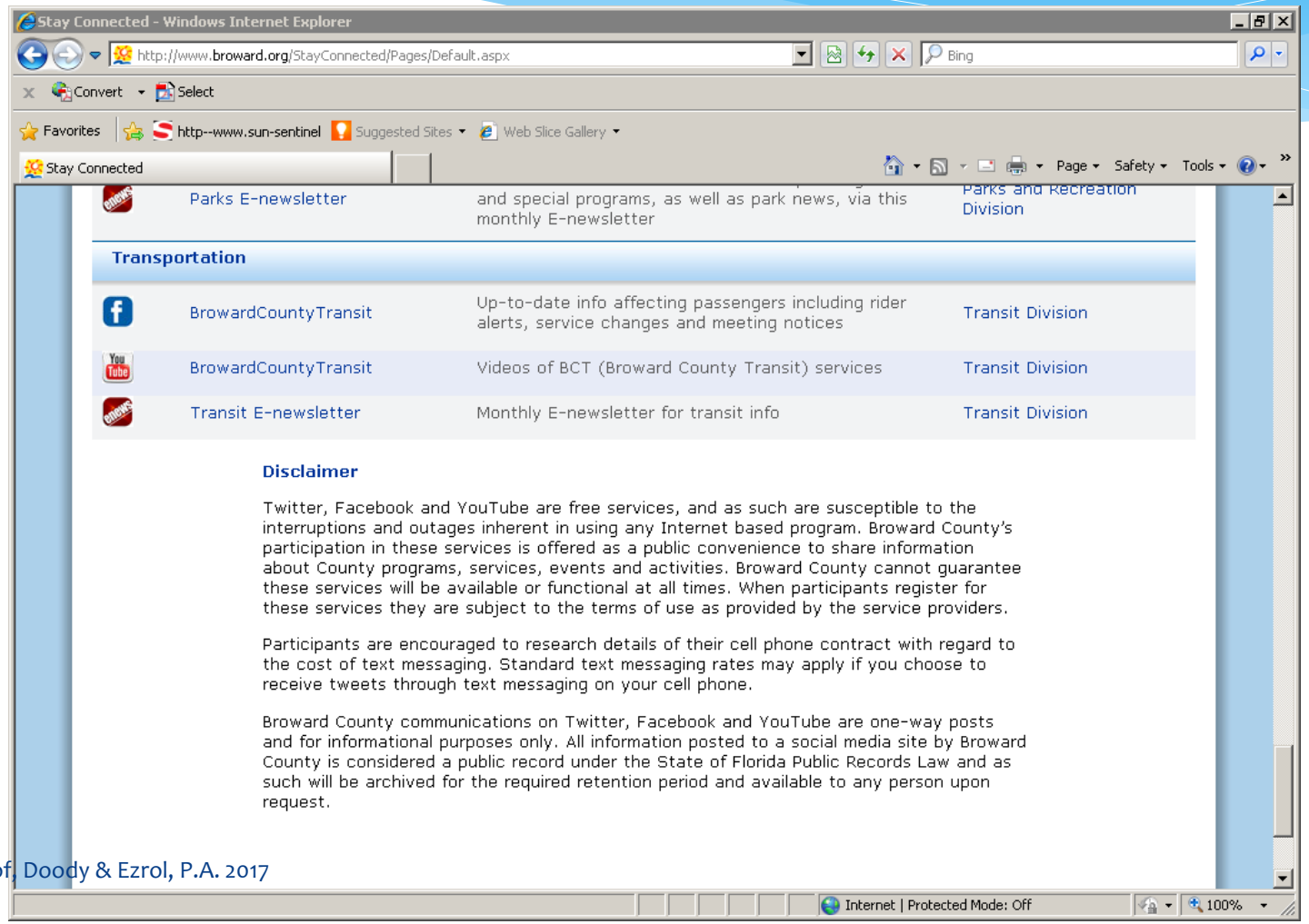
* Material placed on a public entity's Facebook page would be presumably in furtherance of public business and, therefore, subject to disclosure under Ch. 119, F.S.

* Material placed on the Facebook page of a "friend" of a public entity **may also** be subject to Ch. 119, F.S., **if** the information was made or received in connection with the transaction of official business by or on behalf of a public agency. See AGO 2009-19.

Chapter 119 Disclaimer

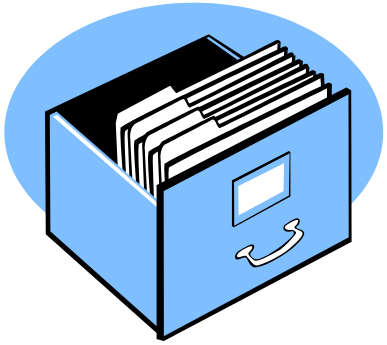


Chapter 119 Disclaimer (continued)



Records Retention

* All public records must be maintained in accordance with the appropriate retention schedule established by the Florida Division of Library and Information Services.



Social Media Content

* Depending on the specific use or intent of a particular social media source, content may be considered transitory messages.

* See Item #146, General Records Schedule GS1-SL for State and Local Agencies.

Transitory Messages

* **Transitory Messages are Public Records.**

* The following is from the State Records Retention Schedule:

  * Transitory messages are messages of short-term value based upon the content or purpose of the message, *not* the format used to transmit it (i.e. reminders, event notices, etc…).

  * Transitory messages **are not** intended to formalize or perpetuate knowledge, do not set policy, establish guidelines, confirm a transaction or act as a receipt.

  * Retain until obsolete, superseded or administrative value is lost.

Texts are Public Records

* Orange County "Textgate"
* County Commissioners receipt of text messages related to the "sick time initiative."
* Public records request made. Not all commissioners retained the text messages
* State Attorney conducted investigation and found that commissioners did not act "knowingly" when they deleted text messages, as they were not aware that text messages were public records

Texts are Public Records

* The State Attorney imposed a $500 fine against the County Mayor and the four County Commissioners who received text messages that could not be produced.
* Citizen group that filed request for public records, and then filed suit when records were not produced received $90,000 to cover attorney fees and court costs.

Retention of Text Messages

* Personal responsibility to copy and e-mail text messages to your own municipal e-mail to maintain on server.
* Companies to assist in retaining text messaging and email:
* Best practice is to not use text for conducting government business. **Pick up the telephone and talk to the other party.**

QUESTIONS?

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DOODY & EZROL P.A.
ATTORNEYS AT LAW

Goren, Cherof, Doody & Ezrol, P.A. 2017

RESTATED AND AMENDED

BY-LAWS

OF

DELRAY BEACH COMMUNITY REDEVELOPMENT AGENCY

ARTICLE I
Fiscal Year

The fiscal year of the Board shall be October 1 through September 30.

ARTICLE II
Composition of the Agency

2.1 Composition of the Agency. The members of the Community Redevelopment Agency Board of Commissioners (hereinafter referred to as the "Board") shall be composed of the seven Commissioners appointed by the City Commission of the City of Delray Beach.

2.2 Purpose and Powers. The purposes and powers of the Community Redevelopment Agency (hereinafter referred to as the "Agency") are those as set forth in Florida Statutes Chapter 163.

ARTICLE III
Meetings of the Agency

3.1 Regular and Workshop Meetings. The Agency shall hold its regular meetings monthly on the second and fourth Thursdays in each month. The Agency shall hold its monthly workshop meeting on the fourth Thursday of each month prior to the Regular Meeting. Regular and workshop meetings may be scheduled at other times or cancelled so long as proper notice is provided.

3.2 Special Meetings. Special meetings may be held upon the call of the Chair or upon the request of not less than three members of the Board. The call or request for a special meeting shall be communicated to the secretary of the Agency and the subject or subjects of the proposed meeting shall be specified.

3.3 Notice.

(a) Regular and workshop meetings. The Agency shall annually file a notice with the City Clerk for the City of Delray Beach as to the time and place of the Regular and Workshop Meetings. No notice other than these By-Laws shall be required for a regular monthly or workshop meeting of the Agency.

(b) Special meetings. Except in the case of an emergency situation, notice of special meetings shall be in writing, specifying the subject or subjects of the meeting posted at City Hall Delray Beach, Florida, and received by the individual Board members no later than forty eight (48) hours prior to the scheduling of the meeting; however, with respect to any meeting at which amendments to these by-laws will be considered, notice of such a meeting shall be given to each of the individual board members no less than seven (7) days prior to the meeting. Nothing in this paragraph, however, shall prohibit the holding of a meeting of the Board provided a quorum is present, and members of the Board constituting a quorum at the meeting execute a waiver of notice.

3.4 Quorum and Voting Requirements. Quorum and voting requirements shall be as defined and set forth in Florida Statutes Chapter 163.

3.5 Consent Agenda. The Executive Director shall place upon the Consent Agenda those matters requiring action of the Board which the Executive Director, in her best judgment, believes do not require a formal presentation before the Board. Prior to taking action on the Consent Agenda, any member of the Board may request that any or all items on such Consent Agenda may be removed from such Agenda and placed under the applicable heading of "Old Business" or "New Business," as the case may be. After the Chair requests whether any Board member wishes to have an item removed from the Consent Agenda, the Board shall proceed to take action on all items in the Consent Agenda by a single motion to approve the Consent Agenda.

3.6 Order of Business. The order of business at regular meetings of the Board shall be as follows:

(1) Call to order
(2) Calling of roll
(3) Approval of Agenda - additions/deletions
(4) Acceptance and corrections, if any, of the minutes of the previous meeting.
(5) Planning and zoning matters
(6) Public comments on non-agenda items and the consent agenda
(7) Consent Agenda
(8) Old business – Public comments shall be allowed during the discussion of each item under old business

(9) New business – Public comments shall be allowed during the discussion of each item under new business.

(10) Commission Board Attorney, Executive Director and staff comments
(11) Adjournment

3.7 Place of Agency Meetings. Meetings of the Agency shall be held at the Delray Beach City Hall, or such other place as specified by the Secretary in the notice of meeting.

3.8 Robert's Rules. The meeting shall be conducted in accordance with Robert's Rules of Order; however, deviations from such parliamentary procedure shall not constitute a substantive defect as to any action taken by the Board, and shall be deemed utilized for procedural convenience only.

3.9 Public's Right to Comment. Members of the public shall be given a reasonable opportunity to be heard by the Board before the Board takes official action on a proposition. Public participation at Board meetings shall be provided in a manner consistent with the following procedures:

1. Public comment shall be permitted on non-agenda items and items on the consent agenda as provided in the Order of Business. Members of the public shall be entitled to speak for an amount of time not to exceed two (2) minutes per person. Additional time may be permitted at the discretion of the Chair with the consent of the Board.
2. During the Old Business and New Business sections of the Board meeting, prior to the Board acting on any item, members of the public shall be entitled to provide public comment for an amount of time not to exceed two (2) minutes per person. Additional time may be permitted at the discretion of the Chair with the consent of the Board.
3. The Board may consider a request by an individual to speak on behalf of an organization, group, or faction for a time period not to exceed five (5) minutes.
4. Members of the public will be requested to complete a form or other document in order to inform the Board of a desire to be heard, to indicate his or her support, opposition, or neutrality on a proposition, and to indicate his or her designation of a representative to speak for his or her on his or her group on a proposition if he or she chooses.
5. If a member of the public is desires to provide public comment, the member of the public shall step to the floor microphone and state her/his name and address in an audible tone for the record.

6. Remarks shall be limited to the question(s) or issue(s) under consideration.
7. The Chair may further reasonably limit the time period provided for public comment, as necessary, in order to ensure that all members of the public seeking to speak are afforded an opportunity to do so in a timely manner.
8. Members of the public are permitted and encouraged to submit written comments to the Board Secretary in advance of a Board Meeting, which shall become part of the official public record.
9. Any person making disruptive, impertinent or slanderous remarks, or who shall become boisterous while addressing the Council and refuses to stop may be requested to leave the meeting by the Chair.
10. Any person who, at a Board meeting, willfully interrupts or disturbs the meeting in violation of Section 871.01, Fla. Stat., entitled "Disturbing Schools and Religious and Other Assemblies," is subject to arrest by those law enforcement officers present.
11. The public's right to speak prior to official action being taken by the Board does not apply in the following circumstances:
    a. If the Board must take official action to deal with an emergency situation affecting the public health, welfare, or safety, when compliance with the requirements would cause an unreasonable delay in the ability of the Council to act;
    b. Official action by the Board involving no more than a ministerial act, including, but not limited to, approval of minutes and ceremonial proclamations;
    c. A meeting that is exempt from the open meeting requirements of Section 286.011, Fla. Stat.; or
    d. Meetings in which the Board is acting in a quasi-judicial capacity; however, this exclusion does not affect the right of a person to be heard as otherwise provided by law.

ARTICLE IV

Officers and Employees of the Agency

4.1 Officers of the Agency. The Commission of the City of Delray Beach shall appoint a Chair and Vice-Chair to the Board on an annual basis. The Board shall elect a 1st Vice Chair, and a Treasurer. No one individual may hold more than one office on the Agency.

4.2 Chair. The Chair shall be appointed by the City Commission on an annual basis. The Chair shall preside at all meetings of the Board and perform such other duties consistent with his or her office as may be imposed by the Agency. He or she shall have a

vote in the proceedings of the Board, but shall not have any veto power. He or she shall be considered the official head of the Agency for ceremonial purposes and shall also execute in the name of the Agency contracts and other legal documents as may be authorized by the Board.

4.3 Vice-Chair. The Vice-Chair shall be appointed by the City Commission on an annual basis. The Vice-Chair, in the absence or disability of the Chair, shall exercise the powers and perform the duties of the Chair. The Vice-Chair shall also assist the Chair generally and exercise such other powers and perform such other duties as shall be prescribed by the Agency.

4.4 First Vice-Chair. The First Vice-Chair shall be appointed by the Board on an annual basis, and shall serve in that function during such absence or disability of the Chair and Vice-Chair.

4.5 Secretary. The Secretary shall be the Executive Director of the Agency, and shall have general supervision over the administration of the business and affairs of the Agency, subject to the direction of the Board. The Secretary shall keep the minutes of all proceedings of the Agency. The Secretary shall prepare and serve all notices required by these By-Laws and the laws of the State of Florida. The Secretary shall have custody of the seal of the Agency, and affix the seal to instruments requiring the seal when duly signed. The Secretary, in conjunction with the Chair, shall execute contracts and other documents approved by the Board. In addition, the Secretary shall perform all other duties incident to the office of Secretary, and those that may be required by the Agency.

4.6 Treasurer. The Treasurer shall be appointed by the Board on an annual basis shall provide assistance to the Executive Director and Finance Director with respect to keeping the financial books of the Agency in a manner consistent with good accounting practices, and provide such professional assistance as the Agency may request in this regard. The Treasurer shall also perform such other duties as are incident to his office and this may be required by the Agency.

4.7 Vacancy on the Board. Should a member of the Board, no longer be a qualifying individual under Florida Statutes Chapter 163, the member shall automatically be removed as an officer of the Agency. If the vacancy results from the member not being re-appointed to his or her seat or for some other reason, the City Commission shall appoint a new member who shall be substituted for, and take the place of, the vacating commissioner.

4.8 Election of Officers. The officers, other than the Chair, Vice-Chair, and Secretary of the Agency shall be elected at the regular annual meeting to be held on the second Thursday in August of each year.

4.9 Term of Office. The officers elected by the Board at the regular annual meeting in August shall hold office until the next annual meeting of the following year, or until their successors are duly elected.

4.10 Executive Director. The Board shall appoint an Executive Director to administer its business and operations.

1. General. The Executive Director shall be the chief executive officer of the CRA, and shall serve at the pleasure of the Board. The CRA Board shall establish the compensation of the Executive Director, at least annually. The Executive Director shall not also be a member of the Board.
2. Responsibility. The Executive Director shall be responsible for carrying out the policies established by the Board, and shall have general supervision over, and be responsible for the hiring of CRA employees, and the day to day operations of the CRA. The Executive Director, with the approval of the Board, through the budgeting process, shall set the compensation for the employees of the CRA.
3. Property Negotiations. The Executive Director may evaluate and negotiate for the CRA to acquire appropriate parcels of property in accordance with approved CRA redevelopment plans, applicable law, and Board actions. All contracts for the purchase and sale of property shall be subject to Board approval.

4.11 Employees, Agents, and Consultants. The Board may hire, retain, and engage such employees, agents, consultants, experts, attorneys, and specialists, as it deems necessary and appropriate.

ARTICLE V

AMENDMENT OF THE BY-LAWS

5.1 Notice. Notice of the subject matter of a proposed amendment shall be included in the notice of any meeting at which the proposed amendment is to be considered.

5.2 Proposal of Amendments. Any Board member may propose an amendment to these By-Laws by written proposal to be sent to all members of the board, and the proposed amendment shall be considered at the next regular or special meeting of the Agency. Notice of any proposed amendment, and a copy of the amendment shall be provided to each Board member no later than seven (7) days prior to the meeting at which the amendment will be considered. The vote required to pass an amendment to the By-Laws shall be a majority vote of the members of the Board.

Parliamentary Procedure for Meetings

Robert's Rules of Order is the standard for facilitating discussions and group decision-making. Copies of the rules are available at most bookstores. Although they may seem long and involved, having an agreed-upon set of rules makes meetings run easier. ***Robert's Rules*** will help your group have better meetings, not make them more difficult. Your group is free to modify them or find another suitable process that encourages fairness and participation, unless your bylaws state otherwise.

Here are the basic elements of ***Robert's Rules***, used by most organizations:

1. ***Motion:*** To introduce a new piece of business or propose a decision or action, a motion must be made by a group member ("I move that.....") A second motion must then also be made (raise your hand and say, "I second it.") After limited discussion the group then votes on the motion. A majority vote is required for the motion to pass (or quorum as specified in your bylaws.)
2. ***Postpone Indefinitely:*** This tactic is used to kill a motion. When passed, the motion cannot be reintroduced at that meeting. It may be brought up again at a later date. This is made as a motion ("I move to postpone indefinitely..."). A second is required. A majority vote is required to postpone the motion under consideration.
3. ***Amend:*** This is the process used to change a motion under consideration. Perhaps you like the idea proposed but not exactly as offered. Raise your hand and make the following motion: "I move to amend the motion on the floor." This also requires a second. After the motion to amend is seconded, a majority vote is needed to decide whether the amendment is accepted. Then a vote is taken on the amended motion. In some organizations, a "friendly amendment" is made. If the person who made the original motion agrees with the suggested changes, the amended motion may be voted on without a separate vote to approve the amendment.
4. ***Commit:*** This is used to place a motion in committee. It requires a second. A majority vote must rule to carry it. At the next meeting the committee is required to prepare a report on the motion committed. If an appropriate committee exists, the motion goes to that committee. If not, a new committee is established.
5. ***Question:*** To end a debate immediately, the question is called (say "I call the question") and needs a second. A vote is held immediately (no further discussion is allowed). A two-thirds vote is required for passage. If it is passed, the motion on the floor is voted on immediately.
6. ***Table:*** To table a discussion is to lay aside the business at hand in such a manner that it will be considered later in the meeting or at another time ("I make a motion to table this discussion until the next meeting. In the meantime, we will get more information so we can better discuss the issue.") A second is needed and a majority vote required to table the item being discussed.
7. ***Adjourn:*** A motion is made to end the meeting. A second motion is required. A majority vote is then required for the meeting to be adjourned (ended).

Note: If more than one motion is proposed, the most recent takes precedence over the ones preceding it. For example if #6, a motion to table the discussion, is proposed, it must be voted on before #3, a motion to amend, can be decided.

In a smaller meeting, like a committee or board meeting, often only four motions are used:

- To introduce (motion.)
- To change a motion (amend.)
- To adopt (accept a report without discussion.)
- To adjourn (end the meeting.)

Remember, these processes are designed to ensure that everyone has a chance to participate and to share ideas in an orderly manner. Parliamentary procedure should not be used to prevent discussion of important issues.

Board and committee chairpersons and other leaders may want to get some training in meeting facilitation and in using parliamentary procedure. Additional information on meeting processes, dealing with difficult people, and using ***Robert's Rules*** is available from district office staff and community resources such as the League of Women Voters, United Way and other technical assistance providers. Parliamentary Procedure at a Glance, by O. Garfield Jones, is an excellent and useful guide for neighborhood association chairs.

Tips in Parliamentary Procedure

The following summary will help you determine when to use the actions described in ***Robert's Rules***.

- **A main motion must be moved, seconded, and stated by the chair before it can be discussed.**
- **If you want to move, second, or speak to a motion,** *stand and address the chair.*
- **If you approve the motion as is**, *vote for it.*
- **If you disapprove the motion**, *vote against it.*
- **If you approve the idea of the motion but want to change it**, *amend it or submit a substitute for it.*
- **If you want advice or information to help you make your decision**, *move to refer the motion to an appropriate quorum or committee with instructions to report back.*
- **If you feel they can handle it better than the assembly**, *move to refer the motion to a quorum or committee with power to act.*
- **If you feel that there the pending question(s) should be delayed so more urgent business can be considered**, *move to lay the motion on the table.*
- **If you want time to think the motion over**, *move that consideration be deferred to a certain time.*
- **If you think that further discussion is unnecessary**, *move the previous question.*
- **If you think that the assembly should give further consideration to a motion referred to a quorum or committee**, *move the motion be recalled.*
- **If you think that the assembly should give further consideration to a matter already voted upon**, *move that it be reconsidered.*
- **If you do not agree with a decision rendered by the chair**, *appeal the decision to the assembly.*
- **If you think that a matter introduced is not germane to the matter at hand**, *a point of order may be raised.*
- **If you think that too much time is being consumed by speakers**, *you can move a time limit on such speeches.*
- **If a motion has several parts, and you wish to vote differently on these parts**, *move to divide the motion.*

PARLIAMENTARY PROCEDURE AT A GLANCE

TO DO THIS	YOU SAY THIS	MAY YOU INTERRUPT SPEAKER	MUST YOU BE SECONDED	IS MOTION DEBATABLE	WHAT VOTE REQUIRED
Adjourn meeting*	I move that we adjourn	No	Yes	No	Majority
Recess meeting	I move that we recess until...	No	Yes	No	Majority
Complain about noise, room temperature, etc.*	Point of privilege	Yes	No	No	No vote
Suspend further consideration of something*	I move we table it	No	Yes	No	Majority
End debate	I move the previous question	No	Yes	No	2/3 vote
Postpone consideration of something	I move we postpone this matter until...	No	Yes	Yes	Majority
Have something studied further	I move we refer this matter to committee	No	Yes	Yes	Majority
Amend a motion	I move this motion be amended by...	No	Yes	Yes	Majority
Introduce business (a primary motion)	I move that...	No	Yes	Yes	Majority
Object to procedure or personal affront*	Point of order	Yes	No	No	No vote, Chair decides
Request information	Point of information	Yes	No	No	No vote
Ask for actual count to verify voice vote	I call for a division of the house	No	No	No	No vote
Object consideration of undiplomatic vote*	I object to consideration of this question	Yes	No	No	2/3 vote
Take up a matter previously tabled*	I move to take from the table...	No	Yes	No	Majority
Reconsider something already disposed of*	I move we reconsider our action relative to...	Yes	Yes	Yes	Majority
Consider something already out of its schedule*	I move we suspend the rules and consider	No	Yes	No	2/3 vote
Vote on a ruling by the Chair	I appeal the Chair's decision	Yes	Yes	Yes	Majority

*Not amendable

PARLIAMENTARY PROCEDURE AT A GLANCE

		Debatable	Amendable	Can Be Reconsidered	Requires 2/3 Vote
Privileged Motions	Fix Time at Which to Adjourn	No	Yes	No	No
	Adjourn	No	No	Yes	No
	Question of Privilege	No	Yes	Yes	No
	Call for Order of Day	No	No	Yes	No
Incidental Motions	Appeal	Yes	No	Yes	No
	Objection to Consideration of a Question	No	No	Yes	Yes
	Point of Information	No	No	No	No
	Point of Order	No	No	No	No
	Read Papers	No	No	Yes	No
	Suspend the Rules	No	No	No	Yes
	Withdraw a Motion	No	No	Yes	No
Subsidiary Motions	Lay on the Table	No	No	Yes	No
	The Previous Question (close debate)	No	No	Yes	Yes
	Limit or Extend Debate	No	Yes	Yes	Yes
	Postpone to a Definite Time	Yes	Yes	Yes	No
	Refer to Committee	Yes	Yes	Yes	No
	Amend the Amendment	Yes	No	No	No
	Amendment	Yes	Yes	Yes	No
	Postpone Indefinitely	Yes	No	Yes	No
Main Motion	Main or Procedural Motion	Yes	Yes	Yes	No

This table presents the motions in order of precedence. Each motion takes precedence over (i.e. can be considered ahead of) the motions listed below it. No motion can supersede (i.e. be considered before) any of the motions listed above it.

PLEASE NOTE: many organizations use only the Main Motion and Subsidiary Motions, handling other matters on an informal basis.

IN THE MEETING

TO INTRODUCE A MOTION:

Stand when no one else has the floor.
Address the Chair by the proper title.
Wait until the chair recognizes you.

- Now that you have the floor and can proceed with your motion say "I move that...," state your motion clearly and sit down.
- Another member may second your motion. A second merely implies that the seconder agrees that the motion should come before the assembly and not that he/she is in favor of the motion.
- If there is no second, the Chair says, "The motion is not before you at this time." The motion is not lost, as there has been no vote taken.
- If there is a second, the Chair states the question by saying "It has been moved and seconded that ... (state the motion). . ., is there any discussion?"

DEBATE OR DISCUSSING THE MOTION:

- The member who made the motion is entitled to speak first.
- Every member has the right to speak in debate.
- The Chair should alternate between those "for" the motion and those "against" the motion.
- The discussion should be related to the pending motion.
- Avoid using a person's name in debate.
- All questions should be directed to the Chair.
- Unless there is a special rule providing otherwise, a member is limited to speak once to a motion.
- Asking a question or a brief suggestion is not counted in debate.
- A person may speak a second time in debate with the assembly's permission.

VOTING ON A MOTION:

- Before a vote is taken, the Chair puts the question by saying "Those in favor of the motion that ... (repeat the motion)... say "Aye." Those opposed say "No." Wait, then say "The motion is carried," or "The motion is lost."
- Some motions require a 2/3 vote. A 2/3 vote is obtained by standing
- If a member is in doubt about the vote, he may call out "division." A division is a demand for a standing vote.
- A majority vote is more than half of the votes cast by persons legally entitled to vote.
- A 2/3 vote means at least 2/3 of the votes cast by persons legally entitled to vote.
- A tie vote is a lost vote, since it is not a majority.

AMENDMENTS ILLUSTRATED

Any main motion or resolution may be amended by:

1. Adding at the end
2. Striking out a word or words
3. Inserting a word or words
4. Striking out and inserting a word or words
5. Substitution

A member rises, addresses the chair, receives recognition, and states the motion:

"I move that. . . "

MAIN MOTION

Another member seconds the motion.

The Chair repeats the motion and says, "Is there any discussion?"

Must be germane to the main motion

To improve the motion, a member rises, receives recognition and says, "I move to amend the motion by . . . "

PRIMARY AMENDMENT

Another member seconds the amendment.

The Chair repeats the amendment and says, "Is there any discussion on the amendment?"

Must be germane to the primary amendment

To improve the amendment, a member rises, receives recognition, and says, "I move to amend the amendment by . . . "

SECONDARY AMENDMENT
(not amendable)

Another member seconds the amendment.

The Chair repeats the amendment to the amendment and says, "Is there any discussion on the amendment to the amendment?"

- When discussion ceases, the Chair says, "Those in favor of the amendment to the amendment say 'Aye.' Those opposed say 'No.'"
- If the vote was in the affirmative, the amendment is included in the primary amendment. The Chair then says, "Is there any discussion on the amended amendment?"
- If there is no discussion, a vote is taken on the amended amendment. If the vote in the affirmative, the amendment is included in the main motion. The chair then says, "Is there any discussion on the amended motion?"
- At this place, the motion can again be amended.
- If there is no further discussion, a vote is taken on the amended motion.
- Even though the amendments carried in the affirmative, the main motion as amended can be defeated.

Delray Beach Community Redevelopment Agency

Community Redevelopment Plan/Community Redevelopment Act

PART ONE: BACKGROUND

I. Authority to Undertake Community Redevelopment

This document has been prepared under the direction of the City of Delray Beach Community Redevelopment Agency in accordance with the Community Redevelopment Act of 1969, F.S. 163, Part III. In recognition of the need to prevent and eliminate slum and blighted conditions within the community, the Community Redevelopment Act confers upon counties and municipalities the authority and powers to carry out "Community Redevelopment." For the purposes of this Community Redevelopment Plan, the following definition, taken from the Florida Statutes, shall apply:

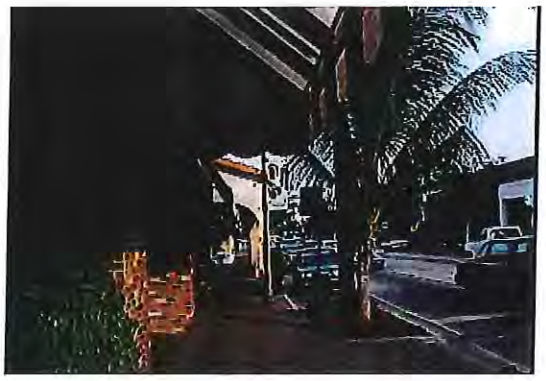
"Community Redevelopment" or **"Redevelopment"** means undertakings, activities, or projects of a county, municipality, or community redevelopment agency in a community redevelopment area for the elimination and prevention of the development or spread of slums and blight or for the provision of affordable housing, whether for rent or for sale, to residents of low or moderate income, including the elderly, and may include slum clearance and redevelopment in a community redevelopment area, or rehabilitation or conservation in a community redevelopment area, or any combination or part thereof, in accordance with a community redevelopment plan and may include the preparation of such a plan.

The ability of a county or municipality to utilize the authority granted under the Act is predicated upon the adoption of a *"Finding of Necessity"* by the governing body. This finding must demonstrate that:

(1) One or more slum or blighted areas, or one or more areas in which there is a shortage of housing affordable to residents of low or moderate income, including the elderly, exist in the county or municipality; and,

(2) The rehabilitation, conservation, or redevelopment, or a combination thereof, of such area or areas, including, if appropriate, the development of housing which residents of low or moderate income, including the elderly, can afford, is necessary in the interest of the public health, safety, morals, or welfare of the residents of such county or municipality.

E. Atlantic Avenue – before



E. Atlantic Avenue – after

II. Creation of the Community Redevelopment Agency

Upon a *"Finding of Necessity"* by the governing body and upon further finding that there is a need for a Community Redevelopment Agency to function in the county or municipality to carry out community redevelopment purposes, any county or municipality may create a public body corporate and politic to be known as a "Community Redevelopment Agency." The Agency shall be constituted as a public instrumentality, and the exercise by the Agency of the powers conferred by F.S. Chapter 163, Part III shall be deemed and held to be the performance of an essential public function.

The City of Delray Beach City Commission established the Delray Beach Community Redevelopment Agency on June 18, 1985, with the adoption of Ordinance 46-85. The organizational structure of the agency was also established at that time. It consists of a board of seven members appointed by the City Commission. The term of office of the board members is four years. A vacancy occurring during a term is filled for the unexpired term. The provisions of Ordinance No. 46-85 have been codified in Article 8.1 of the City's Land Development Regulations.

III. Powers of the Community Redevelopment Agency

As authorized by the Community Redevelopment Act, a wide variety of powers are available to the City of Delray Beach to carry out redevelopment activities. While most of these powers may be delegated to a Community Redevelopment Agency, others may not. These powers, which continue to vest in the City Commission, are as follows:

- The power to determine an area to be a slum or blighted area and to designate such an area as appropriate for community redevelopment;
- The power to grant final approval to community redevelopment plans and modifications thereof;
- Prior to the approval of the community redevelopment plan or approval of any modifications of the plan, the power to approve the acquisition, demolition, removal, or disposal of property and the power to assume the responsibility to bear loss;
- The power to authorize the issuance of revenue bonds.

The powers which the City Commission has chosen to delegate to the Delray Beach Community Redevelopment Agency under City Ordinance No. 46-85 include the following:

- The power to acquire property deemed necessary for community redevelopment, except that the use of eminent domain (for public purpose) shall require specific approval from the City Commission;
- The power to hold, improve, clear, or prepare any acquired property for redevelopment;
- The power to dispose of property acquired within the community redevelopment area for uses in accordance with the plan;
- The power to construct improvements necessary to carry out community redevelopment objectives;
- The power to carry out programs of repair and rehabilitation;

- The power to plan for and assist in the relocation of persons and businesses displaced by redevelopment activities;
- The power to receive and utilize tax increment revenues to fund redevelopment activities.

In 1992, the City Commission adopted City Ordinance No. 17-92 which delegated the following power to the CRA:

- The powers to appropriate such funds and make such expenditures as are necessary to carry out the purposes of the Community Redevelopment Act of 1969.

Other powers authorized by the Act but which the City Commission has elected ***not*** to delegate to the Agency are:

- The power to zone or rezone any part of the city or make exceptions from building regulations;
- The power to close, vacate, plan, or re-plan streets, roads, sidewalks, ways or other places and to plan or re-plan any part of the city.

- **The Community Redevelopment Area**

Pursuant to State Statutes, a community redevelopment area must be a slum area, a blighted area, or an area in which there is a shortage of housing that is affordable to residents of low or moderate income, including the elderly. The City of Delray Beach Community Redevelopment Agency generally consists of the older central core of the city which had become deteriorated due to age, obsolescence, and the lack of investment. While parts of the area have been revitalized as a result of community redevelopment efforts over the years, many areas still suffer from blighted conditions. Unfortunately, a deteriorating area is self propagating, and as conditions worsen, residents and private businesses become less willing to put financial resources into the area. It is this cycle which severely limits the ability of private enterprise to stop the spread of slum and blight without public assistance.

A *"Finding of Necessity"* for the initial 1,812 acre Delray Beach Community Redevelopment Area was adopted by City Commission Resolution No. 32-85 on May 14, 1985. A *"Finding of Necessity"* for an additional 103 acres, located along North Federal Highway, was adopted by City Commission Resolution No. 47-87 on November 24, 1987, and the Community Redevelopment Area was thus increased to its current size. The overall boundaries of the Community Redevelopment Area are shown graphically in Figure 1 and by legal description in Appendix "A." A copy of each *"Finding of Necessity"* is found in Appendix "B." In 1995, as a result of an eminent domain taking, the CRA received a favorable Appellate Court ruling in the Fourth District Court of Appeals stating the validity of the Necessity of Finding of 1985.

V. The Community Redevelopment Plan

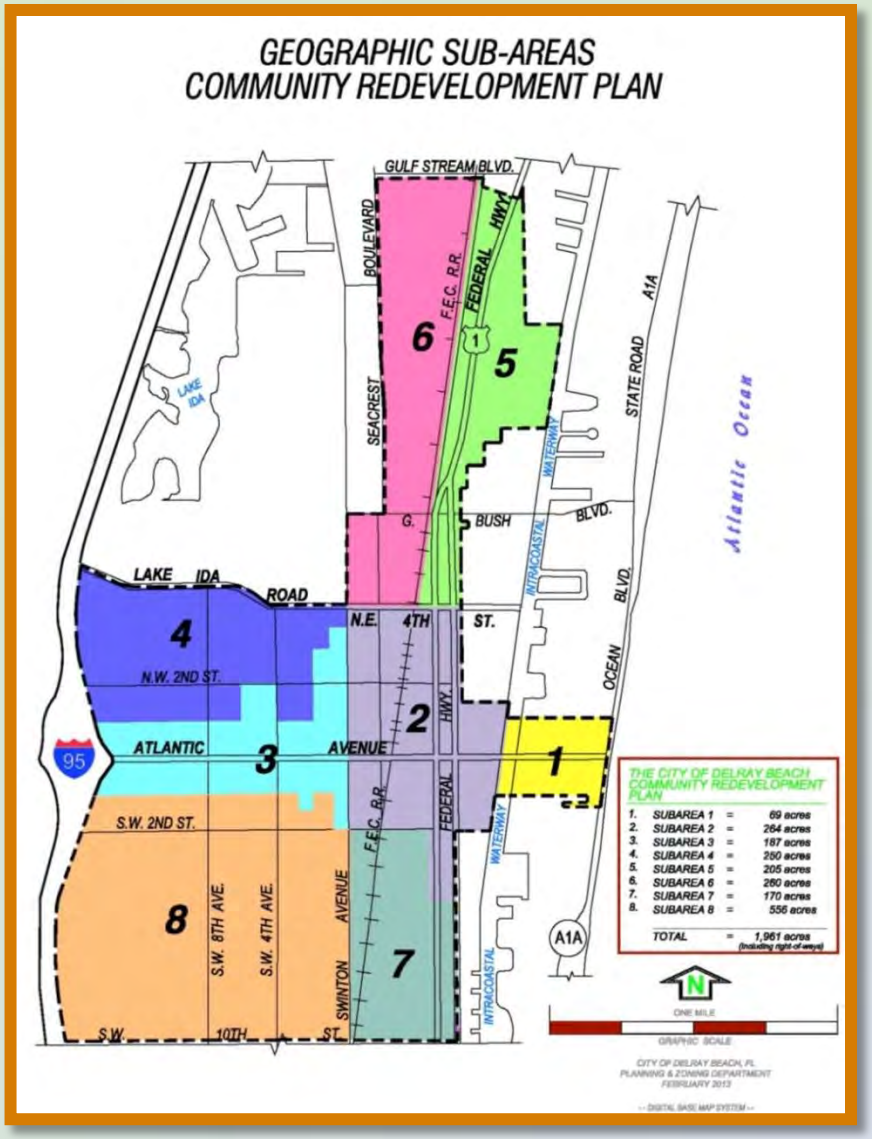
All public redevelopment activities expressly authorized by the Community Redevelopment Act and funded by tax increment financing must be in accordance with a redevelopment plan which has been approved by the City Commission. Like the City's Comprehensive Plan, the Community Redevelopment Plan is an evolving document which must

be evaluated and amended on a regular basis in order to accurately reflect changing conditions and community objectives. All redevelopment financed by tax increment revenues shall be completed no later than thirty (30) years following the adoption of this amendment to the plan. This Plan was adopted by City Ordinance on September 16, 2014.

Delray Beach CRA

Conditions led to the creation of the CRA in 1985 under Chapter 163 part 3 of Florida statutes.

- CRA District approx. 2,000 acres (1/5 of City)
- Governed by 7-member volunteer board, appointed by City Commission
- Tax Increment Financing (TIFs) primary source of revenues
- Activities guided by Community Redevelopment Plan



Tax Increment Financing (TIFs)

- TIF is NOT a new or additional tax. It is a portion of the taxes collected and transferred to the CRA, based on incremental increases in property values
- 1985 is Delray CRA's "base year"
- City receives tax revenues based on 1985 assessed values plus 5% of increased revenues
- CRA receives 95% of tax revenues that accrue from increase in assessed value since base year
- Includes both City and County tax dollars
- TIFs are reinvested in redevelopment area

What Does the CRA Do?

MISSION

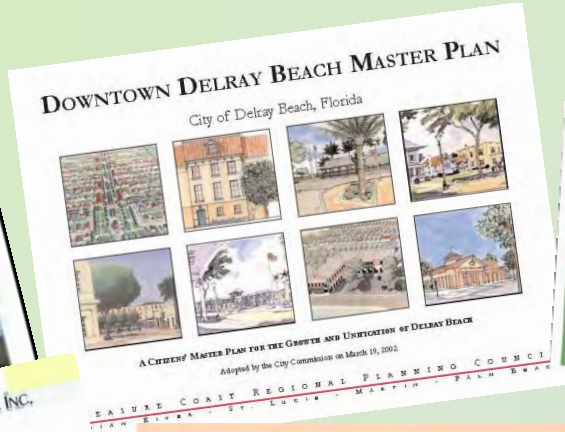
To foster and directly assist in the redevelopment of the Community Redevelopment Area in order to eliminate blight, create a sustainable downtown and encourage economic growth, thus improving the attractiveness and quality of life for the benefit of the CRA District and the City of Delray Beach as a whole.

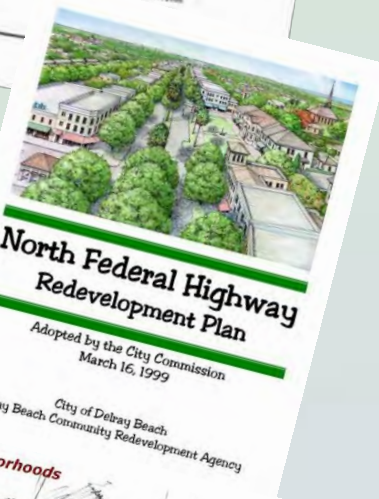
- Eliminate blighted conditions
- Protect and enhance the tax base
- Create an economically healthy and dynamic downtown
- Provide affordable housing
- Leverage private investment

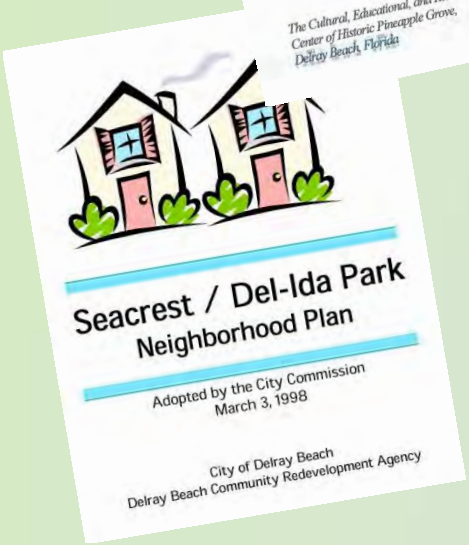
Community Redevelopment Plan at Work

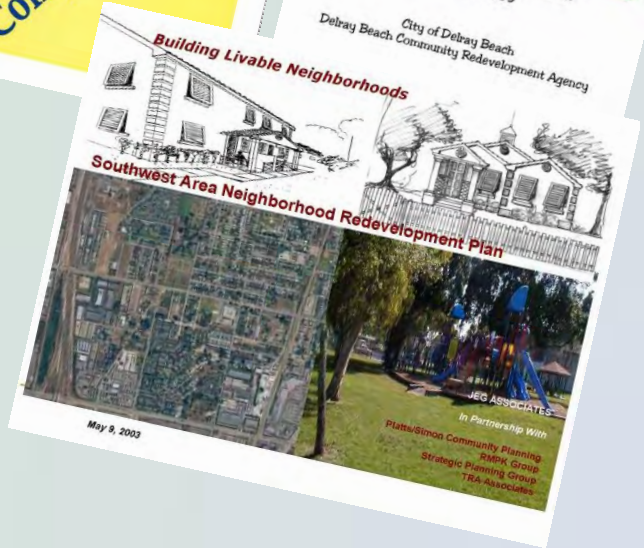
- Public Infrastructure Improvements
- Leveraging Private Investment – grants, subsidies, loans, land assembly
- Downtown Sustainability
- Neighborhoods & Affordable Housing

Neighborhood & Redevelopment Plans









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Title XI
COUNTY ORGANIZATION AND INTERGOVERNMENTAL RELATIONS

Chapter 163
INTERGOVERNMENTAL PROGRAMS

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PART III
COMMUNITY REDEVELOPMENT

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163.335 Findings and declarations of necessity.
163.340 Definitions.
163.345 Encouragement of private enterprise.
163.346 Notice to taxing authorities.
163.350 Workable program.
163.353 Power of taxing authority to tax or appropriate funds to a redevelopment trust fund in order to preserve and enhance the tax base of the authority.
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163.356 Creation of community redevelopment agency.
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163.330 Short title.—This part shall be known and may be cited as the "Community Redevelopment Act of 1969."

History.—s. 1, ch. 69-305.

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163.335 Findings and declarations of necessity.—

(1) It is hereby found and declared that there exist in counties and municipalities of the state slum and blighted areas which constitute a serious and growing menace, injurious to the public health, safety, morals, and welfare of the residents of the state; that the existence of such areas contributes substantially and increasingly to the spread of disease and crime, constitutes an economic and social liability imposing onerous burdens which decrease the tax base and reduce tax revenues, substantially impairs or arrests sound growth, retards the provision of housing accommodations, aggravates traffic problems, and substantially hampers the elimination of traffic hazards and the improvement of traffic facilities; and that the prevention and elimination of slums and blight is a matter of state policy and state concern in order that the state and its counties and municipalities shall not continue to be endangered by areas which are focal centers of disease, promote juvenile delinquency, and consume an excessive proportion of its revenues because of the extra services required for police, fire, accident, hospitalization, and other forms of public protection, services, and facilities.

(2) It is further found and declared that certain slum or blighted areas, or portions thereof, may require acquisition, clearance, and disposition subject to use restrictions, as provided in this part, since the prevailing condition of decay may make impracticable the reclamation of the area by conservation or rehabilitation; that other areas or portions thereof may, through the means provided in this part, be susceptible of conservation or rehabilitation in such a manner that the conditions and evils enumerated may be eliminated, remedied, or prevented; and that salvageable slum and blighted areas can be conserved and rehabilitated through appropriate public action as herein authorized and the cooperation and voluntary action of the owners and tenants of property in such areas.

(3) It is further found and declared that the powers conferred by this part are for public uses and purposes for which public money may be expended and police power exercised, and the necessity in the public interest for the provisions herein enacted is declared as a matter of legislative determination.

(4) It is further found that coastal resort and tourist areas or portions thereof which are deteriorating and economically distressed due to building density patterns, inadequate transportation and parking facilities, faulty lot layout, or inadequate street layout, could, through the means provided in this part, be revitalized and redeveloped in a manner that will vastly improve the economic and social conditions of the community.

(5) It is further found and declared that the preservation or enhancement of the tax base from which a taxing authority realizes tax revenues is essential to its existence and financial health; that the preservation and enhancement of such tax base is implicit in the purposes for which a taxing authority is established; that tax increment financing is an effective method of achieving such preservation and enhancement in areas in which such tax base is declining; that community redevelopment in such areas, when complete, will enhance such tax base and provide increased tax revenues to all affected taxing authorities, increasing their ability to accomplish their other respective purposes; and that the preservation and enhancement of the tax base in such areas through tax increment financing and the levying of taxes by such taxing authorities therefor and the appropriation of funds to a redevelopment trust fund bears a substantial relation to the purposes of such taxing authorities and is for their

respective purposes and concerns. This subsection does not apply in any jurisdiction where the community redevelopment agency validated bonds as of April 30, 1984.

(6) It is further found and declared that there exists in counties and municipalities of the state a severe shortage of housing affordable to residents of low or moderate income, including the elderly; that the existence of such condition affects the health, safety, and welfare of the residents of such counties and municipalities and retards their growth and economic and social development; and that the elimination or improvement of such condition is a proper matter of state policy and state concern and is for a valid and desirable public purpose.

(7) It is further found and declared that the prevention or elimination of a slum area or blighted area as defined in this part and the preservation or enhancement of the tax base are not public uses or purposes for which private property may be taken by eminent domain and do not satisfy the public purpose requirement of s. 6(a), Art. X of the State Constitution.

History.—s. 2, ch. 69-305; ss. 1, 22, ch. 84-356; s. 1, ch. 98-201; s. 6, ch. 2006-11.

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163.340 Definitions.—The following terms, wherever used or referred to in this part, have the following meanings:

(1) "Agency" or "community redevelopment agency" means a public agency created by, or designated pursuant to, s. 163.356 or s. 163.357.

(2) "Public body" means the state or any county, municipality, authority, special district as defined in s. 165.031(7), or other public body of the state, except a school district.

(3) "Governing body" means the council, commission, or other legislative body charged with governing the county or municipality.

(4) "Mayor" means the mayor of a municipality or, for a county, the chair of the board of county commissioners or such other officer as may be constituted by law to act as the executive head of such municipality or county.

(5) "Clerk" means the clerk or other official of the county or municipality who is the custodian of the official records of such county or municipality.

(6) "Federal Government" includes the United States or any agency or instrumentality, corporate or otherwise, of the United States.

(7) "Slum area" means an area having physical or economic conditions conducive to disease, infant mortality, juvenile delinquency, poverty, or crime because there is a predominance of buildings or improvements, whether residential or nonresidential, which are impaired by reason of dilapidation, deterioration, age, or obsolescence, and exhibiting one or more of the following factors:

(a) Inadequate provision for ventilation, light, air, sanitation, or open spaces;

(b) High density of population, compared to the population density of adjacent areas within the county or municipality; and overcrowding, as indicated by government-maintained statistics or other studies and the requirements of the Florida Building Code; or

(c) The existence of conditions that endanger life or property by fire or other causes.

(8) "Blighted area" means an area in which there are a substantial number of deteriorated or deteriorating structures; in which conditions, as indicated by government-maintained statistics or other studies, endanger life or property or are leading to economic distress; and in which two or more of the following factors are present:

(a) Predominance of defective or inadequate street layout, parking facilities, roadways, bridges, or public transportation facilities.

(b) Aggregate assessed values of real property in the area for ad valorem tax purposes have failed to show any appreciable increase over the 5 years prior to the finding of such conditions.

(c) Faulty lot layout in relation to size, adequacy, accessibility, or usefulness.

(d) Unsanitary or unsafe conditions.

(e) Deterioration of site or other improvements.

(f) Inadequate and outdated building density patterns.

(g) Falling lease rates per square foot of office, commercial, or industrial space compared to the remainder of the county or municipality.

(h) Tax or special assessment delinquency exceeding the fair value of the land.

(i) Residential and commercial vacancy rates higher in the area than in the remainder of the county or municipality.

(j) Incidence of crime in the area higher than in the remainder of the county or municipality.

(k) Fire and emergency medical service calls to the area proportionately higher than in the remainder of the county or municipality.

(l) A greater number of violations of the Florida Building Code in the area than the number of violations recorded in the remainder of the county or municipality.

(m) Diversity of ownership or defective or unusual conditions of title which prevent the free alienability of land within the deteriorated or hazardous area.

(n) Governmentally owned property with adverse environmental conditions caused by a public or private entity.

(o) A substantial number or percentage of properties damaged by sinkhole activity which have not been adequately repaired or stabilized.

However, the term "blighted area" also means any area in which at least one of the factors identified in paragraphs (a) through (o) is present and all taxing authorities subject to s. 163.387(2)(a) agree, either by interlocal agreement with the agency or by resolution, that the area is blighted. Such agreement or resolution must be limited to a determination that the area is blighted. For purposes of qualifying for the tax credits authorized in chapter 220, "blighted area" means an area as defined in this subsection.

(9) "Community redevelopment" or "redevelopment" means undertakings, activities, or projects of a county, municipality, or community redevelopment agency in a community redevelopment area for the elimination and prevention of the development or spread of slums and blight, or for the reduction or prevention of crime, or for the provision of affordable housing, whether for rent or for sale, to residents of low or moderate income, including the elderly, and may include slum clearance and redevelopment in a community redevelopment area or rehabilitation and revitalization of coastal resort and tourist areas that are deteriorating and economically distressed, or rehabilitation or conservation in a community redevelopment area, or any combination or part thereof, in accordance with a community redevelopment plan and may include the preparation of such a plan.

(10) "Community redevelopment area" means a slum area, a blighted area, or an area in which there is a shortage of housing that is affordable to residents of low or moderate income, including the elderly, or a coastal and tourist area that is deteriorating and economically distressed due to outdated building density patterns, inadequate transportation and parking facilities, faulty lot layout or inadequate street layout, or a combination thereof which the governing body designates as appropriate for community redevelopment. For community redevelopment agencies created after July 1, 2006, a community redevelopment area may not consist of more than 80 percent of a municipality.

(11) "Community redevelopment plan" means a plan, as it exists from time to time, for a community redevelopment area.

(12) "Related activities" means:

(a) Planning work for the preparation of a general neighborhood redevelopment plan or for the preparation or completion of a communitywide plan or program pursuant to s. 163.365.

(b) The functions related to the acquisition and disposal of real property pursuant to s. 163.370(4).

(c) The development of affordable housing for residents of the area.

(d) The development of community policing innovations.

(13) "Real property" means all lands, including improvements and fixtures thereon, and property of any nature appurtenant thereto or used in connection therewith and every estate, interest, right, and use, legal or equitable, therein, including but not limited to terms for years and liens by way of judgment, mortgage, or otherwise.

(14) "Bonds" means any bonds (including refunding bonds), notes, interim certificates, certificates of indebtedness, debentures, or other obligations.

(15) "Obligee" means and includes any bondholder, agents or trustees for any bondholders, or lessor demising to the county or municipality property used in connection with community redevelopment, or any assignee or assignees of such lessor's interest or any part thereof, and the Federal Government when it is a party to any contract with the county or municipality.

(16) "Person" means any individual, firm, partnership, corporation, company, association, joint stock association, or body politic and includes any trustee, receiver, assignee, or other person acting in a similar representative capacity.

(17) "Area of operation" means, for a county, the area within the boundaries of the county, and for a municipality, the area within the corporate limits of the municipality.

(18) "Housing authority" means a housing authority created by and established pursuant to chapter 421.

(19) "Board" or "commission" means a board, commission, department, division, office, body or other unit of the county or municipality.

(20) "Public officer" means any officer who is in charge of any department or branch of the government of the county or municipality relating to health, fire, building regulations, or other activities concerning dwellings in the county or municipality.

(21) "Debt service millage" means any millage levied pursuant to s. 12, Art. VII of the State Constitution.

(22) "Increment revenue" means the amount calculated pursuant to s. 163.387(1).

(23) "Community policing innovation" means a policing technique or strategy designed to reduce crime by reducing opportunities for, and increasing the perceived risks of engaging in, criminal activity through visible presence of police in the community, including, but not limited to, community mobilization, neighborhood block watch, citizen patrol, citizen contact patrol, foot patrol, neighborhood storefront police stations, field interrogation, or intensified motorized patrol.

(24) "Taxing authority" means a public body that levies or is authorized to levy an ad valorem tax on real property located in a community redevelopment area.

History.—s. 3, ch. 69-305; s. 1, ch. 77-391; s. 1, ch. 81-44; s. 3, ch. 83-231; ss. 2, 22, ch. 84-356; s. 83, ch. 85-180; s. 72, ch. 87-243; s. 33, ch. 91-45; s. 1, ch. 93-286; s. 1, ch. 94-236; s. 1447, ch. 95-147; s. 2, ch. 98-201; s. 1, ch. 98-314; s. 2, ch. 2002-294; s. 7, ch. 2006-11; s. 1, ch. 2006-307; s. 20, ch. 2013-15; s. 7, ch. 2015-30.

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163.345 Encouragement of private enterprise.—

(1) Any county or municipality, to the greatest extent it determines to be feasible in carrying out the provisions of this part, shall afford maximum opportunity, consistent with the sound needs of the county or municipality as a whole, to the rehabilitation or redevelopment of the community redevelopment area by private enterprise. Any county or municipality shall give consideration to this objective in exercising its powers under this part, including the formulation of a workable program; the approval of community redevelopment plans, communitywide plans or programs for community redevelopment, and general neighborhood redevelopment plans (consistent with the general plan of the county or municipality); the development and implementation of community policing innovations; the exercise of its zoning powers; the enforcement of other laws, codes, and regulations relating to the use of land and the use and occupancy of buildings and improvements; the development of affordable housing; the disposition of any property acquired, subject to the limitations of s. 73.013; and the provision of necessary public improvements.

(2) In giving consideration to the objectives outlined in subsection (1), the county or municipality shall consider making available the incentives provided under the Florida Enterprise Zone Act and chapter 420.

History.—s. 4, ch. 69-305; s. 4, ch. 83-231; s. 2, ch. 94-236; s. 2, ch. 98-314; s. 26, ch. 2001-60; s. 12, ch. 2005-287; s. 8, ch. 2006-11.

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163.346 Notice to taxing authorities.—Before the governing body adopts any resolution or enacts any ordinance required under s. 163.355, s. 163.356, s. 163.357, or s. 163.387; creates a community redevelopment agency; approves, adopts, or amends a community redevelopment plan; or issues redevelopment revenue bonds under s. 163.385, the governing body must provide public notice of such proposed action pursuant to s. 125.66(2) or s. 166.041(3)(a) and, at least 15 days before such proposed action, mail by registered mail a notice to each taxing authority which levies ad valorem taxes on taxable real property contained within the geographic boundaries of the redevelopment area.

History.—s. 8, ch. 84-356; s. 2, ch. 93-286; s. 13, ch. 95-310.

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163.350 Workable program.—Any county or municipality for the purposes of this part may formulate for the county or municipality a workable program for utilizing appropriate private and public resources to eliminate and prevent the development or spread of slums and urban blight, to encourage needed community rehabilitation, to provide for the redevelopment of slum and blighted areas, to provide housing affordable to residents of low or moderate income, including the elderly, or to undertake such of the aforesaid activities or other feasible county or municipal activities as may be suitably employed to achieve the objectives of such workable program. Such workable program may include provision for the prevention of the spread of blight into areas of the county or municipality which are free from blight through diligent enforcement of housing, zoning, and occupancy controls and standards; the rehabilitation or conservation of slum and blighted areas or portions thereof by replanning, removing congestion, providing parks, playgrounds, and other public improvements, encouraging voluntary rehabilitation, and compelling the repair and rehabilitation of deteriorated or deteriorating structures; the development of affordable housing; the implementation of community policing innovations; and the clearance and redevelopment of slum and blighted areas or portions thereof.

History.—s. 5, ch. 69-305; s. 3, ch. 84-356; s. 3, ch. 94-236; s. 3, ch. 98-314.

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163.353 Power of taxing authority to tax or appropriate funds to a redevelopment trust fund in order to preserve and enhance the tax base of the authority.—Notwithstanding any other provision of general or special law, the purposes for which a taxing authority may levy taxes or appropriate funds to a redevelopment trust fund include the preservation and enhancement of the tax base of such taxing authority and the furthering of the purposes of such taxing authority as provided by law.

History.—s. 21, ch. 84-356.

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163.355 Finding of necessity by county or municipality.—No county or municipality shall exercise the community redevelopment authority conferred by this part until after the governing body has adopted a resolution, supported by data and analysis, which makes a legislative finding that the conditions in the area meet the criteria described in s. 163.340(7) or (8). The resolution must state that:

(1) One or more slum or blighted areas, or one or more areas in which there is a shortage of housing affordable to residents of low or moderate income, including the elderly, exist in such county or municipality; and

(2) The rehabilitation, conservation, or redevelopment, or a combination thereof, of such area or areas, including, if appropriate, the development of housing which residents of low or moderate income, including the elderly, can afford, is necessary in the interest of the public health, safety, morals, or welfare of the residents of such county or municipality.

History.—s. 6, ch. 69-305; s. 4, ch. 84-356; s. 4, ch. 94-236; s. 3, ch. 2002-294.

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163.356 Creation of community redevelopment agency.—

(1) Upon a finding of necessity as set forth in s. 163.355, and upon a further finding that there is a need for a community redevelopment agency to function in the county or municipality to carry out the community redevelopment purposes of this part, any county or municipality may create a public body corporate and politic to be known as a "community redevelopment agency." A charter county having a population less than or equal to 1.6 million may create, by a vote of at least a majority plus one of the entire governing body of the charter county, more than one community redevelopment agency. Each such agency shall be constituted as a public instrumentality, and the exercise by a community redevelopment agency of the powers conferred by this part shall be deemed and held to be the performance of an essential public function. Community redevelopment agencies of a county have the power to function within the corporate limits of a municipality only as, if, and when the governing body of the municipality has by resolution concurred in the community redevelopment plan or plans proposed by the governing body of the county.

(2) When the governing body adopts a resolution declaring the need for a community redevelopment agency, that body shall, by ordinance, appoint a board of commissioners of the community redevelopment agency, which shall consist of not fewer than five or more than nine commissioners. The terms of office of the commissioners shall be for 4 years, except that three of the members first appointed shall be designated to serve terms of 1, 2, and 3 years, respectively, from the date of their appointments, and all other members shall be designated to serve for terms of 4 years from the date of their appointments. A vacancy occurring during a term shall be filled for the unexpired term. As provided in an interlocal agreement between the governing body that created the agency and one or more taxing authorities, one or more members of the board of commissioners of the agency may be representatives of a taxing authority, including members of that taxing authority's governing body, whose membership on the board of commissioners of the agency would be considered an additional duty of office as a member of the taxing authority governing body.

(3)(a) A commissioner shall receive no compensation for services, but is entitled to the necessary expenses, including travel expenses, incurred in the discharge of duties. Each commissioner shall hold office until his or her successor has been appointed and has qualified. A certificate of the appointment or reappointment of any commissioner shall be filed with the clerk of the county or municipality, and such certificate is conclusive evidence of the due and proper appointment of such commissioner.

(b) The powers of a community redevelopment agency shall be exercised by the commissioners thereof. A majority of the commissioners constitutes a quorum for the purpose of conducting business and exercising the powers of the agency and for all other purposes. Action may be taken by the agency upon a vote of a majority of the commissioners present, unless in any case the bylaws require a larger number. Any person may be appointed as commissioner if he or she resides or is engaged in business, which means owning a business, practicing a profession, or performing a service for compensation, or serving as an officer or director of a corporation or other business entity so engaged, within the area of operation of the agency, which shall be coterminous with the area of operation of the county or municipality, and is otherwise eligible for such appointment under this part.

(c) The governing body of the county or municipality shall designate a chair and vice chair from among the commissioners. An agency may employ an executive director, technical experts, and such other agents and employees, permanent and temporary, as it requires, and determine their qualifications, duties, and compensation. For such legal service as it requires, an agency may employ or retain its own counsel and legal staff. An agency authorized to transact business and exercise powers under this part shall file with the governing body, on or before March 31 of each year, a report of its activities for the preceding fiscal year, which report shall include a complete financial statement setting forth its assets, liabilities, income, and operating expenses as of the end of such fiscal year. At the time of filing the report, the agency shall publish in a newspaper of general circulation in the community a notice to the effect that such report has been filed with the county or municipality and that the report is available for inspection during business hours in the office of the clerk of the city or county commission and in the office of the agency.

(d) At any time after the creation of a community redevelopment agency, the governing body of the county or municipality may appropriate to the agency such amounts as the governing body deems necessary for the administrative expenses and overhead of the agency, including the development and implementation of community policing innovations.

(4) The governing body may remove a commissioner for inefficiency, neglect of duty, or misconduct in office only after a hearing and only if he or she has been given a copy of the charges at least 10 days prior to such hearing and has had an opportunity to be heard in person or by counsel.

History.—s. 2, ch. 77-391; s. 1, ch. 83-231; s. 6, ch. 84-356; s. 903, ch. 95-147; s. 4, ch. 98-314; s. 41, ch. 2001-266; s. 4, ch. 2002-294; s. 2, ch. 2006-307.

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163.357 Governing body as the community redevelopment agency.—

(1)(a) As an alternative to the appointment of not fewer than five or more than seven members of the agency, the governing body may, at the time of the adoption of a resolution under s. 163.355, or at any time thereafter by adoption of a resolution, declare itself to be an agency, in which case all the rights, powers, duties, privileges, and immunities vested by this part in an agency will be vested in the governing body of the county or municipality, subject to all responsibilities and liabilities imposed or incurred.

(b) The members of the governing body shall be the members of the agency, but such members constitute the head of a legal entity, separate, distinct, and independent from the governing body of the county or municipality. If the governing body declares itself to be an agency which already exists, the new agency is subject to all of the responsibilities and liabilities imposed or incurred by the existing agency.

(c) A governing body which consists of five members may appoint two additional persons to act as members of the community redevelopment agency. The terms of office of the additional members shall be for 4 years, except that the first person appointed shall initially serve a term of 2 years. Persons appointed under this section are subject to all provisions of this part relating to appointed members of a community redevelopment agency.

(d) As provided in an interlocal agreement between the governing body that created the agency and one or more taxing authorities, one or more members of the board of commissioners of the agency may be representatives of a taxing authority, including members of that taxing authority's governing body, whose membership on the board of commissioners of the agency would be considered an additional duty of office as a member of the taxing authority governing body.

(2) Nothing in this part prevents the governing body from conferring the rights, powers, privileges, duties, and immunities of a community redevelopment agency upon any entity in existence on July 1, 1977, which has been authorized by law to function as a downtown development board or authority or as any other body the purpose of which is to prevent and eliminate slums and blight through community redevelopment plans. Any entity in existence on July 1, 1977, which has been vested with the rights, powers, privileges, duties, and immunities of a community redevelopment agency is subject to all provisions and responsibilities imposed by this part, notwithstanding any provisions to the contrary in any law or amendment thereto which established the entity. Nothing in this act shall be construed to impair or diminish any powers of any redevelopment agency or other entity as referred to herein in existence on the effective date of this act or to repeal, modify, or amend any law establishing such entity, except as specifically set forth herein.

History.—s. 2, ch. 77-391; s. 75, ch. 79-400; s. 2, ch. 83-231; s. 5, ch. 84-356; s. 3, ch. 2006-307.

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163.358 Exercise of powers in carrying out community redevelopment and related activities.—Each county and municipality has all powers necessary or convenient to carry out and effectuate the purposes and provisions of this part, including those powers granted under s. 163.370. A county or municipality may delegate such powers to a community redevelopment agency created under s. 163.356, except the following, which continue to vest in the governing body of the county or municipality:

(1) The power to determine an area to be a slum or blighted area, or combination thereof; to designate such area as appropriate for community redevelopment; and to hold any public hearings required with respect thereto.

(2) The power to grant final approval to community redevelopment plans and modifications thereof.

(3) The power to authorize the issuance of revenue bonds as set forth in s. 163.385.

(4) The power to approve the acquisition, demolition, removal, or disposal of property as provided in s. 163.370(4) and the power to assume the responsibility to bear loss as provided in s. 163.370(4).

(5) The power to approve the development of community policing innovations.

(6) The power of eminent domain.

History.—s. 2, ch. 77-391; s. 70, ch. 81-259; s. 7, ch. 84-356; s. 34, ch. 91-45; s. 5, ch. 98-314; s. 9, ch. 2006-11.

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163.358 Exercise of powers in carrying out community redevelopment and related activities.—Each county and municipality has all powers necessary or convenient to carry out and effectuate the purposes and provisions of this part, including those powers granted under s. 163.370. A county or municipality may delegate such powers to a community redevelopment agency created under s. 163.356, except the following, which continue to vest in the governing body of the county or municipality:

(1) The power to determine an area to be a slum or blighted area, or combination thereof; to designate such area as appropriate for community redevelopment; and to hold any public hearings required with respect thereto.

(2) The power to grant final approval to community redevelopment plans and modifications thereof.

(3) The power to authorize the issuance of revenue bonds as set forth in s. 163.385.

(4) The power to approve the acquisition, demolition, removal, or disposal of property as provided in s. 163.370(4) and the power to assume the responsibility to bear loss as provided in s. 163.370(4).

(5) The power to approve the development of community policing innovations.

(6) The power of eminent domain.

History.—s. 2, ch. 77-391; s. 70, ch. 81-259; s. 7, ch. 84-356; s. 34, ch. 91-45; s. 5, ch. 98-314; s. 9, ch. 2006-11.

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163.360 Community redevelopment plans.—

(1) Community redevelopment in a community redevelopment area shall not be planned or initiated unless the governing body has, by resolution, determined such area to be a slum area, a blighted area, or an area in which there is a shortage of housing affordable to residents of low or moderate income, including the elderly, or a combination thereof, and designated such area as appropriate for community redevelopment.

(2) The community redevelopment plan shall:

(a) Conform to the comprehensive plan for the county or municipality as prepared by the local planning agency under the Community Planning Act.

(b) Be sufficiently complete to indicate such land acquisition, demolition and removal of structures, redevelopment, improvements, and rehabilitation as may be proposed to be carried out in the community redevelopment area; zoning and planning changes, if any; land uses; maximum densities; and building requirements.

(c) Provide for the development of affordable housing in the area, or state the reasons for not addressing in the plan the development of affordable housing in the area. The county, municipality, or community redevelopment agency shall coordinate with each housing authority or other affordable housing entities functioning within the geographic boundaries of the redevelopment area, concerning the development of affordable housing in the area.

(3) The community redevelopment plan may provide for the development and implementation of community policing innovations.

(4) The county, municipality, or community redevelopment agency may itself prepare or cause to be prepared a community redevelopment plan, or any person or agency, public or private, may submit such a plan to a community redevelopment agency. Prior to its consideration of a community redevelopment plan, the community redevelopment agency shall submit such plan to the local planning agency of the county or municipality for review and recommendations as to its conformity with the comprehensive plan for the development of the county or municipality as a whole. The local planning agency shall submit its written recommendations with respect to the conformity of the proposed community redevelopment plan to the community redevelopment agency within 60 days after receipt of the plan for review. Upon receipt of the recommendations of the local planning agency, or, if no recommendations are received within such 60 days, then without such recommendations, the community redevelopment agency may proceed with its consideration of the proposed community redevelopment plan.

(5) The community redevelopment agency shall submit any community redevelopment plan it recommends for approval, together with its written recommendations, to the governing body and to each taxing authority that levies ad valorem taxes on taxable real property contained within the geographic boundaries of the redevelopment area. The governing body shall then proceed with the hearing on the proposed community redevelopment plan as prescribed by subsection (6).

(6)(a) The governing body shall hold a public hearing on a community redevelopment plan after public notice thereof by publication in a newspaper having a general circulation in the area of operation of the county or municipality. The notice shall describe the time, date, place, and purpose of the hearing, identify generally the

community redevelopment area covered by the plan, and outline the general scope of the community redevelopment plan under consideration.

(b) For any governing body that has not authorized by June 5, 2006, a study to consider whether a finding of necessity resolution pursuant to s. 163.355 should be adopted, has not adopted a finding of necessity resolution pursuant to s. 163.355 by March 31, 2007, has not adopted a community redevelopment plan by June 7, 2007, and was not authorized to exercise community redevelopment powers pursuant to a delegation of authority under s. 163.410 by a county that has adopted a home rule charter, the following additional procedures are required prior to adoption by the governing body of a community redevelopment plan under subsection (7):

1. Within 30 days after receipt of any community redevelopment plan recommended by a community redevelopment agency under subsection (5), the county may provide written notice by registered mail to the governing body of the municipality and to the community redevelopment agency that the county has competing policy goals and plans for the public funds the county would be required to deposit to the community redevelopment trust fund under the proposed community redevelopment plan.

2. If the notice required in subparagraph 1. is timely provided, the governing body of the county and the governing body of the municipality that created the community redevelopment agency shall schedule and hold a joint hearing co-chaired by the chair of the governing body of the county and the mayor of the municipality, with the agenda to be set by the chair of the governing body of the county, at which the competing policy goals for the public funds shall be discussed. For those community redevelopment agencies for which the board of commissioners of the community redevelopment agency are comprised as specified in s. 163.356(2), a designee of the community redevelopment agency shall participate in the joint meeting as a nonvoting member. Any such hearing must be held within 90 days after receipt by the county of the recommended community redevelopment plan. Prior to the joint public hearing, the county may propose an alternative redevelopment plan that meets the requirements of this section to address the conditions identified in the resolution making a finding of necessity required by s. 163.355. If such an alternative redevelopment plan is proposed by the county, such plan shall be delivered to the governing body of the municipality that created the community redevelopment agency and to the executive director or other officer of the community redevelopment agency by registered mail at least 30 days prior to holding the joint meeting.

3. If the notice required in subparagraph 1. is timely provided, the municipality may not proceed with the adoption of the plan under subsection (7) until 30 days after the joint hearing unless the governing body of the county has failed to schedule or a majority of the members of the governing body of the county have failed to attend the joint hearing within the required 90-day period.

4. Notwithstanding the time requirements established in subparagraphs 2. and 3., the county and the municipality may at any time voluntarily use the dispute resolution process established in chapter 164 to attempt to resolve any competing policy goals between the county and municipality related to the community redevelopment agency. Nothing in this subparagraph grants the county or the municipality the authority to require the other local government to participate in the dispute resolution process.

(7) Following such hearing, the governing body may approve the community redevelopment and the plan therefor if it finds that:

(a) A feasible method exists for the location of families who will be displaced from the community redevelopment area in decent, safe, and sanitary dwelling accommodations within their means and without undue hardship to such families;

(b) The community redevelopment plan conforms to the general plan of the county or municipality as a whole;

(c) The community redevelopment plan gives due consideration to the utilization of community policing innovations, and to the provision of adequate park and recreational areas and facilities that may be desirable for neighborhood improvement, with special consideration for the health, safety, and welfare of children residing in the general vicinity of the site covered by the plans;

(d) The community redevelopment plan will afford maximum opportunity, consistent with the sound needs of the county or municipality as a whole, for the rehabilitation or redevelopment of the community redevelopment

area by private enterprise; and

(e) The community redevelopment plan and resulting revitalization and redevelopment for a coastal tourist area that is deteriorating and economically distressed will reduce or maintain evacuation time, as appropriate, and ensure protection for property against exposure to natural disasters.

(8) If the community redevelopment area consists of an area of open land to be acquired by the county or the municipality, such area may not be so acquired unless:

(a) In the event the area is to be developed in whole or in part for residential uses, the governing body determines:

1. That a shortage of housing of sound standards and design which is decent, safe, affordable to residents of low or moderate income, including the elderly, and sanitary exists in the county or municipality;

2. That the need for housing accommodations has increased in the area;

3. That the conditions of blight in the area or the shortage of decent, safe, affordable, and sanitary housing cause or contribute to an increase in and spread of disease and crime or constitute a menace to the public health, safety, morals, or welfare; and

4. That the acquisition of the area for residential uses is an integral part of and is essential to the program of the county or municipality.

(b) In the event the area is to be developed in whole or in part for nonresidential uses, the governing body determines that:

1. Such nonresidential uses are necessary and appropriate to facilitate the proper growth and development of the community in accordance with sound planning standards and local community objectives.

2. Acquisition may require the exercise of governmental action, as provided in this part, because of:

a. Defective, or unusual conditions of, title or diversity of ownership which prevents the free alienability of such land;

b. Tax delinquency;

c. Improper subdivisions;

d. Outmoded street patterns;

e. Deterioration of site;

f. Economic disuse;

g. Unsuitable topography or faulty lot layouts;

h. Lack of correlation of the area with other areas of a county or municipality by streets and modern traffic requirements; or

i. Any combination of such factors or other conditions which retard development of the area.

3. Conditions of blight in the area contribute to an increase in and spread of disease and crime or constitute a menace to public health, safety, morals, or welfare.

(9) Upon the approval by the governing body of a community redevelopment plan or of any modification thereof, such plan or modification shall be deemed to be in full force and effect for the respective community redevelopment area, and the county or municipality may then cause the community redevelopment agency to carry out such plan or modification in accordance with its terms.

(10) Notwithstanding any other provisions of this part, when the governing body certifies that an area is in need of redevelopment or rehabilitation as a result of an emergency under s. 252.34(4), with respect to which the Governor has certified the need for emergency assistance under federal law, that area may be certified as a "blighted area," and the governing body may approve a community redevelopment plan and community redevelopment with respect to such area without regard to the provisions of this section requiring a general plan for the county or municipality and a public hearing on the community redevelopment.

History.—s. 7, ch. 69-305; s. 3, ch. 77-391; s. 5, ch. 83-231; s. 6, ch. 83-334; s. 9, ch. 84-356; s. 26, ch. 85-55; s. 3, ch. 93-286; s. 5, ch. 94-236; s. 3, ch. 98-201; s. 6, ch. 98-314; s. 63, ch. 99-2; s. 4, ch. 2006-307; s. 33, ch. 2011-139; s. 3, ch. 2016-198.

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163.361 Modification of community redevelopment plans.—

(1) If at any time after the approval of a community redevelopment plan by the governing body it becomes necessary or desirable to amend or modify such plan, the governing body may amend such plan upon the recommendation of the agency. The agency recommendation to amend or modify a redevelopment plan may include a change in the boundaries of the redevelopment area to add land to or exclude land from the redevelopment area, or may include the development and implementation of community policing innovations.

(2) The governing body shall hold a public hearing on a proposed modification of any community redevelopment plan after public notice thereof by publication in a newspaper having a general circulation in the area of operation of the agency.

(3)(a) In addition to the requirements of s. 163.346, and prior to the adoption of any modification to a community redevelopment plan that expands the boundaries of the community redevelopment area or extends the time certain set forth in the redevelopment plan as required by s. 163.362(10), the agency shall report such proposed modification to each taxing authority in writing or by an oral presentation, or both, regarding such proposed modification.

(b) For any community redevelopment agency that was not created pursuant to a delegation of authority under s. 163.410 by a county that has adopted a home rule charter and that modifies its adopted community redevelopment plan in a manner that expands the boundaries of the redevelopment area after October 1, 2006, the following additional procedures are required prior to adoption by the governing body of a modified community redevelopment plan:

1. Within 30 days after receipt of any report of a proposed modification that expands the boundaries of the redevelopment area, the county may provide notice by registered mail to the governing body of the municipality and the community redevelopment agency that the county has competing policy goals and plans for the public funds the county would be required to deposit to the community redevelopment trust fund under the proposed modification to the community redevelopment plan.

2. If the notice required in subparagraph 1. is timely provided, the governing body of the county and the governing body of the municipality that created the community redevelopment agency shall schedule and hold a joint hearing co-chaired by the chair of the governing body of the county and the mayor of the municipality, with the agenda to be set by the chair of the governing body of the county, at which the competing policy goals for the public funds shall be discussed. For those community redevelopment agencies for which the board of commissioners of the community redevelopment agency are comprised as specified in s. 163.356(2), a designee of the community redevelopment agency shall participate in the joint meeting as a nonvoting member. Any such hearing shall be held within 90 days after receipt by the county of the recommended modification of the adopted community redevelopment plan. Prior to the joint public hearing, the county may propose an alternative modified community redevelopment plan that meets the requirements of s. 163.360 to address the conditions identified in the resolution making a finding of necessity required under s. 163.355. If such an alternative modified redevelopment plan is proposed by the county, such plan shall be delivered to the governing body of the

municipality that created the community redevelopment agency and the executive director or other officer of the community redevelopment agency by registered mail at least 30 days prior to holding the joint meeting.

3. If the notice required in subparagraph 1. is timely provided, the municipality may not proceed with the adoption of a modified plan until 30 days after the joint hearing unless the governing body of the county has failed to schedule or a majority of the members of the governing body of the county have failed to attend the joint hearing within the required 90-day period.

4. Notwithstanding the time requirements established in subparagraphs 2. and 3., the county and the municipality may at any time voluntarily use the dispute resolution process established in chapter 164 to attempt to resolve any competing policy goals between the county and municipality related to the community redevelopment agency. Nothing in this subparagraph grants the county or the municipality the authority to require the other local government to participate in the dispute resolution process.

(4) A modification to a community redevelopment plan that includes a change in the boundaries of the redevelopment area to add land must be supported by a resolution as provided in s. 163.355.

(5) If a community redevelopment plan is modified by the county or municipality after the lease or sale of real property in the community redevelopment area, such modification may be conditioned upon such approval of the owner, lessee, or successor in interest as the county or municipality may deem advisable and, in any event, shall be subject to such rights at law or in equity as a lessee or purchaser, or his or her successor or successors in interest, may be entitled to assert.

History.—s. 4, ch. 77-391; s. 6, ch. 83-231; s. 904, ch. 95-147; s. 7, ch. 98-314; s. 5, ch. 2002-294; s. 5, ch. 2006-307.

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163.362 Contents of community redevelopment plan.—Every community redevelopment plan shall:

(1) Contain a legal description of the boundaries of the community redevelopment area and the reasons for establishing such boundaries shown in the plan.

(2) Show by diagram and in general terms:

(a) The approximate amount of open space to be provided and the street layout.

(b) Limitations on the type, size, height, number, and proposed use of buildings.

(c) The approximate number of dwelling units.

(d) Such property as is intended for use as public parks, recreation areas, streets, public utilities, and public improvements of any nature.

(3) If the redevelopment area contains low or moderate income housing, contain a neighborhood impact element which describes in detail the impact of the redevelopment upon the residents of the redevelopment area and the surrounding areas in terms of relocation, traffic circulation, environmental quality, availability of community facilities and services, effect on school population, and other matters affecting the physical and social quality of the neighborhood.

(4) Identify specifically any publicly funded capital projects to be undertaken within the community redevelopment area.

(5) Contain adequate safeguards that the work of redevelopment will be carried out pursuant to the plan.

(6) Provide for the retention of controls and the establishment of any restrictions or covenants running with land sold or leased for private use for such periods of time and under such conditions as the governing body deems necessary to effectuate the purposes of this part.

(7) Provide assurances that there will be replacement housing for the relocation of persons temporarily or permanently displaced from housing facilities within the community redevelopment area.

(8) Provide an element of residential use in the redevelopment area if such use exists in the area prior to the adoption of the plan or if the plan is intended to remedy a shortage of housing affordable to residents of low or moderate income, including the elderly, or if the plan is not intended to remedy such shortage, the reasons therefor.

(9) Contain a detailed statement of the projected costs of the redevelopment, including the amount to be expended on publicly funded capital projects in the community redevelopment area and any indebtedness of the community redevelopment agency, the county, or the municipality proposed to be incurred for such redevelopment if such indebtedness is to be repaid with increment revenues.

(10) Provide a time certain for completing all redevelopment financed by increment revenues. Such time certain shall occur no later than 30 years after the fiscal year in which the plan is approved, adopted, or amended pursuant to s. 163.361(1). However, for any agency created after July 1, 2002, the time certain for completing all redevelopment financed by increment revenues must occur within 40 years after the fiscal year in which the plan is approved or adopted.

(11) Subsections (1), (3), (4), and (8), as amended by s. 10, chapter 84-356, Laws of Florida, and subsections (9) and (10) do not apply to any governing body of a county or municipality or to a community redevelopment

agency if such governing body has approved and adopted a community redevelopment plan pursuant to s. 163.360 before chapter 84-356 became a law; nor do they apply to any governing body of a county or municipality or to a community redevelopment agency if such governing body or agency has adopted an ordinance or resolution authorizing the issuance of any bonds, notes, or other forms of indebtedness to which is pledged increment revenues pursuant only to a community redevelopment plan as approved and adopted before chapter 84-356 became a law.

History.—s. 5, ch. 77-391; s. 7, ch. 83-231; ss. 10, 22, ch. 84-356; s. 5, ch. 93-286; s. 6, ch. 94-236; s. 6, ch. 2002-294.

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163.365 Neighborhood and communitywide plans.—

(1) Any municipality or county or any public body authorized to perform planning work may prepare a general neighborhood redevelopment plan for a community redevelopment area or areas, together with any adjoining areas having specially related problems, which may be of such scope that redevelopment activities may have to be carried out in stages. Such plans may include, but not be limited to, a preliminary plan which:

(a) Outlines the community redevelopment activities proposed for the area involved;

(b) Provides a framework for the preparation of community redevelopment plans; and

(c) Indicates generally the land uses, population density, building coverage, prospective requirements for rehabilitation and improvement of property and portions of the area contemplated for clearance and redevelopment.

A general neighborhood redevelopment plan shall, in the determination of the governing body, conform to the general plan of the locality as a whole and the workable program of the county or municipality.

(2) Any county or municipality or any public body authorized to perform planning work may prepare or complete a communitywide plan or program for community redevelopment which shall conform to the general plan for the development of the county or municipality as a whole and may include, but not be limited to, identification of slum or blighted areas, measurement of blight, determination of resources needed and available to renew such areas, identification of potential project areas and types of action contemplated, including the development of affordable housing if needed and appropriate for the area, and scheduling of community redevelopment activities.

(3) Authority is hereby vested in every county and municipality to prepare, adopt, and revise from time to time a general plan for the physical development of the county or municipality as a whole (giving due regard to the environs and metropolitan surroundings), to establish and maintain a planning commission for such purpose and related county or municipal planning activities, and to make available and to appropriate necessary funds therefor.

History.—s. 8, ch. 69-305; s. 7, ch. 94-236.

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163.367 Public officials, commissioners, and employees subject to code of ethics.—

(1) The officers, commissioners, and employees of a community redevelopment agency created by, or designated pursuant to, s. 163.356 or s. 163.357 shall be subject to the provisions and requirements of part III of chapter 112.

(2) If any such official, commissioner, or employee presently owns or controls, or owned or controlled within the preceding 2 years, any interest, direct or indirect, in any property which he or she knows is included or planned to be included in a community redevelopment area, he or she shall immediately disclose this fact in the manner provided in part III of chapter 112. Any disclosure required to be made by this section shall be made prior to taking any official action pursuant to this section.

(3) No commissioner or other officer of any community redevelopment agency, board, or commission exercising powers pursuant to this part shall hold any other public office under the county or municipality other than his or her commissionership or office with respect to such community redevelopment agency, board, or commission.

History.—s. 6, ch. 77-391; s. 76, ch. 79-400; s. 8, ch. 83-231; s. 905, ch. 95-147.

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163.370 Powers; counties and municipalities; community redevelopment agencies.—

(1) Counties and municipalities may not exercise the power of eminent domain for the purpose of preventing or eliminating a slum area or blighted area as defined in this part; however, counties and municipalities may acquire property by eminent domain within a community redevelopment area, subject to the limitations set forth in ss. 73.013 and 73.014 or other general law.

(2) Every county and municipality shall have all the powers necessary or convenient to carry out and effectuate the purposes and provisions of this part, including the following powers in addition to others herein granted:

(a) To make and execute contracts and other instruments necessary or convenient to the exercise of its powers under this part.

(b) To disseminate slum clearance and community redevelopment information.

(c) To undertake and carry out community redevelopment and related activities within the community redevelopment area, which may include:

1. Acquisition of property within a slum area or a blighted area by purchase, lease, option, gift, grant, bequest, devise, or other voluntary method of acquisition.

2. Demolition and removal of buildings and improvements.

3. Installation, construction, or reconstruction of streets, utilities, parks, playgrounds, public areas of major hotels that are constructed in support of convention centers, including meeting rooms, banquet facilities, parking garages, lobbies, and passageways, and other improvements necessary for carrying out in the community redevelopment area the community redevelopment objectives of this part in accordance with the community redevelopment plan.

4. Disposition of any property acquired in the community redevelopment area at its fair value as provided in s. 163.380 for uses in accordance with the community redevelopment plan.

5. Carrying out plans for a program of voluntary or compulsory repair and rehabilitation of buildings or other improvements in accordance with the community redevelopment plan.

6. Acquisition by purchase, lease, option, gift, grant, bequest, devise, or other voluntary method of acquisition of real property in the community redevelopment area which, under the community redevelopment plan, is to be repaired or rehabilitated for dwelling use or related facilities, repair or rehabilitation of the structures for guidance purposes, and resale of the property.

7. Acquisition by purchase, lease, option, gift, grant, bequest, devise, or other voluntary method of acquisition of any other real property in the community redevelopment area when necessary to eliminate unhealthful, unsanitary, or unsafe conditions; lessen density; eliminate obsolete or other uses detrimental to the public welfare; or otherwise to remove or prevent the spread of blight or deterioration or to provide land for needed public facilities.

8. Acquisition, without regard to any requirement that the area be a slum or blighted area, of air rights in an area consisting principally of land in highways, railway or subway tracks, bridge or tunnel entrances, or other similar facilities which have a blighting influence on the surrounding area and over which air rights sites are to be

developed for the elimination of such blighting influences and for the provision of housing (and related facilities and uses) designed specifically for, and limited to, families and individuals of low or moderate income.

9. Acquisition by purchase, lease, option, gift, grant, bequest, devise, or other voluntary method of acquisition of property in unincorporated enclaves surrounded by the boundaries of a community redevelopment area when it is determined necessary by the agency to accomplish the community redevelopment plan.

10. Construction of foundations and platforms necessary for the provision of air rights sites of housing (and related facilities and uses) designed specifically for, and limited to, families and individuals of low or moderate income.

(d) To provide, or to arrange or contract for, the furnishing or repair by any person or agency, public or private, of services, privileges, works, streets, roads, public utilities, or other facilities for or in connection with a community redevelopment; to install, construct, and reconstruct streets, utilities, parks, playgrounds, and other public improvements; and to agree to any conditions that it deems reasonable and appropriate which are attached to federal financial assistance and imposed pursuant to federal law relating to the determination of prevailing salaries or wages or compliance with labor standards, in the undertaking or carrying out of a community redevelopment and related activities, and to include in any contract let in connection with such redevelopment and related activities provisions to fulfill such of the conditions as it deems reasonable and appropriate.

(e) Within the community redevelopment area:

1. To enter into any building or property in any community redevelopment area in order to make inspections, surveys, appraisals, soundings, or test borings and to obtain an order for this purpose from a court of competent jurisdiction in the event entry is denied or resisted.

2. To acquire by purchase, lease, option, gift, grant, bequest, devise, or other voluntary method of acquisition any personal or real property, together with any improvements thereon.

3. To hold, improve, clear, or prepare for redevelopment any such property.

4. To mortgage, pledge, hypothecate, or otherwise encumber or dispose of any real property.

5. To insure or provide for the insurance of any real or personal property or operations of the county or municipality against any risks or hazards, including the power to pay premiums on any such insurance.

6. To enter into any contracts necessary to effectuate the purposes of this part.

7. To solicit requests for proposals for redevelopment of parcels of real property contemplated by a community redevelopment plan to be acquired for redevelopment purposes by a community redevelopment agency and, as a result of such requests for proposals, to advertise for the disposition of such real property to private persons pursuant to s. 163.380 prior to acquisition of such real property by the community redevelopment agency.

(f) To invest any community redevelopment funds held in reserves or sinking funds or any such funds not required for immediate disbursement in property or securities in which savings banks may legally invest funds subject to their control and to redeem such bonds as have been issued pursuant to s. 163.385 at the redemption price established therein or to purchase such bonds at less than redemption price, all such bonds so redeemed or purchased to be canceled.

(g) To borrow money and to apply for and accept advances, loans, grants, contributions, and any other form of financial assistance from the Federal Government or the state, county, or other public body or from any sources, public or private, for the purposes of this part and to give such security as may be required and to enter into and carry out contracts or agreements in connection therewith; and to include in any contract for financial assistance with the Federal Government for or with respect to community redevelopment and related activities such conditions imposed pursuant to federal laws as the county or municipality deems reasonable and appropriate which are not inconsistent with the purposes of this part.

(h) To make or have made all surveys and plans necessary to the carrying out of the purposes of this part; to contract with any person, public or private, in making and carrying out such plans; and to adopt or approve, modify, and amend such plans, which plans may include, but are not limited to:

1. Plans for carrying out a program of voluntary or compulsory repair and rehabilitation of buildings and improvements.

2. Plans for the enforcement of state and local laws, codes, and regulations relating to the use of land and the use and occupancy of buildings and improvements and to the compulsory repair, rehabilitation, demolition, or removal of buildings and improvements.

3. Appraisals, title searches, surveys, studies, and other plans and work necessary to prepare for the undertaking of community redevelopment and related activities.

(i) To develop, test, and report methods and techniques, and carry out demonstrations and other activities, for the prevention and the elimination of slums and urban blight and developing and demonstrating new or improved means of providing housing for families and persons of low income.

(j) To apply for, accept, and utilize grants of funds from the Federal Government for such purposes.

(k) To prepare plans for and assist in the relocation of persons (including individuals, families, business concerns, nonprofit organizations, and others) displaced from a community redevelopment area and to make relocation payments to or with respect to such persons for moving expenses and losses of property for which reimbursement or compensation is not otherwise made, including the making of such payments financed by the Federal Government.

(l) To appropriate such funds and make such expenditures as are necessary to carry out the purposes of this part; to zone or rezone any part of the county or municipality or make exceptions from building regulations; and to enter into agreements with a housing authority, which agreements may extend over any period, notwithstanding any provision or rule of law to the contrary, respecting action to be taken by such county or municipality pursuant to any of the powers granted by this part.

(m) To close, vacate, plan, or replan streets, roads, sidewalks, ways, or other places and to plan or replan any part of the county or municipality.

(n) To organize, coordinate, and direct the administration of the provisions of this part, as they may apply to such county or municipality, in order that the objective of remedying slum and blighted areas and preventing the causes thereof within such county or municipality may be most effectively promoted and achieved and to establish such new office or offices of the county or municipality or to reorganize existing offices in order to carry out such purpose most effectively.

(o) To develop and implement community policing innovations.

(3) The following projects may not be paid for or financed by increment revenues:

(a) Construction or expansion of administrative buildings for public bodies or police and fire buildings, unless each taxing authority agrees to such method of financing for the construction or expansion, or unless the construction or expansion is contemplated as part of a community policing innovation.

(b) Installation, construction, reconstruction, repair, or alteration of any publicly owned capital improvements or projects if such projects or improvements were scheduled to be installed, constructed, reconstructed, repaired, or altered within 3 years of the approval of the community redevelopment plan by the governing body pursuant to a previously approved public capital improvement or project schedule or plan of the governing body which approved the community redevelopment plan unless and until such projects or improvements have been removed from such schedule or plan of the governing body and 3 years have elapsed since such removal or such projects or improvements were identified in such schedule or plan to be funded, in whole or in part, with funds on deposit within the community redevelopment trust fund.

(c) General government operating expenses unrelated to the planning and carrying out of a community redevelopment plan.

(4) With the approval of the governing body, a community redevelopment agency may:

(a) Prior to approval of a community redevelopment plan or approval of any modifications of the plan, acquire real property in a community redevelopment area by purchase, lease, option, gift, grant, bequest, devise, or other voluntary method of acquisition; demolish and remove any structures on the property; and pay all costs related to the acquisition, demolition, or removal, including any administrative or relocation expenses.

(b) Assume the responsibility to bear any loss that may arise as the result of the exercise of authority under this subsection, in the event that the real property is not made part of the community redevelopment area.

History.—s. 9, ch. 69-305; s. 7, ch. 77-391; s. 11, ch. 84-356; s. 7, ch. 93-286; s. 8, ch. 94-236; s. 8, ch. 98-314; s. 10, ch. 2006-11; s. 6, ch. 2006-307; s. 9, ch. 2007-5.

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163.380 Disposal of property in community redevelopment area.—The disposal of property in a community redevelopment area which is acquired by eminent domain is subject to the limitations set forth in s. 73.013.

(1) Any county, municipality, or community redevelopment agency may sell, lease, dispose of, or otherwise transfer real property or any interest therein acquired by it for community redevelopment in a community redevelopment area to any private person, or may retain such property for public use, and may enter into contracts with respect thereto for residential, recreational, commercial, industrial, educational, or other uses, in accordance with the community redevelopment plan, subject to such covenants, conditions, and restrictions, including covenants running with the land, as it deems necessary or desirable to assist in preventing the development or spread of future slums or blighted areas or to otherwise carry out the purposes of this part. However, such sale, lease, other transfer, or retention, and any agreement relating thereto, may be made only after the approval of the community redevelopment plan by the governing body. The purchasers or lessees and their successors and assigns shall be obligated to devote such real property only to the uses specified in the community redevelopment plan and may be obligated to comply with such other requirements as the county, municipality, or community redevelopment agency may determine to be in the public interest, including the obligation to begin any improvements on such real property required by the community redevelopment plan within a reasonable time.

(2) Such real property or interest shall be sold, leased, otherwise transferred, or retained at a value determined to be in the public interest for uses in accordance with the community redevelopment plan and in accordance with such reasonable disposal procedures as any county, municipality, or community redevelopment agency may prescribe. In determining the value of real property as being in the public interest for uses in accordance with the community redevelopment plan, the county, municipality, or community redevelopment agency shall take into account and give consideration to the long-term benefits to be achieved by the county, municipality, or community redevelopment agency resulting from incurring short-term losses or costs in the disposal of such real property; the uses provided in such plan; the restrictions upon, and the covenants, conditions, and obligations assumed by, the purchaser or lessee or by the county, municipality, or community redevelopment agency retaining the property; and the objectives of such plan for the prevention of the recurrence of slum or blighted areas. In the event the value of such real property being disposed of is for less than the fair value, such disposition shall require the approval of the governing body, which approval may only be given following a duly noticed public hearing. The county, municipality, or community redevelopment agency may provide in any instrument of conveyance to a private purchaser or lessee that such purchaser or lessee is without power to sell, lease, or otherwise transfer the real property without the prior written consent of the county, municipality, or community redevelopment agency until the purchaser or lessee has completed the construction of any or all improvements which he or she has obligated himself or herself to construct thereon. Real property acquired by the county, municipality, or community redevelopment agency which, in accordance with the provisions of the community redevelopment plan, is to be transferred shall be transferred as rapidly as feasible in the public interest, consistent with the carrying out of the provisions of the community redevelopment plan. Any contract for

such transfer and the community redevelopment plan, or such part or parts of such contract or plan as the county, municipality, or community redevelopment agency may determine, may be recorded in the land records of the clerk of the circuit court in such manner as to afford actual or constructive notice thereof.

(3)(a) Prior to disposition of any real property or interest therein in a community redevelopment area, any county, municipality, or community redevelopment agency shall give public notice of such disposition by publication in a newspaper having a general circulation in the community, at least 30 days prior to the execution of any contract to sell, lease, or otherwise transfer real property and, prior to the delivery of any instrument of conveyance with respect thereto under the provisions of this section, invite proposals from, and make all pertinent information available to, private redevelopers or any persons interested in undertaking to redevelop or rehabilitate a community redevelopment area or any part thereof. Such notice shall identify the area or portion thereof and shall state that proposals must be made by those interested within 30 days after the date of publication of the notice and that such further information as is available may be obtained at such office as is designated in the notice. The county, municipality, or community redevelopment agency shall consider all such redevelopment or rehabilitation proposals and the financial and legal ability of the persons making such proposals to carry them out; and the county, municipality, or community redevelopment agency may negotiate with any persons for proposals for the purchase, lease, or other transfer of any real property acquired by it in the community redevelopment area. The county, municipality, or community redevelopment agency may accept such proposal as it deems to be in the public interest and in furtherance of the purposes of this part. Except in the case of a governing body acting as the agency, as provided in s. 163.357, a notification of intention to accept such proposal must be filed with the governing body not less than 30 days prior to any such acceptance. Thereafter, the county, municipality, or community redevelopment agency may execute such contract in accordance with the provisions of subsection (1) and deliver deeds, leases, and other instruments and take all steps necessary to effectuate such contract.

(b) Any county, municipality, or community redevelopment agency that, pursuant to the provisions of this section, has disposed of a real property project with a land area in excess of 20 acres may acquire an expanded area that is immediately adjacent to the original project and less than 35 percent of the land area of the original project, by purchase as provided in this chapter, and negotiate a disposition of such expanded area directly with the person who acquired the original project without complying with the disposition procedures established in paragraph (a), provided the county, municipality, or community redevelopment agency adopts a resolution making the following findings:

1. It is in the public interest to expand such real property project to an immediately adjacent area.
2. The expanded area is less than 35 percent of the land area of the original project.
3. The expanded area is entirely within the boundary of the community redevelopment area.

(4) Any county, municipality, or community redevelopment agency may temporarily operate and maintain real property acquired by it in a community redevelopment area for or in connection with a community redevelopment plan pending the disposition of the property as authorized in this part, without regard to the provisions of subsection (1), for such uses and purposes as may be deemed desirable, even though not in conformity with the community redevelopment plan.

(5) If any conflict exists between the provisions of this section and s. 159.61, the provisions of this section govern and supersede those of s. 159.61.

(6) Notwithstanding any provision of this section, if a community redevelopment area is established by the governing body for the redevelopment of property located on a closed military base within the governing body's boundaries, the procedures for disposition of real property within that community redevelopment area shall be prescribed by the governing body, and compliance with the other provisions of this section shall not be required prior to the disposal of real property.

History.—s. 11, ch. 69-305; s. 9, ch. 77-391; s. 13, ch. 84-356; s. 1, ch. 92-162; s. 906, ch. 95-147; s. 1, ch. 96-254; s. 9, ch. 98-314; s. 12, ch. 2006-11.

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163.385 Issuance of revenue bonds.—

(1)(a) When authorized or approved by resolution or ordinance of the governing body, a county, municipality, or community redevelopment agency has power in its corporate capacity, in its discretion, to issue redevelopment revenue bonds from time to time to finance the undertaking of any community redevelopment under this part, including, without limiting the generality thereof, the payment of principal and interest upon any advances for surveys and plans or preliminary loans, and has power to issue refunding bonds for the payment or retirement of bonds or other obligations previously issued. For any agency created before July 1, 2002, any redevelopment revenue bonds or other obligations issued to finance the undertaking of any community redevelopment under this part shall mature within 60 years after the end of the fiscal year in which the initial community redevelopment plan was approved or adopted. For any agency created on or after July 1, 2002, any redevelopment revenue bonds or other obligations issued to finance the undertaking of any community redevelopment under this part shall mature within 40 years after the end of the fiscal year in which the initial community redevelopment plan is approved or adopted. However, in no event shall any redevelopment revenue bonds or other obligations issued to finance the undertaking of any community redevelopment under this part mature later than the expiration of the plan in effect at the time such bonds or obligations were issued. The security for such bonds may be based upon the anticipated assessed valuation of the completed community redevelopment and such other revenues as are legally available. Any bond, note, or other form of indebtedness pledging increment revenues to the repayment thereof shall mature no later than the end of the 30th fiscal year after the fiscal year in which increment revenues are first deposited into the redevelopment trust fund or the fiscal year in which the plan is subsequently amended. However, for any agency created on or after July 1, 2002, any form of indebtedness pledging increment revenues to the repayment thereof shall mature by the 40th year after the fiscal year in which the initial community redevelopment plan is approved or adopted. However, any refunding bonds issued pursuant to this paragraph may not mature later than the final maturity date of any bonds or other obligations issued pursuant to this paragraph being paid or retired with the proceeds of such refunding bonds.

(b) In anticipation of the sale of revenue bonds pursuant to paragraph (a), the county, municipality, or community redevelopment agency may issue bond anticipation notes and may renew such notes from time to time, but the maximum maturity of any such note, including renewals thereof, may not exceed 5 years from the date of issue of the original note. Such notes shall be paid from any revenues of the county, municipality, or community redevelopment agency available therefor and not otherwise pledged or from the proceeds of sale of the revenue bonds in anticipation of which they were issued.

(2) Bonds issued under this section do not constitute an indebtedness within the meaning of any constitutional or statutory debt limitation or restriction, and are not subject to the provisions of any other law or charter relating to the authorization, issuance, or sale of bonds. Bonds issued under the provisions of this part are declared to be issued for an essential public and governmental purpose and, together with interest thereon and income therefrom, are exempted from all taxes, except those taxes imposed by chapter 220 on interest, income, or profits on debt obligations owned by corporations.

(3) Bonds issued under this section shall be authorized by resolution or ordinance of the governing body; may be issued in one or more series; and shall bear such date or dates, be payable upon demand or mature at such time or times, bear interest at such rate or rates, be in such denomination or denominations, be in such form either with or without coupon or registered, carry such conversion or registration privileges, have such rank or priority, be executed in such manner, be payable in such medium of payment at such place or places, be subject to such terms of redemption (with or without premium), be secured in such manner, and have such other characteristics as may be provided by such resolution or ordinance or by a trust indenture or mortgage issued pursuant thereto. Bonds issued under this section may be sold in such manner, either at public or private sale, and for such price as the governing body may determine will effectuate the purpose of this part.

(4) In case any of the public officials of the county, municipality, or community redevelopment agency whose signatures appear on any bonds or coupons issued under this part cease to be such officials before the delivery of such bonds, such signatures are, nevertheless, valid and sufficient for all purposes, the same as if such officials had remained in office until such delivery.

(5) In any suit, action, or proceeding involving the validity or enforceability of any bond issued under this part, or the security therefor, any such bond reciting in substance that it has been issued by the county, municipality, or community redevelopment agency in connection with community redevelopment, as herein defined, shall be conclusively deemed to have been issued for such purpose, and such project shall be conclusively deemed to have been planned, located, and carried out in accordance with the provisions of this part.

(6) Subsections (1), (4), and (5), as amended by s. 14, chapter 84-356, Laws of Florida, do not apply to any governing body of a county or municipality or to a community redevelopment agency if such governing body or agency has adopted an ordinance or resolution authorizing the issuance of any bonds, notes, or other forms of indebtedness to which is pledged increment revenues pursuant only to a community redevelopment plan as approved and adopted before chapter 84-356 became a law.

History.—s. 12, ch. 69-305; s. 12, ch. 73-302; s. 2, ch. 76-147; s. 10, ch. 77-391; s. 77, ch. 79-400; ss. 14, 22, ch. 84-356; s. 6, ch. 93-286; s. 9, ch. 94-236; s. 15, ch. 95-310; s. 7, ch. 2002-294.

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163.387 Redevelopment trust fund.—

(1)(a) After approval of a community redevelopment plan, there may be established for each community redevelopment agency created under s. 163.356 a redevelopment trust fund. Funds allocated to and deposited into this fund shall be used by the agency to finance or refinance any community redevelopment it undertakes pursuant to the approved community redevelopment plan. No community redevelopment agency may receive or spend any increment revenues pursuant to this section unless and until the governing body has, by ordinance, created the trust fund and provided for the funding of the redevelopment trust fund until the time certain set forth in the community redevelopment plan as required by s. 163.362(10). Such ordinance may be adopted only after the governing body has approved a community redevelopment plan. The annual funding of the redevelopment trust fund shall be in an amount not less than that increment in the income, proceeds, revenues, and funds of each taxing authority derived from or held in connection with the undertaking and carrying out of community redevelopment under this part. Such increment shall be determined annually and shall be that amount equal to 95 percent of the difference between:

1. The amount of ad valorem taxes levied each year by each taxing authority, exclusive of any amount from any debt service millage, on taxable real property contained within the geographic boundaries of a community redevelopment area; and

2. The amount of ad valorem taxes which would have been produced by the rate upon which the tax is levied each year by or for each taxing authority, exclusive of any debt service millage, upon the total of the assessed value of the taxable real property in the community redevelopment area as shown upon the most recent assessment roll used in connection with the taxation of such property by each taxing authority prior to the effective date of the ordinance providing for the funding of the trust fund.

However, the governing body of any county as defined in s. 125.011(1) may, in the ordinance providing for the funding of a trust fund established with respect to any community redevelopment area created on or after July 1, 1994, determine that the amount to be funded by each taxing authority annually shall be less than 95 percent of the difference between subparagraphs 1. and 2., but in no event shall such amount be less than 50 percent of such difference.

(b)1. For any governing body that has not authorized by June 5, 2006, a study to consider whether a finding of necessity resolution pursuant to s. 163.355 should be adopted, has not adopted a finding of necessity resolution pursuant to s. 163.355 by March 31, 2007, has not adopted a community redevelopment plan by June 7, 2007, and was not authorized to exercise community redevelopment powers pursuant to a delegation of authority under s. 163.410 by a county that has adopted a home rule charter, the amount of tax increment to be contributed by any taxing authority shall be limited as follows:

a. If a taxing authority imposes a millage rate that exceeds the millage rate imposed by the governing body that created the trust fund, the amount of tax increment to be contributed by the taxing authority imposing the higher millage rate shall be calculated using the millage rate imposed by the governing body that created the trust fund. Nothing shall prohibit any taxing authority from voluntarily contributing a tax increment at a higher rate for

a period of time as specified by interlocal agreement between the taxing authority and the community redevelopment agency.

b. At any time more than 24 years after the fiscal year in which a taxing authority made its first contribution to a redevelopment trust fund, by resolution effective no sooner than the next fiscal year and adopted by majority vote of the taxing authority's governing body at a public hearing held not less than 30 or more than 45 days after written notice by registered mail to the community redevelopment agency and published in a newspaper of general circulation in the redevelopment area, the taxing authority may limit the amount of increment contributed by the taxing authority to the redevelopment trust fund to the amount of increment the taxing authority was obligated to contribute to the redevelopment trust fund in the fiscal year immediately preceding the adoption of such resolution, plus any increase in the increment after the adoption of the resolution computed using the taxable values of any area which is subject to an area reinvestment agreement. As used in this subparagraph, the term "area reinvestment agreement" means an agreement between the community redevelopment agency and a private party, with or without additional parties, which provides that the increment computed for a specific area shall be reinvested in services or public or private projects, or both, including debt service, supporting one or more projects consistent with the community redevelopment plan that is identified in the agreement to be constructed within that area. Any such reinvestment agreement must specify the estimated total amount of public investment necessary to provide the projects or services, or both, including any applicable debt service. The contribution to the redevelopment trust fund of the increase in the increment of any area that is subject to an area reinvestment agreement following the passage of a resolution as provided in this sub-subparagraph shall cease when the amount specified in the area reinvestment agreement as necessary to provide the projects or services, or both, including any applicable debt service, has been invested.

2. For any community redevelopment agency that was not created pursuant to a delegation of authority under s. 163.410 by a county that has adopted a home rule charter and that modifies its adopted community redevelopment plan after October 1, 2006, in a manner that expands the boundaries of the redevelopment area, the amount of increment to be contributed by any taxing authority with respect to the expanded area shall be limited as set forth in sub-subparagraphs 1.a. and b.

(2)(a) Except for the purpose of funding the trust fund pursuant to subsection (3), upon the adoption of an ordinance providing for funding of the redevelopment trust fund as provided in this section, each taxing authority shall, by January 1 of each year, appropriate to the trust fund for so long as any indebtedness pledging increment revenues to the payment thereof is outstanding (but not to exceed 30 years) a sum that is no less than the increment as defined and determined in subsection (1) or paragraph (3)(b) accruing to such taxing authority. If the community redevelopment plan is amended or modified pursuant to s. 163.361(1), each such taxing authority shall make the annual appropriation for a period not to exceed 30 years after the date the governing body amends the plan but no later than 60 years after the fiscal year in which the plan was initially approved or adopted. However, for any agency created on or after July 1, 2002, each taxing authority shall make the annual appropriation for a period not to exceed 40 years after the fiscal year in which the initial community redevelopment plan is approved or adopted.

(b) Any taxing authority that does not pay the increment revenues to the trust fund by January 1 shall pay to the trust fund an amount equal to 5 percent of the amount of the increment revenues and shall pay interest on the amount of the unpaid increment revenues equal to 1 percent for each month the increment is outstanding, provided the agency may waive such penalty payments in whole or in part.

(c) The following public bodies or taxing authorities are exempt from paragraph (a):

1. A special district that levies ad valorem taxes on taxable real property in more than one county.

2. A special district for which the sole available source of revenue the district has the authority to levy is ad valorem taxes at the time an ordinance is adopted under this section. However, revenues or aid that may be dispensed or appropriated to a district as defined in s. 388.011 at the discretion of an entity other than such district shall not be deemed available.

3. A library district, except a library district in a jurisdiction where the community redevelopment agency had validated bonds as of April 30, 1984.

4. A neighborhood improvement district created under the Safe Neighborhoods Act.

5. A metropolitan transportation authority.

6. A water management district created under s. 373.069.

7. For a community redevelopment agency created on or after July 1, 2016, a hospital district that is a special district as defined in s. 189.012.

(d)1. A local governing body that creates a community redevelopment agency under s. 163.356 may exempt from paragraph (a) a special district that levies ad valorem taxes within that community redevelopment area. The local governing body may grant the exemption either in its sole discretion or in response to the request of the special district. The local governing body must establish procedures by which a special district may submit a written request to be exempted from paragraph (a).

2. In deciding whether to deny or grant a special district's request for exemption from paragraph (a), the local governing body must consider:

a. Any additional revenue sources of the community redevelopment agency which could be used in lieu of the special district's tax increment.

b. The fiscal and operational impact on the community redevelopment agency.

c. The fiscal and operational impact on the special district.

d. The benefit to the specific purpose for which the special district was created. The benefit to the special district must be based on specific projects contained in the approved community redevelopment plan for the designated community redevelopment area.

e. The impact of the exemption on incurred debt and whether such exemption will impair any outstanding bonds that have pledged tax increment revenues to the repayment of the bonds.

f. The benefit of the activities of the special district to the approved community redevelopment plan.

g. The benefit of the activities of the special district to the area of operation of the local governing body that created the community redevelopment agency.

3. The local governing body must hold a public hearing on a special district's request for exemption after public notice of the hearing is published in a newspaper having a general circulation in the county or municipality that created the community redevelopment area. The notice must describe the time, date, place, and purpose of the hearing and must identify generally the community redevelopment area covered by the plan and the impact of the plan on the special district that requested the exemption.

4. If a local governing body grants an exemption to a special district under this paragraph, the local governing body and the special district must enter into an interlocal agreement that establishes the conditions of the exemption, including, but not limited to, the period of time for which the exemption is granted.

5. If a local governing body denies a request for exemption by a special district, the local governing body shall provide the special district with a written analysis specifying the rationale for such denial. This written analysis must include, but is not limited to, the following information:

a. A separate, detailed examination of each consideration listed in subparagraph 2.

b. Specific examples of how the approved community redevelopment plan will benefit, and has already benefited, the purpose for which the special district was created.

6. The decision to either deny or grant an exemption must be made by the local governing body within 120 days after the date the written request was submitted to the local governing body pursuant to the procedures established by such local governing body.

(3)(a) Notwithstanding the provisions of subsection (2), the obligation of the governing body which established the community redevelopment agency to fund the redevelopment trust fund annually shall continue until all loans, advances, and indebtedness, if any, and interest thereon, of a community redevelopment agency incurred as a result of redevelopment in a community redevelopment area have been paid.

(b) Alternate provisions contained in an interlocal agreement between a taxing authority and the governing body that created the community redevelopment agency may supersede the provisions of this section with respect to that taxing authority. The community redevelopment agency may be an additional party to any such agreement.

(4) The revenue bonds and notes of every issue under this part are payable solely out of revenues pledged to and received by a community redevelopment agency and deposited to its redevelopment trust fund. The lien created by such bonds or notes shall not attach until the increment revenues referred to herein are deposited in the redevelopment trust fund at the times, and to the extent that, such increment revenues accrue. The holders of such bonds or notes have no right to require the imposition of any tax or the establishment of any rate of taxation in order to obtain the amounts necessary to pay and retire such bonds or notes.

(5) Revenue bonds issued under the provisions of this part shall not be deemed to constitute a debt, liability, or obligation of the public body or the state or any political subdivision thereof, or a pledge of the faith and credit of the public body or the state or any political subdivision thereof, but shall be payable solely from the revenues provided therefor. All such revenue bonds shall contain on the face thereof a statement to the effect that the agency shall not be obligated to pay the same or the interest thereon except from the revenues of the community redevelopment agency held for that purpose and that neither the faith and credit nor the taxing power of the governing body or of the state or of any political subdivision thereof is pledged to the payment of the principal of, or the interest on, such bonds.

(6) Moneys in the redevelopment trust fund may be expended from time to time for undertakings of a community redevelopment agency as described in the community redevelopment plan for the following purposes, including, but not limited to:

(a) Administrative and overhead expenses necessary or incidental to the implementation of a community redevelopment plan adopted by the agency.

(b) Expenses of redevelopment planning, surveys, and financial analysis, including the reimbursement of the governing body or the community redevelopment agency for such expenses incurred before the redevelopment plan was approved and adopted.

(c) The acquisition of real property in the redevelopment area.

(d) The clearance and preparation of any redevelopment area for redevelopment and relocation of site occupants within or outside the community redevelopment area as provided in s. 163.370.

(e) The repayment of principal and interest or any redemption premium for loans, advances, bonds, bond anticipation notes, and any other form of indebtedness.

(f) All expenses incidental to or connected with the issuance, sale, redemption, retirement, or purchase of bonds, bond anticipation notes, or other form of indebtedness, including funding of any reserve, redemption, or other fund or account provided for in the ordinance or resolution authorizing such bonds, notes, or other form of indebtedness.

(g) The development of affordable housing within the community redevelopment area.

(h) The development of community policing innovations.

(7) On the last day of the fiscal year of the community redevelopment agency, any money which remains in the trust fund after the payment of expenses pursuant to subsection (6) for such year shall be:

(a) Returned to each taxing authority which paid the increment in the proportion that the amount of the payment of such taxing authority bears to the total amount paid into the trust fund by all taxing authorities for that year;

(b) Used to reduce the amount of any indebtedness to which increment revenues are pledged;

(c) Deposited into an escrow account for the purpose of later reducing any indebtedness to which increment revenues are pledged; or

(d) Appropriated to a specific redevelopment project pursuant to an approved community redevelopment plan which project will be completed within 3 years from the date of such appropriation.

(8) Each community redevelopment agency shall provide for an audit of the trust fund each fiscal year and a report of such audit to be prepared by an independent certified public accountant or firm. Such report shall

describe the amount and source of deposits into, and the amount and purpose of withdrawals from, the trust fund during such fiscal year and the amount of principal and interest paid during such year on any indebtedness to which increment revenues are pledged and the remaining amount of such indebtedness. The agency shall provide by registered mail a copy of the report to each taxing authority.

History.—s. 11, ch. 77-391; s. 78, ch. 79-400; s. 9, ch. 83-231; s. 15, ch. 84-356; s. 27, ch. 87-224; s. 35, ch. 91-45; s. 4, ch. 93-286; s. 10, ch. 94-236; s. 1, ch. 94-344; s. 10, ch. 98-314; s. 8, ch. 2002-18; s. 8, ch. 2002-294; s. 7, ch. 2006-307; s. 1, ch. 2016-155.

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163.390 Bonds as legal investments.—All banks, trust companies, bankers, savings banks and institutions, building and loan associations, savings and loan associations, investment companies, and other persons carrying on a banking or investment business; all insurance companies, insurance associations, and other persons carrying on an insurance business; and all executors, administrators, curators, trustees, and other fiduciaries may legally invest any sinking funds, moneys, or other funds belonging to them or within their control in any bonds or other obligations issued by a county or municipality pursuant to this part or by any community redevelopment agency vested with community redevelopment powers. Such bonds and other obligations shall be authorized security for all public deposits. It is the purpose of this section to authorize all persons, political subdivisions, and officers, public or private, to use any funds owned or controlled by them for the purchase of any such bonds or other obligations. Nothing contained in this section with regard to legal investments shall be construed as relieving any person of any duty of exercising reasonable care in selecting securities.

History.—s. 13, ch. 69-305; s. 12, ch. 77-391; s. 16, ch. 84-356.

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163.395 Property exempt from taxes and from levy and sale by virtue of an execution.—

(1) All property of any county, municipality, or community redevelopment agency, including funds, owned or held by it for the purposes of this part are exempt from levy and sale by virtue of an execution; and no execution or other judicial process may issue against the same, nor shall judgment against the county, municipality, or community redevelopment agency be a charge or lien upon such property. However, the provisions of this section do not apply to or limit the right of obligees to pursue any remedies for the enforcement of any pledge or lien given pursuant to this part by the county or municipality on its rents, fees, grants, or revenues from community redevelopment.

(2) The property of the county, municipality, or community redevelopment agency acquired or held for the purposes of this part is declared to be public property used for essential public and governmental purposes, and such property is exempt from all taxes of the municipality, the county, or the state or any political subdivision thereof. However, such tax exemption will terminate when the county, municipality, or community redevelopment agency sells, leases, or otherwise disposes of such property in a community redevelopment area to a purchaser or lessee which is not a public body entitled to tax exemption with respect to such property.

History.—s. 14, ch. 69-305; s. 13, ch. 77-391; s. 17, ch. 84-356.

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163.400 Cooperation by public bodies.—

(1) For the purpose of aiding in the planning, undertaking, or carrying out of community redevelopment and related activities authorized by this part, any public body may, upon such terms, with or without consideration, as it may determine:

(a) Dedicate, sell, convey, or lease any of its interest in any property or grant easements, licenses, or other rights or privileges therein to a county or municipality.

(b) Incur the entire expense of any public improvements made by such public body in exercising the powers granted in this section.

(c) Do any and all things necessary to aid or cooperate in the planning or carrying out of a community redevelopment plan and related activities.

(d) Lend, grant, or contribute funds to a county or municipality; borrow money; and apply for and accept advances, loans, grants, contributions, or any other form of financial assistance from the Federal Government, the state, the county, another public body, or any other source.

(e) Enter into agreements, which may extend over any period, notwithstanding any provision or rule of law to the contrary, with the Federal Government, a county, a municipality, or another public body respecting action to be taken pursuant to any of the powers granted by this part, including the furnishing of funds or other assistance in connection with community redevelopment and related activities.

(f) Cause public buildings and public facilities, including parks, playgrounds, recreational, community, educational, water, sewer, or drainage facilities, or any other works which it is otherwise empowered to undertake to be furnished; furnish, dedicate, close, vacate, pave, install, grade, regrade, plan, or replan streets, roads, sidewalks, ways, or other places; plan or replan or zone or rezone any part of the public body or make exceptions from building regulations; and cause administrative and other services to be furnished to the county or municipality.

If at any time title to or possession of any property in a community redevelopment area is held by any public body or governmental agency, other than the county or municipality, but including any agency or instrumentality of the United States, which is authorized by law to engage in the undertaking, carrying out, or administration of community redevelopment and related activities, the provisions of the agreements referred to in this section shall inure to the benefit of and may be enforced by such public body or governmental agency. As used in this subsection, the term "county or municipality" also includes a community redevelopment agency.

(2) Any sale, conveyance, lease, or agreement provided for in this section may be made by a public body without appraisal, public notice, advertisement, or public bidding.

(3) For the purpose of aiding in the planning, undertaking, or carrying out of any community redevelopment and related activities of a community redevelopment agency or a housing authority hereunder, any county or municipality may, in addition to its other powers and upon such terms, with or without consideration, as it determines, do and perform any or all of the actions or things which, by the provisions of subsection (1), a public body is authorized to do or perform, including the furnishing of financial and other assistance.

(4) For the purposes of this section, or for the purpose of aiding in the planning, undertaking, or carrying out of community redevelopment and related activities of a county or municipality, such county or municipality may, in addition to any authority to issue bonds pursuant to s. 163.385, issue and sell its general obligation bonds. Any bonds issued by the county or municipality pursuant to this section shall be issued in the manner and within the limitations prescribed by the applicable laws of this state for the issuance and authorization of general obligation bonds by such county or municipality. Nothing in this section shall limit or otherwise adversely affect any other section of this part.

History.—s. 15, ch. 69-305; s. 14, ch. 77-391; s. 79, ch. 79-400; s. 18, ch. 84-356.

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163.405 Title of purchaser.—Any instrument executed by any county, municipality, or community redevelopment agency and purporting to convey any right, title, or interest in any property under this part shall be conclusively presumed to have been executed in compliance with the provisions of this part insofar as title or other interest of any bona fide purchasers, lessees, or transferees of such property is concerned.

History.—s. 16, ch. 69-305; s. 15, ch. 77-391.

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163.410 Exercise of powers in counties with home rule charters.—In any county which has adopted a home rule charter, the powers conferred by this part shall be exercised exclusively by the governing body of such county. However, the governing body of any such county which has adopted a home rule charter may, in its discretion, by resolution delegate the exercise of the powers conferred upon the county by this part within the boundaries of a municipality to the governing body of such a municipality. Such a delegation to a municipality shall confer only such powers upon a municipality as shall be specifically enumerated in the delegating resolution. Any power not specifically delegated shall be reserved exclusively to the governing body of the county. This section does not affect any community redevelopment agency created by a municipality prior to the adoption of a county home rule charter. Unless otherwise provided by an existing ordinance, resolution, or interlocal agreement between any such county and a municipality, the governing body of the county that has adopted a home rule charter shall grant in whole or in part or deny any request from a municipality for a delegation of powers or a change in an existing delegation of powers within 120 days after the receipt of all required documentation, or such request shall be deemed granted unless this period is extended by mutual consent in writing by the municipality and county. Within 30 days after receipt of the request, the county shall notify the municipality by registered mail whether the request is complete or if additional information is required. Any request by the county for additional documentation shall specify the deficiencies in the submitted documentation, if any. The county shall notify the municipality by registered mail within 30 days after receiving the additional information whether such additional documentation is complete. If the meeting of the county commission at which the request for a delegation of powers or a change in an existing delegation of powers is unable to be held due to events beyond the control of the county, the request shall be acted upon at the next regularly scheduled meeting of the county commission without regard to the 120-day limitation. If the county does not act upon the request at the next regularly scheduled meeting, the request shall be deemed granted.

History.—s. 17, ch. 69-305; s. 1, ch. 83-29; s. 9, ch. 2002-294; s. 8, ch. 2006-307.

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163.415 Exercise of powers in counties without home rule charters.—The powers conferred by this part upon counties not having adopted a home rule charter shall not be exercised within the boundaries of a municipality within said county unless the governing body of the municipality expresses its consent by resolution. Such a resolution consenting to the exercise of the powers conferred upon counties by this part shall specifically enumerate the powers to be exercised by the county within the boundaries of the municipality. Any power not specifically enumerated in such a resolution of consent shall be exercised exclusively by the municipality within its boundaries.

History.—s. 18, ch. 69-305.

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163.430 Powers supplemental to existing community redevelopment powers.—The powers conferred upon counties or municipalities by this part shall be supplemental to any community redevelopment powers now being exercised by any county or municipality in accordance with the provisions of any population act, special act, or under the provisions of the home rule charter for Miami-Dade County, or under the provision of the charter of the consolidated City of Jacksonville.

History.—s. 21, ch. 69-305; s. 29, ch. 2008-4.

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163.445 Assistance to community redevelopment by state agencies.—State agencies may provide technical and advisory assistance, upon request, to municipalities, counties, and community redevelopment agencies for community redevelopment as defined in this part. Such assistance may include, but need not be limited to, preparation of workable programs, relocation planning, special statistical and other studies and compilations, technical evaluations and information, training activities; professional services, surveys, reports, documents, and any other similar service functions. If sufficient funds and personnel are available, these services shall be provided without charge.

History.—s. 25, ch. 69-305; s. 16, ch. 77-391; s. 19, ch. 84-356.

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163.450 Municipal and county participation in neighborhood development programs under Pub. L. No. 90-448.—Nothing contained herein shall be construed to prevent a county or municipality which is engaging in community redevelopment activities hereunder from participating in the neighborhood development program under the Housing and Urban Development Act of 1968 (Pub. L. No. 90-448) or in any amendments subsequent thereto.

History.—s. 26, ch. 69-305; s. 19, ch. 85-80.

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163.463 Applicability of ch. 2002-294.—

(1) Amendments to this part, as provided by this act, do not apply to any ordinance or resolution authorizing the issuance of any bond, note, or other form of indebtedness to which are pledged increment revenues pursuant to a community development plan, or amendment or modification thereto, as approved or adopted before July 1, 2002.

(2) Amendments to this part, as provided by this act, shall not apply to any ordinance, resolution, interlocal agreement, or written agreement effective before July 1, 2002, that provides for the delegation of community redevelopment powers.

(3) The amendments to ss. 163.340, 163.355, 163.361, and 163.362 by this act do not apply to or affect, directly or indirectly, any community development agency created before July 1, 2002, unless the community redevelopment area is expanded on or after July 1, 2002, in which case only the amendments to ss. 163.340 and 163.355 by this act shall apply only to such expanded area.

(4) The amendments to ss. 163.340, 163.355, 163.361, and 163.362 by this act do not apply to or affect, directly or indirectly, any municipality that has authorized a finding of necessity study by May 1, 2002, or has adopted its finding of necessity on or before August 1, 2002, and has adopted its community redevelopment plan on or before December 31, 2002.

(5) The amendments to ss. 163.340, 163.355, 163.361, and 163.362 by this act do not apply to or affect, directly or indirectly, any municipality that has submitted before August 1, 2002, its finding of necessity, or application for approval of a community redevelopment plan, or an application to amend an existing community redevelopment plan to a county that has adopted a home rule charter.

(6) The amendments to ss. 163.355, 163.362, 163.385, and 163.387 by this act do not apply to or affect, directly or indirectly, any county as defined in s. 125.011(1) or any municipality located therein.

History.—s. 10, ch. 2002-294.

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CITY OF DELRAY BEACH

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100 N.W. 1st AVENUE • DELRAY BEACH, FLORIDA 33444 • 561/243-7000

May 24, 2017

Mr. Reginald A. Cox
Chair
Delray Beach Community Redevelopment Agency
20 North Swinton Avenue
Delray Beach, Florida 33444

Mr. Jeffrey Costello
Executive Director
Delray Beach Community Redevelopment Agency
20 North Swinton Avenue
Delray Beach, Florida 33444

Re: Proposed CRA Changes (re Regular City Commission Meeting of 05/16/17)

Dear Mr. Cox / Mr. Costello:

While not the preferred way to address the City Commission-CRA relationship, the route taken is, perhaps, less important than the destination and regardless of the tumult leading up to the discussion, the outcome was an overdue, honest and productive public conversation. Through the expression of differing points of view a common theme again emerged, similar to what exists in many city departments, organizations, agencies and institutions: that significant change - from how things were done in a different time to how things must be done differently today - is absolutely essential for the continued progress and vitality of our city. In short, we cannot sustain dated, ineffective traditions over optimal outcomes.

Although our CRA is an independent agency; a creature of statute, it is an agency of the city, and by extension it's authority and board constituency is derived entirely from the city commission. In that regard, it is entirely consistent with the CRA's legislative mandate that CRA policies remain consistent with city policies adopted by the city commission.

To that end, I offer the following suggestions, most articulated during the last city commission meeting, as a condition of my support of the CRA continuing its important role as an independent board, to wit:

1. To the extent possible, City staff will advise CRA staff well in advance of both budget presentations of the capital improvement projects that are city priorities within the CRA district, which should then become CRA funding priorities, subject to the limitations set forth in Sections 163.330 – 163.463, Fla. Stat. and the CRA Redevelopment Plan;

2. CRA budgets will no longer allocate funds within a fiscal year that cannot reasonably be used within the same fiscal year;

3. CRA budgets will include a reasonable contingency amount, expressed as a percentage of its total fiscal year budget, that can be used only for infrastructure emergencies and public safety expenditures related to same that has concurrence of the city manager;

4. The practice of approving third-party funding requests previously (and recently) denied by city staff and/or city commission shall not subsequently receive CRA approval, unless such city staff/commission denial is accompanied with a city staff/commission recommendation for CRA funding;

5. RFPs for the sale of public land in excess of one (1) acre are to be reviewed by the city attorney and city commission for input prior to public advertisement/issuance;

6. Consideration should be given to amending CRA By-Laws such that all board members can review meeting agendas, which should receive CRA Chair approval prior to publication. Agendas are an integral part of policy-making and serve to advise and inform the public of matters that are scheduled to come before the board; and

7. The CRA Executive Director shall attend all weekly city senior management team meetings and schedule regular meetings with the City Manager. When not available, the CRA Assistant Director shall attend.

We have significant challenges ahead; a more cohesive and communicative city commission and CRA board relationship will produce better results and lessen/eliminate controversy and misunderstanding, both internally and publically.

I look forward to working with you and your board as we endeavor to exercise sound judgment and deliver exceptional results for our taxpayers.

Sincerely,

Cary Glickstein
Mayor

CG/dr

cc: City Commission
City Manager
City Attorney
CRA Board

FY 2016-2017

CRA Goal Status

CRA 2017 Goals Status Report

Goal 1: Adopt and Implement a Phase II Improvement Plan the OSS Complex	
Objective	Outcomes/Status
Reassess the existing and previously proposed improvements, and seek input from the citizens and stakeholders to incorporate new ideas concerning improvements and to enhance the public space. Create a world-class public space.	▫ Facilitated two visioning meetings to obtain community input regarding the outdoor uses of the Old School Square Park/Campus including the courtyard of the Cornell Museum, the parking garage, and Pavilion ▫ Conceptual Plan was developed April 2015 and presented to CRA Board and City Commission. ▫ Procured Professional Design Services to conduct additional public engagement meetings, develop conceptual and master plan, prepare Construction Documents for phased approach. ▫ On 1/14/16, the CRA suspended negotiations with selected consultants for 90 days. ▫ City conducted separate community meeting on 2/13/16 to determine programming to activate space and repairs/improvements to enhance the campus/park. ▫ On 8/23/16, City Commission gave direction for CRA to engage consultant (CSA Architects) facilitate master plan project. ▫ 4/24/17, Master Plan presented to City Commission & CRA Board at Joint Work Session. Final approval by the City Commission pending.

CRA 2017 Goals Status Report

Goal 2: NW/SW Neighborhood Alleys	
Objective	Outcome/Status
Improve connectivity and property access utilizing alleys, while improving aesthetics which will result in the elimination of blighted conditions and community stabilization.	▫ CRA & City staff conducted and assessment of existing alley conditions to determine accessibility, utilization of unimproved "alleys", and identify ownership/title issues (on-going). ▫ Comprehensive Alley Improvement and Sidewalk Program was presented to the CRA board at its 2/25/16 Workshop mtg and will be discussed further at 3/10/16 Goal Setting workshop. ▫ Combine alley improvements with other Capital Improvement Projects, or construct as other opportunities permit (e.g. public/private partnerships). ▫ FY 2016-17 - City initiated Comprehensive Neighborhood Improvement projects (improving LOS). Priorities NW/SW Neighborhoods, Osceola Park & West Atlantic Corridor. Projects included in CIP and CRA FY 16-17 Budget & Work Plan. ▫ In FY 2016-17, 11 alleys scheduled for construction.

CRA 2017 Goals Status Report

Goal 3: Implement Parking Management System	
Objective	Outcome/Status
Develop Fee-Based Parking Management System that addresses parking for visitors, customers, and employees in a cost effective manner.	▫ Initially, City Commission did not support fee-based Parking Management Program as discussed at 5/12/15 workshop. On 10/13/15, the City Commission provided direction regarding the draft RFP to procure Smart Meters. RFP issuance is pending. ▫ Update of Parking Demand Analysis from 2010 Parking Management Plan is underway. Peak season counts were completed in January; off-peak season count is scheduled for April/May. Preliminary summary is currently under review. ▫ Changes made to Clean & Safe Program to improve maintenance and aesthetics of existing parking lots and garages, to address negative public safety perception. Replacement of light fixtures with LED fixtures to be coordinated as a CIP project. ▫ FY 16-17 Budget includes $150,000 for new/updated wayfinding signage. May include entrance sign at Gateway. ▫ FY 16-17 – City installed meters in OSS & Federspiel parking garages and new meters in Beach District. City reviewing fee-based parking program as part of overall parking management strategy.

CRA 2017 Goals Status Report

Goal 4: Implement comprehensive redefinition and restructuring of Clean and Safe Program based on present and expected future conditions	
Objective	Outcome/Status
Establish boundaries, core functions and LOS	▫ Boundaries, core functions and LOS adopted. ▫ Annual Clean and Safe Plan approved. ▫ Survey visitor and residents to assess the community's perception of the program and determine future needs.
Determine organizational placement, service model, and staffing model	▫ Clean & Safe Program reorganized with oversight provided by centralized Manager in Community Improvement Department. This includes reassignment of Parks and Recreation staff and Public Works Staff to the Clean & Safe Program, which improved efficiency and management. ▫ Determine what is standard
Establish funding and program responsibilities between City, CRA and DDA based upon LOS and consistent with boundaries and core functions	▫ Commission adopted Clean and Safe Plan and budget: ▫ The Clean and Safe Program is funded by the CRA. Determine funding sources and mechanism. ▫ FY 2016-17 - $2,695,905 (CRA funding 100%).

CRA 2017 Goals Status Report

Goal 5: Evaluate the adopted West Atlantic Avenue Redevelopment Plan	
Objective	Outcome/Status
Conduct an assessment of the W. Atlantic Avenue Redevelopment Plan adopted in 1995 to determine if the redevelopment strategies and development standards are still applicable given the current market conditions.	▫ Includes Southwest Neighborhood Plan Updates and new Section for Northwest Neighborhood. Consolidated into The Set Transformation Plan (CRA Sub-Areas 3,4,8). ▫ Branding initiative for W. Atlantic Area to help market business district and neighborhoods are in process. The Set brand launched in September 2016. ▫ City was updating Comprehensive Plan. Delegated update to CRA. ▫ CRA consultant (IBI Group) facilitating process in conjunction with WARC, CRA and City. ▫ Community Meetings occurred on 3/28/17 and 4/1/17. The Draft document is currently under review. Additional community meetings to be scheduled with final adoption by the City Commission by December 2017.

CRA 2017 Goals Status Report

Goal 7: Study Relocation of the Caring Kitchen	
Objective	Outcome/Status
Relocation of the service facility to a more suitable location to allow for expansion of services.	▫ City Senior Landscape Planner finalizing plan for landscape improvements on the property. ▫ A Task Force consisting of City and CRA Staff, neighboring property owners and Caring Kitchen (CROS) staff and volunteers began meeting in June 2015 to address needed property improvements and identify a future relocation site. ▫ Assisted by a local architect, CROS provided needs assessment to the City for relocation property identification. ▫ The City's Historic Train Depot property (80 Depot Avenue) was identified by the Task Force as the ideal future location for the Caring Kitchen with unanimous support by the City Commission (2/9/16). The structure needs to be assessed for improvements and the City and CROS will work towards fundraising for the historic site to be better preserved and utilized by both parties. ▫ CROS completed a number of improvements to the property in 2015 including tree trimming, pressure washing and painting. Signage is now in place to alleviate right-of-way and private property parking issues. CROS has volunteers in place to direct traffic (to Pompey Park lot) and pick-up trash. ▫ City procured the services of West Construction for architectural design services for interior and exterior renovations. City also applied for $500,000 grant for this project.

CRA 2017 Goals Status Report

Goal 8: Implement Veteran's Park Improvement Plan	
Objective	Outcome/Status
Upgrade Veterans Park based on the Conceptual Master Plan prepared by AECOM in 2010.	▫ CRA received invoice for new playground equipment in Feb. 2016. Installation commenced 3/12/16. ▫ City preparing Service Authorization for park design; Request for Bids to follow after design completion. ▫ Create a strong park identity ▫ Improve pedestrian access and connections to the waterfront ▫ Improve park safety and security through the design of the surrounding streets and providing "eyes" into the park ▫ Integrate the design of the park with the design of the mixed use complex ▫ Create opportunities for art festivals and other events to utilize the park ▫ Incorporate opportunities for art in the park, as part of the furnishings, as well as, focal elements of various scales ▫ During FY 16-17 Budget process, City removed this item from CIP and will address at later date pending construction of adjacent development. Subsequently, on 6/14/17, the CRA received a funding request from the Environmental Services Department (ESD) to fund the Veteran's Park Seawall and Dock Repairs. On 6/22/17, the CRA Board approved Amendment #3 to the Interlocal Agreement between the City and CRA for funding of FY 16-17 Capital Improvement Projects.

Evolving Economic Development 2.0

- **Wealth Building in The Set**
  - Focus on 5th Initiative
  - Activation without Acquisition
  - Property Owners as Equity Investors
  - The Set Transformation Plan New Initiatives
- **"Growing Our Own" Business Enterprises**
  - Small Business Development
  - Entrepreneurial Development

Evolving Economic Development 2.0

- **Building Talent and Filling Gaps**
  - Career Services, Job Training and Placement
  - Industry Training
  - Village Center
- **Keep It Local**
- **Keeping the Back Door Closed**
  - G.E.A.R.
  - Business Retention in the CRA District

Business Retention

- Rising demand and decreasing inventory + change in long held properties = local business churn
- Redevelopment of occupied commercial properties = some local business displacement
  - *Downtown Core/Pineapple Grove, Osceola Park, The Set*
- Existing local businesses are requesting more help and services
- Change of use triggering barriers in key vacant commercial properties *(i.e. parking requirements)*
  - *Consultant Study and LDRs Modifications Forthcoming*

Evolving Economic Development 2.0

- **Existing Business Grant Tools** Recently Modified
  - Alternative and quicker payout schedules
  - Focus remains on Sub-Areas 3,4,6,7,8 with exceptions in office, artist and galleries uses
- Benchmarking and Best Practices Underway for a new **"Business Navigator"** Approach in FY 2018

20 N. Swinton Avenue
Delray Beach, FL 33444

Agenda Item # 9.A
April 27, 2017

~ CRA BOARD SUMMARY ~
CRA BOARD GOAL SETTING WORKSHOP – FOLLOW-UP

At the CRA Goal Setting Workshop meeting on March 28, 2017, staff presented the following information:

- CRA Property Ownership/Acquisition Map
- FY 16-17 Work Plan/Budget Status Report;
- Potential FY 17-18/Future Projects & Economic Development Initiatives
- FY 2016-2017 Budget Amendment #1/Year-To-Date & Amended Work Plan - Adopted 1-26-17
- Evolving Economic Development Strategy Status
- Spreadsheet – How other CRAs disburse funds for facade and property improvement grants.

Staff gave an overview of the capital improvement projects, programs and economic development initiatives and well as an overview of previous goals. The Board identified the need to continue investment and programs in The Set. It was felt that where possible the CRA should prioritize and manage transitional projects in collaboration with the City. Also, the CRA could be in a position to provide additional resources to further implement economic development initiatives in the current fiscal year. This included working with one of the CRA's consultants to evaluate the current CRA grant programs, study other opportunities and strategies to activate underutilized properties, and encourage entrepreneurship, small business development and business retention in The Set. This can also be included as a goal. There were other items that were discussed that related more towards administration of various projects and programs. At the conclusion of the presentations and discussion, the Board identified the following potential goals for the next year, which included continuation of some previous goals:

1. NW/SW Neighborhood Alley Improvements – This project is in process and will continue until completed. Construction of eleven alleys is scheduled for FY 16-17. Progress will be monitored in conjunction with the "complete" projects to ensure implementation is not delayed.
2. West Atlantic Redevelopment Plans - Evaluation and updates - Includes consolidating W. Atlantic Avenue Redevelopment Plan, Southwest Area Neighborhood Redevelopment Plan and inclusion of a Plan for the Northwest Neighborhood into one Plan - The Set Transformation Plan. The plan updates are in process. Once adopted by the City Commission, implementation sequencing will be the next phase.
3. Parking Management Plan – An efficient parking management system will require CRA participation and funding. It was noted that the City is in the process of installing parking meters in City garages with the installation of new meters on the beach. There are various elements of the Parking Management Plan that will require CRA funding. The CRA is working with City on upgrading the Wayfinder Signage, which is a component of the Parking Management Plan.
4. Osceola Park Redevelopment Plan - Evaluation and updates - The Osceola Park residents have expressed a desire to update the Osceola Park Neighborhood Plan.

5. OSS Master Plan Project - Adopt and implement – The proposed Master Plan is scheduled for April 24, 2017 CRA Board/City Commission Joint workshop for discussion. Once City Commission approves the Master Plan, the next phase would be to prepare drawings based on an implementation plan approved by the City Commission.

Included in the CRA Board packet are the minutes from the March 28th CRA Board Workshop meeting. For informational purposes, the Goal Setting Workshop Presentation is available on teh CRA's website: http://delraycra.org/wp-content/uploads/2014/07/CRA-Goal-Setting-Workshop-2017-18-March-28-Overall_3-27-17.pdf

It is noted the City Commission will be conducting their Goal Setting Meetings in May. While the CRA Board Goals are focused on those listed above as well as economic development initiatives, consistent with the Community Redevelopment Plan, there may be adjustments based on the results of the City Commission's Goal Setting meetings.

At this time it would be appropriate for the board to review the above and attached minutes to ensure that referenced items accurately reflect the general consensus of the board as we continue to refine the goals, programs, and initiatives in preparation of the FY 2017-18 budget. Currently, staff is working on modifications to the current grant programs to address temporary measures to better assist small business and will be meeting with the CRA attorney as it relates to a property acquisition policy.

Recommended Action:

Board direction is requested.

Submitted By: Jeffrey A. Costello, Executive Director

If any person decides to appeal any decision made by the Board with respect to any matter considered at this meeting, that person will need a record of the proceedings, and that, for such purpose, the person may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

GOAL SETTING WORKSHOP MEETING MINUTES
Thursday, March 28, 2017 11:30 a.m.
City Hall 1st Floor Conference Room
100 NW 1st Avenue, Delray Beach, FL 33444

STAFF PRESENT:

Jeff Costello	Kristyn Cox	D. J. Lee	Susan Shaw
Elizabeth Burrows	Renee Roberts	John Morgan	
Lori Hayward	Kevin Matthews	Krista Walker	

OTHERS PRESENT:

Jane Smith	Jim Chard	Chuck Ridley

1. **Call to Order**
Chairman Cox called the meeting to order at 11:40.

Present: Reggie Cox, Cathy Balestriere, Joe Bernadel, Herman Stevens, Paul Zacks, Dedrick Straghn
Absent: Daniel Rose

2. **Approval of Agenda**
Mr. Zacks made a motion to approve the Agenda. Mr. Straghn seconded the motion which passed unanimously.

Discussion:

3. **Presentation Current Budget FY 2016-17 – CRA Team**
   a. **Project Status Current Budget FY 2016-17**
   b. **Anticipated Projects for FY 2017-18**

Executive Director Jeff Costello opened the discussion and gave an overview of the status of current and anticipated projects. He stated there will be some economic development initiatives presented as well as an update on the status of the Goals from 2016 which were not included in the Board Packet. He reported the CRA has made quite a few acquisitions this year, with more negotiations ongoing, and he reviewed the Property Acquisitions Map. He then went over the Plan Update on projects. He noted that on the Gateway Feature Signage project, consideration is being given to wrapping that project in with the Wayfinder Signage RFP. Mr. Costello mentioned as an aside that the Board might want to consider taking over the right-of-way

responsibility from FDOT for West Atlantic from A1A to I-95 which would give the City control of the right-or-ways. He noted that on the Downtown Trolleys, staff has been meeting with City staff, the DDA and the DBMC to consider various advertising options to supplement the cost of funding the Trolleys (100% funded by the CRA). He said staff hopes to have an agenda item for the Board's consideration in a couple of months regarding the advertising. Environmental Services Director John Morgan added that the City is looking at adding more trolleys and different types of vehicles for public transportation and are also looking at taking the routes outside of the CRA district. He said that over the next few years there will be an expanding network of public transportation for Delray Beach.

Mr. Costello continued updating the Board on the Work Plan projects. Mr. Cox inquired about the delay on the NE 3rd Street improvements. Mr. Costello stated City staff is working with adjacent homeowners on obtaining construction easements. Mr. Morgan said that the City Attorney's office is reviewing the easement agreements for any potential liabilities as well as clarifying issues regarding the City constructing on private property and who will do the long term maintenance. Mr. Cox asked the status of the Pompey Park RFQ. Mr. Morgan said staff is working on the scope for the RFQ. He added that the City has asked for about $4 million from the legislature for this project and if that funding is granted then the funds would be available July 1st which could move the project along faster. Mr. Costello stated that the Pompey Park Project work may not occur in this fiscal year. He reported that the NW 5th Avenue alley project is moving forward well, although there is one alley with some right-of-way issues but work is continuing on the other two alleys.

After the overview on CRA Projects, Mr. Costello reviewed the budget allocations for the CIP Projects for 2016-2017 which total $6,401,000, noting that some of them may not begin this fiscal year. He reviewed the City Financed Infrastructure Projects where the CRA will pay the debt service. Mr. Bernadel asked about the criteria for funding once a future project has been identified within the CRA district. Mr. Costello stated it is a matter of prioritization of projects from the Development Plans adopted by the City along with the Redevelopment Plan which provide the guidelines. On the City CIP Projects, the CRA provides the funding and sometimes implementation but the City takes the lead on Project Management. Mr. Morgan added that the City Commission sets their Goals & Priorities and then Environmental Services filters that information by consulting the Comprehensive Plan and Neighborhood Plans. He said the City Commission has asked for "complete neighborhoods" by looking at all the improvements that need to be done within a neighborhood rather than working smaller projects. He noted that these are more comprehensive but once implemented then the all the neighborhood improvements are completed. He reported that Osceola will be the first "complete neighborhood" project to be rolled out, with the NW/SW Neighborhoods following that next year. Mr. Costello added that the CRA is continuing with the "transitional projects" that were in the works like the alleys and sidewalks in order to avoid further delays. He said that at the last Joint Workshop it was decided by both the CRA Board and the City Commission that the CRA would assist where needed in order to keep projects moving forward. Mr. Cox added that the CRA advocated for the alleys and sidewalks improvements and to include the NW/SW Neighborhoods as part of the complete neighborhood improvements and these projects are moving forward. He said however with the transitional projects for the next fiscal year it would help to identify where the CRA can assist. A list of these projects can be identified for the CRA

to facilitate in The Set. Mr. Costello stated that currently nine alleys are in the design phase for next year and the CRA needs to work with City staff on those projects and others to determine which will be part of a "complete neighborhood". Mr. Cox asked about the schedule for the two alleys east of Pompey Park, and Mr. Costello responded they are not on the schedule yet. Mr. Morgan said they will do those alleys next to the west of Pompey Park and he would advocate doing the alleys to the east as a phase within the "Complete Neighborhood" project. Mr. Costello said it can be done in two ways and the phased approach may be better. Mr. Costello finished by reporting on future projects.

Mr. Stevens asked about economic incentives for individuals who lack the ability to pay on the front end for improvements to their businesses. His desire is to find a tool that is not based totally on a reimbursement basis. The Workshop discussion moved into the evolving Economic Development portion. West Atlantic Redevelopment Director Kristyn Cox gave a presentation on the strategies evolving around economic development opportunities within The Set, primarily addressing wealth building opportunities, "growing our own" business enterprises, building talent and filling gaps, and business retention. She updated the Board regarding the Focus on Fifth Initiative which began last year, noting that the CRA owns eight properties in that corridor. In addition, there are civic and privately owned properties where staff can offer assistance with activation. Ms. Cox suggested utilizing a consultant to study some of the built and vacant privately owned properties and how to best assist them with improvements and activation. Mr. Bernadel asked if the CRA was working with a homeowner who sold their property midway through the process, would the new homeowner be required to resume the negotiations with the CRA. Ms. Cox noted that to date the CRA has not encountered that situation. Economic Development Manager Elizabeth Burrows noted that in the past when a property had been identified as one where improvements would benefit the neighborhood and community, staff would try to work with them and make them aware of the tools available but could not make them use the tools. Ms. Cox stated staff is looking at creative ways to engage property owners to improve their property in keeping with the activation without acquisition strategy as well as helping property owners within The Set to build their wealth and help "grow our own."

Ms. Cox noted that one in five residents of Delray live in The Set, and presented some statistics. They indicated that 94% of the residents work outside of The Set while 92% of those who work in The Set live outside of it, that only 9% are self-employed versus 12% Citywide, and that 37% of residents in The Set have home-based businesses. Ms. Burrows stated the CRA currently has nothing to facilitate small scale redevelopment and that a new incentive or a better way to work with those property owners is needed. She said also that the better the CRA can connect employers with those seeking employment, the better the CRA will be able to help distribute the wealth within The Set. She added that The Career Cottage at 186 NW 5th Avenue will be the pilot project for that. She reported that three proposals have been submitted to lease space in the Cottage (two for-profit entities and one not-for-profit entity) and the not-for-profit was from Career Source. There is a possibility that all three could be housed in the Cottage. She stated those proposals would come before the Board in April for consideration and direction. Ms. Balestriere asked if staff was working with the Chamber of Commerce since they have a database of Delray Beach businesses. Ms. Burrows replied not yet primarily because Career Source is not yet located in the area. Additionally residents need to be educated about the resources available through Career Source. Mr. Bernadel inquired about the availability of

bilingual personnel at Career Source. Ms. Burrows said that yes, they are equipped to work with job seekers of various nationalities. She reported that Career Source will focus on specific industry training in the technology and construction fields. A capacity building program is being developed which is different than any tool the CRA currently offers, and it will help to leverage dollars and partner collaborations. Ms. Burrows then discussed some of staff's business retention strategies including getting involved with at-risk businesses. She concluded her presentation by reviewing the existing grant tools, all of which were set up in the '90's although there have been modifications over the years. She noted they were developed as attraction tools and are not geared to retention. She stated staff is seeking Board support for further studying the tools in the context of the current environment and the needs of the community as well as in consideration of the current CRA priorities. Staff compiled a list of fifteen CRA's in the state with a variety of Grant Programs that have some different payment options and creative clawback inclusions to be used to develop new incentives. The Board was supportive of staff further studying different types of grant programs for consideration for use at the CRA. Ms. Cox clarified that there would be two studies needed – one focused on strategic properties using one of the CRA Planning Consultants and one for researching different grant tools. The modification of the grant tools requires knowing any technical barriers involving the properties, so they need to be undertaken at the same time. In the interim, there are temporary measures that can be taken to move forward with different grant options to better assist small businesses. Mr. Zacks said that if there are strategic properties identified those should be prioritized. He had a bit of concern with the 'at risk' business assistance because of the difficulty in ascertaining why they are 'at risk' means – is it because the business is poorly run, do they have a bad product, etc. and he added that getting accurate data can also be problematic. Ms. Burrows said the CRA's growing relationship with the SBDC provides an opportunity to be able to mandate business counseling since not all 'at risk' businesses merit CRA intervention. Mr. Cox congratulated staff for a thorough, well researched and informative presentation.

4. **CRA Goals/Priorities for FY 2018-20**

Mr. Costello reviewed the status of the previous goals:

- Adopt and implement Phase II OSS Improvement Plan Project – accomplished; next phase full scale design and construction
- NW/SW Neighborhood Alleys – a continuation, a 'work in process with construction of eleven alleys scheduled for this fiscal year
- Parking Management System - Developing a Fee Based Parking System – City is installing meters in City garages and new meters on the beach but have not implemented a full scale fee based system and the plan includes the Wayfinder Signs which CRA is working on with City
- Clean and Safe Program – some changes have been made with the Clean component being handled by Community Improvement and the Safe component handled by the Police Department
- The City took the lead on the Caring Kitchen – The City seeking grant funding to improve the old train station and are contracting with an architect for interior & exterior renovation; No conversation to date regarding the CRA acquiring the current Caring Kitchen property

- Evaluation and updates to the West Atlantic Redevelopment Plans – consolidating into one Plan for The Set Redevelopment Plan
- The Veteran's Park project was put on hold by the City

Mr. Zacks remarked that three of the eight goals were out of the CRA's control and progress has been made on the other five goals so that is a compliment to the Board and staff. He noted that the budget reflects that of approximately $14.5 million that has been spent, $12.5 million has been spent in the West Atlantic and NW/SW area in keeping with the Board priority. He felt continuing to purchase properties in those areas where redevelopment is critical is high priority. Mr. Stevens brought up establishing a policy regarding the payment of closing costs when purchasing properties. Mr. Costello responded that there is no current policy and that it was decided to include closing costs with purchase agreements on a case-by-case basis. Mr. Zacks clarified that Mr. Stevens was suggesting there should be a policy that the CRA does not pay closing costs except in exceptional circumstances.

Ms. Balestriere agreed with Mr. Zacks about the majority of CRA dollars being spent in the West Atlantic area and also felt the Parking Management needs to continue being a goal and priority for next year. She said there is a huge impact on the beach side, while meters are being installed, some of the street side parking is lost. She referenced adding a deck to the Sandoway Parking Lot. Mr. Costello noted the Sandoway is outside the CRA district but he has had conversations with the City about that. He said within the CRA's district the best opportunity to augment beachside parking would be working on a partnership agreement with the Residence Inn. Mr. Zacks commented that parking is a city wide issue and extends down Atlantic Avenue to I-95. Mr. Straghn suggested dropping the Caring Kitchen and Veterans Park as continuing goals since the CRA has no control over those projects. Ms. Cox noted on April 4th the City Commission will be discussing moving forward with the Caring Kitchen relocation (which is outside the CRA district). Mr. Costello stated Veteran's Park would be a part of the CIP so may not really be a goal. Board consensus was to remove those two items from the list of CRA goals for 2017-18.

Mr. Cox stated that he would like the CRA to be in a position to provide resources for accomplishing the economic initiatives presented earlier by staff. He referenced capacity building, implementation of The Set Redevelopment Plan, identifying any components that come out of the Master Plan, a line item for the branding initiative in The Set, continuing to look at and identify transitional project opportunities, and spending allocated funds rather than rolling them over. Mr. Zacks also felt it is important for the CRA to continue to prioritize and manage some projects toward completion. Mr. Cox said perhaps staff can formulate some goals with that information to bring back to the Board. Mr. Zacks said he believes the goals of the board members have coalesced and that the Board is all on the same page. Mr. Stevens suggested changing the time of year that the goal setting workshops are held so that newly appointed board members can get a good understanding of what is occurring at the CRA. Mr. Zacks suggested that since June is budget season perhaps a meeting to review the goals in October would be helpful. Mr. Straghn wanted to make sure going forward that reports submitted to the CRA for the programs the CRA funds are substantial and that people are being held accountable. Mr. Costello noted the CRA is managing the Master Plan design at Old School Square and updates to the Osceola Park Plan will be needed. Mr. Costello also indicated that

the City will be looking for the CRA to fund the Master Plan and the Osceola Park Plan updates. Board consensus was for the CRA to take the lead on both of those projects.

5. **Public Comments**
Chuck Ridley, 210 NW 2nd Avenue, felt the Board is doing a good job, and encouraged commissioners to attend the upcoming community input meeting. He noted the west is not a poor neighborhood and that there is wealth that can be built on by changing the framing of the community narrative. He added that the CRA needs to be positioned to resist any attack from the State level as well as local.

6. **Closing Remarks** - None

Commissioner Comments:
Mr. Cox stated he has seen the Board evolve over the years and said The Set Redevelopment is as much a part of the CRA as anything else. He referenced some of the challenges over the years and the competition for resources. He said there are statewide challenges for resources with CRAs, and there are brick & mortar priorities versus promotions conversations around the state. He feels both are needed. He noted many CRAs are moving toward redeveloping the working class neighborhood initiatives. He applauded Mr. Costello and staff for their presentations.

Staff Comments - None

Adjournment:
There being no further business the Workshop was adjourned at 2:06.

Jeff Costello, Executive Director

Reginald Cox, Board Chair

Bedners and another property across the street (old Seacrest Water Softening facility) for an off-site parking lease agreement for the additional parking. He noted there would be valet service.

The Chair asked for public comments. There were none.

Mr. Rose commented he feels it is just too large a project for that area and it should be scaled down. Mr. Stevens agreed that the parking does not seem sufficient to service a 14,618 s.f. 4-story building with multiple uses. Executive Director Jeff Costello noted that due to the width of the property being less than 65 feet, the LDRs do not require much parking and so it would be code compliant. He added that the CRA also owns a nearby parking lot which is available to the public at this point. Board consensus was agreeable since it is within the code but there were concerns noted with the amount of parking.

7. Consent Agenda

A. Temporary Use Agreement – Blocks 8 and 20 Alley Improvement Project – Construction Staging

Mr. Rose made a motion to approve the Consent Agenda which was seconded by Mr. Straghn and passed unanimously.

8. Reports/Presentations

A. Creative City Collaborative Business Plan Presentation

Marjorie Waldo, President & CEO of the Arts Garage, noted that she has been with the Arts Garage for six months and what she is most proud of is who is inside of the Arts Garage. She introduced her staff, the Board members in attendance, and some representatives of the 200+ Guild members. She reported the Board will be having an all-day strategic planning session in May. Much work has been done to streamline costs and operations such as clarification of all roles and responsibilities, more transparency with all stakeholders and patrons, significant reduction of the expenses , and improved accountability. She said there is now a Development Campaign called a "Band of Angels" and angel wings are earned by a $10,000 donation. She reported that to date there are four angels and two more are close to getting their wings. She reviewed upcoming shows and events.

The Board Chair asked for public comments. There were none.

Mr. Rose said this is what the Board has wanted to see and congratulated Ms. Waldo on the accomplishments. Ms. Balestriere also commented that Ms. Waldo has done a great job in reducing overhead and is putting out some quality programming.

9. Old Business

A. Update – CRA Board Goal Setting Workshop Follow-Up

Mr. Straghn made a motion to table this item until after the City Commission has held their Goal Setting Workshop. Mr. Rose seconded the motion which passed unanimously.

B. Resolution for Delray Beach Holdings LLC (iPic) Closing Documentation

Mr. Tolces apprised the Board that the Attorneys are preparing to close on the iPic project. He

MEMORANDUM

TO: CRA Board of Commissioners

FROM: Joan K. Goodrich, Economic Development Director

THROUGH: Jeff Costello, Executive Director, CRA

DATE: July 17, 2017

SUBJECT: **Status of Delray Beach Career Cottage at 186 NW 5th Avenue**

Background

On November 17, 2016, the CRA's economic development team presented the Focus on Fifth Initiative suggesting the CRA-owned property at 186 NW 5th Avenue could be intentionally activated as "Career Cottage" through a public notice advertisement to invite multiple, collaborative and synergistic users to provide much needed career, job seeker, job placement and workforce development related services to the community. After issuing a Legal Public Notice and evaluating three (3) proposals, the CRA Board selected CareerSource Palm Beach County as its preferred partner on May 11, 2017 for this new initiative.

Economic Development Goals of Career Cottage

The economic development goals of Career Cottage are to provide new in-area job placement, career services and job readiness services to our community in order to:

1) To decrease local unemployment (and underemployment) rates;
2) To increase the percentage of residents who work in Delray Beach ("keep it local"); and
3) To ensure local employers and small businesses have greater access to the talent they need to grow and thrive.

Career Source Palm Beach County

CareerSource Palm Beach County is chartered by the State of Florida to develop and retain a high quality workforce system in Palm Beach County. At this proposed location, CareerSource Palm Beach County counselors will coach and place job seekers into entry-level, middle management and executive

Workforce and Employment Trends

	The Set	The City
Residents Employed	67%	60.9%
Jobs Held by Non-Residents	92%	N/A
Residents Work Outside the Area	94%	68%
Residents Work at Home	2.3%	7.3%
Unemployment Rate	18-20%	4.1%
Total Employment	5,997	51,787
Year-Over-Year Total Employment	N/A	-1.4%

Source: IBI Group Florida, Inc. Key Findings: Economic and Demographic Data, The Set Transformation Plan

jobs. Additionally, local employers and small businesses will be able to recruit onsite (or nearby). Career Cottage will be open five (5) days a week, Monday – Friday, 8:00 a.m. to 5:00 p.m. and provide the following free services:

- Career consulting
- Job search and placement services
- Use of computers, copiers and fax
- Priority service for U.S. military veterans
- Reemployment Assistance
- Employers recruiting on site
- Job search workshops and assistance (in nearby locations)
- Access to hundreds of jobs
- Labor market information, such as jobs in demand
- Programs for persons with disabilities

It is anticipated that an average of 35 people will initially be served weekly although it is expected this number will grow as we aggressively promote this new venture locally and build productive partnerships with local businesses, companies, organizations and non-profits.

Next Steps, Additional Deliverables and Expected Launch Date

The proposed lease agreement between the CRA and CareerSource Palm Beach County is scheduled for the July 27, 2017 CRA Board meeting. The proposed term is 3 years term, with the option to renew on an annual basis for up to 2 additional 1-year terms. In the lease agreement, the CRA has also requested the following services from CareerSource to support reduced rental for the commercial property ($12/year):

- Quarterly Reports on CareerSource Programs at Career Cottage
- On demand local workforce, labor market, and unemployment reports and statistics
- Local job, hiring, and trade fairs
- Delray Beach Career Expo
- Workforce roundtables with local employers and small business owners
- "How to Hire" employer workshop series

Upon the agreement's approval by both parties, CareerSource Palm Beach County will begin tenant improvements on the property and relocate staff. Launch date is anticipated in early September 2017 with a ribbon-cutting ceremony with City elected officials and management, CRA board and staff, CareerSource Palm Beach County board and staff, West Atlantic Redevelopment Coalition, NW/SW Neighborhood Alliance and other local economic development partners and community-civic leaders.

Final Remarks

While the Office of Economic Development has been cultivating this project for nearly three years, it is important to note the inspiration and ultimate establishment of the project is because the community identified the gap in available local workforce development services and encouraged the CRA to invest in "capacity-building" activities that would benefit more than one business and one individual at a time.

Evolving Economic Development Strategies-Tactics Status Report

As of 7/13/2017

	Evolving Economic Development FY 2017 Strategies-Tactics	West Atlantic Business	Small Business Development	Workforce Development	Strategic Partnership Investments	Focus on 5th Initiative	Status
1	Inc. Pad - In-Area Small Business Training and Counseling		X		X		For 9-months the SBDC @ Palm Beach State College has been located in Delray Beach at the Delray Beach Public Library thanks in part to partial funding by the CRA, Library and SBDC. To date, more than 114 small businesses are receiving 1:1 business counseling and more than 60 businesses attended the 8-part small business workshop series. Additionally, the partners have selected the name of Inc. Pad to identify the program and dedicated space which is located on the second floor of the Library.
2	Activation of 135 NW 5 Avenue	X	X		X	X	Letter of Interest and Lease Application received from new local start-up - Upper Cutz. CRA Board to consider at July 27, 2017 meeting.
3	"Career Cottage" @ 186 NW 5 Avenue In-Area Career Services, Job Placement and Job Matching			X	X	X	5-year lease agreement with CareerSource Palm Beach County to be considered by CRA Board at July 27, 2017 meeting to activate "Career Cottage" by September 2017.
4	Activate and seed (fund) more 'capacity-building' programs (pop-ups, co-ops, co-working, maker space, incubators, accelerators et al) designed to benefit more than 1 business, 1 resident at a time	X	X		X		Currently, there is only one CRA program - the Community Sponsorship Program - which may allow funding of up to $1,500 (and no more than 25% of the budget) for "organizations whose programs and services directly serve the citizens and visitors of the Delray Beach Community Redevelopment Area...while supporting the mission and principles of the CRA." It is recommended that this existing program is expanded or a new grant program be created that will allow for the future partial CRA funding of 'capacity-building' activities.
5	Filling vacant and underutilized properties with activities and local enterprises designed to increase vibracy and foot traffic	X			X	X	CRA Staff is marketing the 3 vacant bays in the 700 W. Atlantic Avenue property - 1 for restaurant use and the other 2 for office-retail use. Additionally, a short-term lease with Hatcher Construction was recently approved by the CRA Board. It is anticipated the property will be fully occupied by December 2017.
6	Building patronage of local area businesses	X				X	No substantive updates at this time.
7	Inspiring a community of innovation featuring new co-ops, co-working spaces, incubators and live-work units		X		X		While the CRA sought to acquire a property on NW 5 Avenue for these uses, it was unsuccessful in its bid for the property.
8	Help local entrepreneurs to start-up, innovate and scale	X	X		X		OED recently invited to participate in the Business Development Board of Palm Beach County's Entrepreneur's Task Force and will continue to support the Chamber of Commerce in its own local programming, discussions and initiatives.
9	Encourage more private capital investment and quality job creation along Historic 5th Avenue	X				X	1:1 meetings are underway with property owners along NW/SW 5th Avenue.

Evolving Economic Development Strategies-Tactics Status Report

As of 7/13/2017

	Evolving Economic Development FY 2017 Strategies-Tactics	West Atlantic Business	Small Business Development	Workforce Development	Strategic Partnership Investments	Focus on 5th Initiative	Status
10	Study the feasibility for the development for a new CRA commercial project at 95 SW 5th Avenue and/or 32 SW 4th Avenue				X	X	While initally planned for 4Q FY 2016/17, the project may remain dormant at this time.
11	Activate without acquistion - possibly through master lease approaches (or other similar methods)				X		In the draft RFP for SW 600-700-800 blocks, some discussion is occurring as to new redevelopment scenarios to be promoted by the CRA with the successful developer including encourging them to work more creatively with adjacent and near by local property owners - i.e. land leases and partnerships.
12	~~Business Expansion Retention Study~~ CRA Commercial Properties Study	X			X		Following a conversation with the CRA Board in March 2017 and subsequent modifications to grants program, CRA Staff will focus on studying key commercial properties in the CRA district and the barriers being triggered from changes in use.

CRA Grants-Incentives Comparison Chart

Contact: Elizabeth Burrows, 561.243.7009 x 1511 or burrows@mydelraybeach.com

Program Feature	Paint-Up & Signage	Site Development Assistance	Historic Façade Easement	Business Development Assistance	Job Creation Bonus Incentive
Eligible Costs	Exterior Only - Painting, Pressure Cleaning, Signage	Interior/Exterior Improvements	Exterior Façade Improvements; Bldg. Relocation	Monthly Rent Subsidy	
Approval	Before Construction	Before Construction	Before Construction	Within 6 Months of Business Opening	Before jobs hired
Required Jobs	0	0	0	2 FTE min.	10 for new and relocating 5 for expanding
Lease/Own	Any	Any	Own	Min. 2-Year Lease	Min. 3-Year Lease or Own
Calculation	50% of eligible costs	40% of eligible costs; in target areas 100% of eligible costs up to $10,000 and 40% thereafter	Dollar-for-Dollar Reimbursement	⅓ Monthly Rent; OR $500/Month	$1,000/job (115% of county avg. wage of $49,123 or $56,491) $2,500/job (125% or $61,404) Plus Local Hiring + Bonus ($500 - $1,000/job)
Funding Max.	$5,000	$50,000	$75,000	$6,000 total	$75,000
Payout	Lump Sum Reimbursement to Grantee or Direct Payment to Vendors	Reimbursements by draws with final draw (equal to 25% of grant disbursed) at project completion	Lump Sum Reimbursement	Monthly, up to 12 months	2 payouts; 1st in 90 days; 2nd 12 months thereafter

FY 17/18 CITY GOALS GENERAL OVERVIEW

- 2017-18 City Commission Priority Areas:
  1. The Set (West Atlantic Avenue - NW/SW Neighborhoods - I-95 to Swinton Ave)
  2. South Federal Highway
  3. Congress Avenue

- Projects in CRA District to be funded by CRA.

- Focus Remains on Public Safety, Infrastructure, Parks (continuation of 3-year plan)

2017 Goal Setting Session

City of Delray Beach
Police Department

Body-Worn Camera Project

FY 15/16 - 20 Body-Worn Cameras and Tasers - $34, 260 (Completed)
FY 16/17 - 75 Body-Worn Cameras and Tasers - $219,835 (Need Mid-year Adjustment)
FY 17/18 - 50 Body-Worn Cameras and Tasers - $262,140 (Future Spending)

Five (5) Additional Officers

Ongoing Operational Costs (Staffing, Maintenance, Subscription, etc.)

Expenditure / Expense Category	No. Requested	Cost Per Item	Totals
Salary Account	5	$ 49,226.00	$ 246,130.00
Social Security Match	5	$ 3,052.00	$ 15,260.00
FICA (7.65% on Salary Account)	5	$ 3,766.00	$ 18,830.00
Health Insurance	5	$ 9,632.00	$ 48,160.00
Police Pension Benefit	5	$ 26,952.00	$ 134,760.00
Disability $101.81 EAP $23.88, Life Ins. $156, Med. Soc Match $713.74, Unemployment $34.56	5	$ 1,030.00	$ 5,150.00
Total Increase in Operational Costs		$ 93,658.00	$ 468,290.00

Expenditure / Expense Category	No. Requested	Cost Per Item	Totals
Vehicles (estimate based on Fleet's quote)	5	$ 55,000.00	$ 275,000.00
Laptops (estimate based on information from IT) Printer, voip O365, aircard	5	$ 4,400.00	$ 22,000.00
Uniforms and small equipment (estimate)	5	$ 3,000.00	$ 15,000.00
Total Increase in One-Time Cost			$ 312,000.00
Total Impact to Fiscal Year 2017-2018 Budget			$ 780,290.00

2017 Goal Setting Session

City of Delray Beach

Fire Rescue

FY 16/17-18

Projects we have today that will carry over into next Fiscal year?

- New Fire Station 113 - $4,600,000
  - RFP Design Build – Advertising next week
  - Relocating Firefighters to Temporary Facility
  - Permits for demo of Old Fire Station
- Land Acquisition and construction for Training Facility – $4,000,000
  - Realtor Jim Knight is searching for property
  - Property at 40 Congress is under contract with someone else
  - ISO-Insurance Safety Office Class 1 Adjustment $200,000

FY 17-18

- Commission on Fire Accreditation International (CFAI) - $13,620.00
  - Registered Agency Fee $570.00
  - Applicant Agency Fee $7,050.00
  - Peer Assessment Team Visit $6,000.00
  - Accreditation has the potential to dramatically improve a department, its services, and its vision for the future.
- Annual fire inspection program – $24,600.00
  - MobilEyes Software $24,600.00
  - Projected Revenue $500,000 from inspections; $100,000 from Plan Review
- Level of Service Enhancement 3rd person on rescue – $880,000
  - Decrease in response times
  - Engine or Ladder stays in-service for next call
  - Improved patient outcomes
  - Less wear and tear on apparatus

Emergency Management

FY 16/17

- Emergency Operations Plan (EOP)
- Department Operational Annexes
- Continuity of Operations Plans(COOP)
- CodeRED data base build out
- Resource Kinds and Typing list with hourly cost rates being built out
- Human Resource (HR) Policies regarding Disaster Pay Policy, Emergency designations for all employees and positions
- Employee training and table top exercises – on going effort
-

- Establishing Memorandum of Understanding (MOU) template as well as drafting MOU between Delray Medical Center and Delray Public Library – on going effort
- Build out Geographic Information Systems (GIS) layers needed for disaster and special events – on going effort

FY 17/18

- $200,000.00 - Threat and Hazard Identification and Risk Assessment (THIRA) report (ESD, PZB, P&R, PD, FR, EM).
- $50,000.00 – Disaster Recovery Ordinance (Legal, PZB, EM): The purpose of the Disaster Recovery Ordinance is to provide legal authority for actions commonly found useful in expediting recovery, together with emergency powers protecting public health and safety and fostering desired beneficial long-term recovery outcomes.
- $1,650,000.00 – Estimated completion (June 2018) of temporary Emergency Operations Center (EOC) build out (ESD, P&R, IT, EM) – includes all build out and equipment costs.

Purchasing

FY 16/17

- New Purchasing Ordinance
- New Policies and Procedures
- New Solicitation and Agreement Templates
- Implementation of the ERP Purchasing, Supplier, Contracts and Inventory modules

FY 17/18

- Implementation of the ERP Purchasing, Supplier, Contracts, and Inventory modules
- Training of Purchasing staff on the new Ordinances, P&P, Templates and ERP
- Training of Departmental staff on new Ordinances, P&P, Templates and ERP
- Training of supplier community regarding changes in doing business with City and utilizing the Supplier module of ERP

Human Resources

FY 16/17-18

1. Continue ERP Conversion

- Continue the training process for all staff
- Continue working with Tyler representatives to make sure that all information converted from SunGard (current system) is correct
- Implement document management system and begin converting all files from Optiview (current electronic personnel file)

- Work with IT & Tyler representatives to replace Sharepoint (current system) used for employee evaluations

2. Convert Civil Service Rules and Regulations into a progressive personnel policy system

- Implement focus groups with managers, supervisors, and general employees to involve them in the process
- Review all policies and manuals that reference "Civil Service" and revise.
- Collaborate with City Attorney's Office / Outside Labor Council concerning design and implementation

3. Formal Succession plan

- Identify key positions with employees in DROP
- Implement executive planning sessions to identify high potential employees
- Implement development plans for these high potential employees

FY 17/18

1. Purchase and implement Target Solutions to provide training for all employees (Approx. 25k)
2. Successful negotiation of SEIU contract (begin 3/18)
3. Successful negotiation of PBA contracts for Officers / Sergeants, and Lieutenants (begin 3/18)
4. Measure and address employee engagement

Finance

FY 16/17

Enhance the Utility Billing customer experience and achieve high levels of customer satisfaction:

- Quality of response
- Improved employee training

Improve year-end Financial Closing and Reconciliation Procedures

- Document processes
- Enhance internal controls
- Timely Reporting

Structure and Secure Debt financing for CIP including the One Penny Sales Surtax Receipts

- Fully utilize the City's Financial Advisor firm and Bond Counsel for services related to financial planning, financial marketing and the issuance of debt to finance the City's Capital Improvement Program Projects.

FY 16/17-18

In conjunction with the IT Department, implement the new Enterprise Resource Planning system "ERP" Tyler New World and Tyler Cashiering throughout the City.

City Clerk

FY 16/17-18

- Continue to digitize all documents
- Development of Local Historic Archives Partnership with the Delray Beach Historical Society to include identification of values/maintenance/transfers of City's oldest historical records
- Implement a digitalized PRR system.

FY 17/18

- Prepare cemetery records for outsourcing
- Update City's Record's Management program city wide
- Transfer City's vital records to electronic optical-character reader format
- Codification of Ordinances pertaining to Land Development Regulations and integrate into City's Code of Ordinances

Planning, Zoning & Building

FY 16/17-18

- Always Delray: Comprehensive Plan update; February, 2018; $50,000
- Tri-Rail Coast Link Commuter Rail Station area master plan; Sept./Oct. 2017 – June 2018; $50,000
- Community Residences – additional regulations (Legal); Spring 2018; $50,000

FY 17/18

- Land Development Regulations – Central Business District zoning district and design guidelines update (3 year evaluation); 3rd Quarter, Spring 2018, $50,000
- Land Development Regulation amendments:
    - Signs - Sept. 2018, In-house
    - Historic Design Guidelines update; Sept. 2018, $30,000

Economic Development

Congress Avenue Initiative components requiring resources include the following:

FY 16/17

- Completion of Urban Land Institute Technical Assistance Panel Visit and Report ($23,000)
- MPO Congress Avenue Complete Streets Grant – Traffic Study ($35,000) and Engineering Plans (awaiting figures from ESD)
- Initiation of Corridor Revenue Forecasting and Development Potential Study ($50,000)

FY 17/18

- Repair of Delray Beach Historic Train Station (Already included in City's 5-Year Capital Improvement Plan)
- Overlay District Feasibility Study ($50,000)
- Land Development Regulations Updates ($50,000)
- Congress Avenue Pilot Activation Plan and Activities ($25,000)
- Economic Development Administrative Assistant .5 FTE ($25,000)

Community Improvement

FY 16/17

- Slum & Blight
    - SW/NW Section
        - Demolition
- CRA AND SWA funds are used to demolish homes; however, the homes must be declared unsafe by the Chief Building Official. The demolition cost ranges between $10,000-$15,000 dollars per demolition.
    - SWA $60,000 Only City Properties
    - CRA $50,000 funds for private properties for the FY 15/16 & 16/17

FY 16/17-18

- Transient/Vacation Rentals
    - Transient/Vacation Rental Oversight Program
        - Capture revenue missed from individuals avoiding permitting process
        - Monitor high turnovers and cite accordingly
- The City of Delray Beach vacation rentals from 13 rental sites including HomeAway, TripAdvisor, Booking.com and more, ranging from $30 to $2,392 a night. There are 360 in Delray Beach and majority is east of Swinton. Staff will dedicate a part-time employee to research on-line and

work with the code officers in the field to investigate. Additionally, attempt to reach out for a FAU intern to assist with the research. This will carry over into FY 17/18.

Building Division:

FY 16/17-18

- Community Rating System (CRS); Oct. 2017, CRS Max, $5,000 (Funded through ESD)

Parks & Recreation

FY 16/17-18

- Golf Course USGA course recommendations/turf plan (short-term goals) - $25,000
- Hilltopper Elevator Repair – budget $115,000
- Putting Special Events approval process on-line – budget N/A included in ESRI enterprise account

FY 17/18

- Golf Course improvements/turf plan (long-term course improvements) – budget $5,700,000
- Playground replacement (Pompey Park, Curry Commons, and Merritt Park) – budget $530,000
- On-line integration of cemetery software including GIS grave locations - $15,000
- Crafting of a public arts ordinance - $10,000
- Removal of invasive plants in city parks – budget $24,000

Environmental Services Department – Program & Project Mgmt.

FY 16/17-18

- Parking Management issues downtown -- $1.9 million
  - Availability
  - Railroad Trespass Prevention
  - Multi-space Smart Meters
  - Enforcement / Parking Management

- Seawalls – repairs and vulnerability -- $1.21 million
  - Veteran's Park Construction
  - City Marina Design
  - Marine Way Design
  - Seawall Vulnerability Analysis

City of Delray Beach

- Transportation – roadway reconstruction -- $1.65 million
- Capital Improvement Plan implementation (other people's projects)
    - Study the feasibility of building a permanent EOC at the Lakeside Golf Course.
    - EOC retrofit of Delray Beach Golf Course Design -- $175,000

FY 17/18

- Parking Management Plan Update and Implementation -- $1.8 million
    - Meters and crosswalks
    - ADA Compliance / Handicap Parking Study on East Atlantic
    - Wayfinding Signage
    - Parking Management Plan Update
    - Car counting for parking garages

- Seawalls – Repairs and Vulnerability -- $3.72 million
    - City Marina Construction
    - Marine Way Construction
    - Seawall Ordinance, Standards and Program Development

- Transportation – Roadway Reconstruction and Neighborhood Design -- $16.2 million
- Capital Improvement Plan implementation (other people's projects) – Total request for next year is more than $44.2 million
    - Feasibility Study to remodel 3 of 6 fire stations
    - EOC retrofit of Delray Beach Golf Course -- $1.1 million

Environmental Services Department – Utilities Program

FY 16/17-18

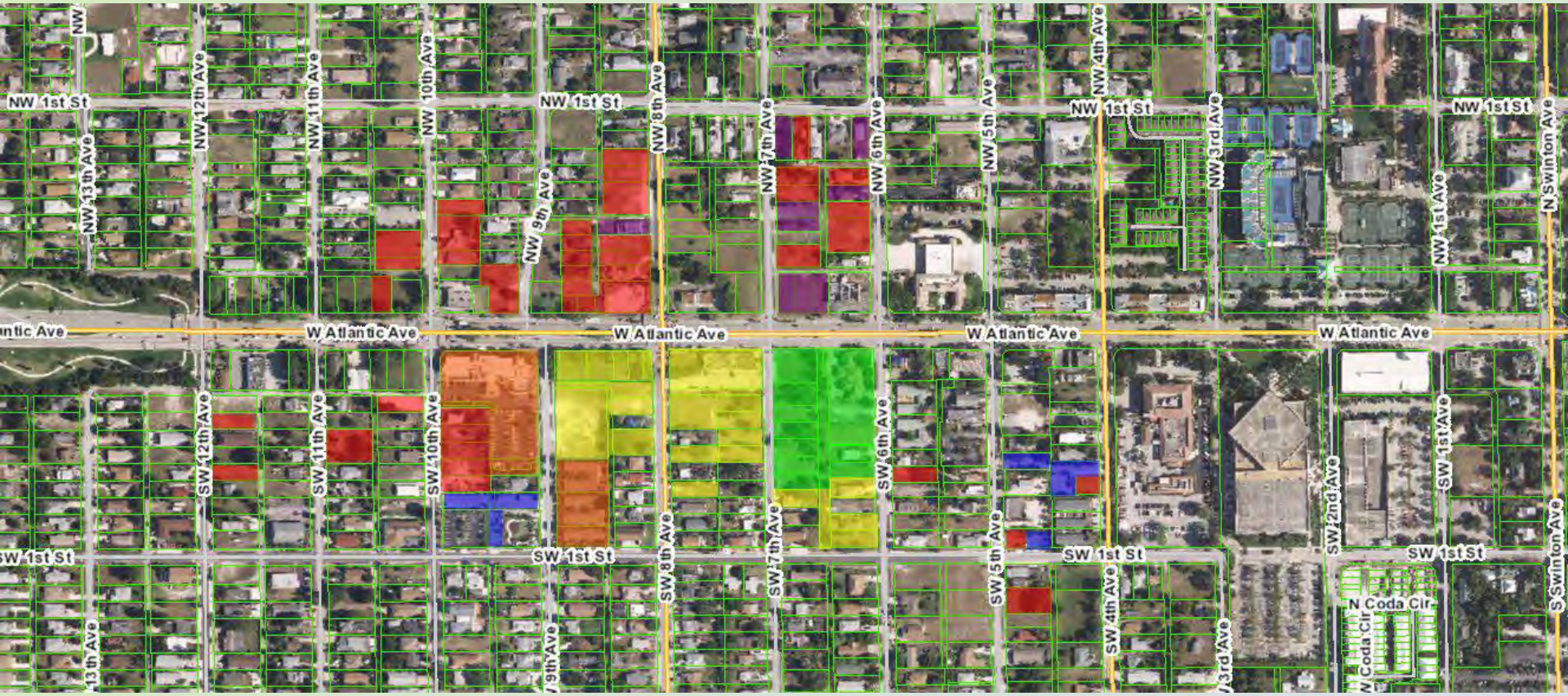
- Operations, Maintenance, and Refurbishment
    - Potable Water System $220,000
    - Stormwater Management System $780,000
    - Wastewater Treatment System $460,000
    - Reclaimed Water Distribution System $2,475,000

FY 16/17-18

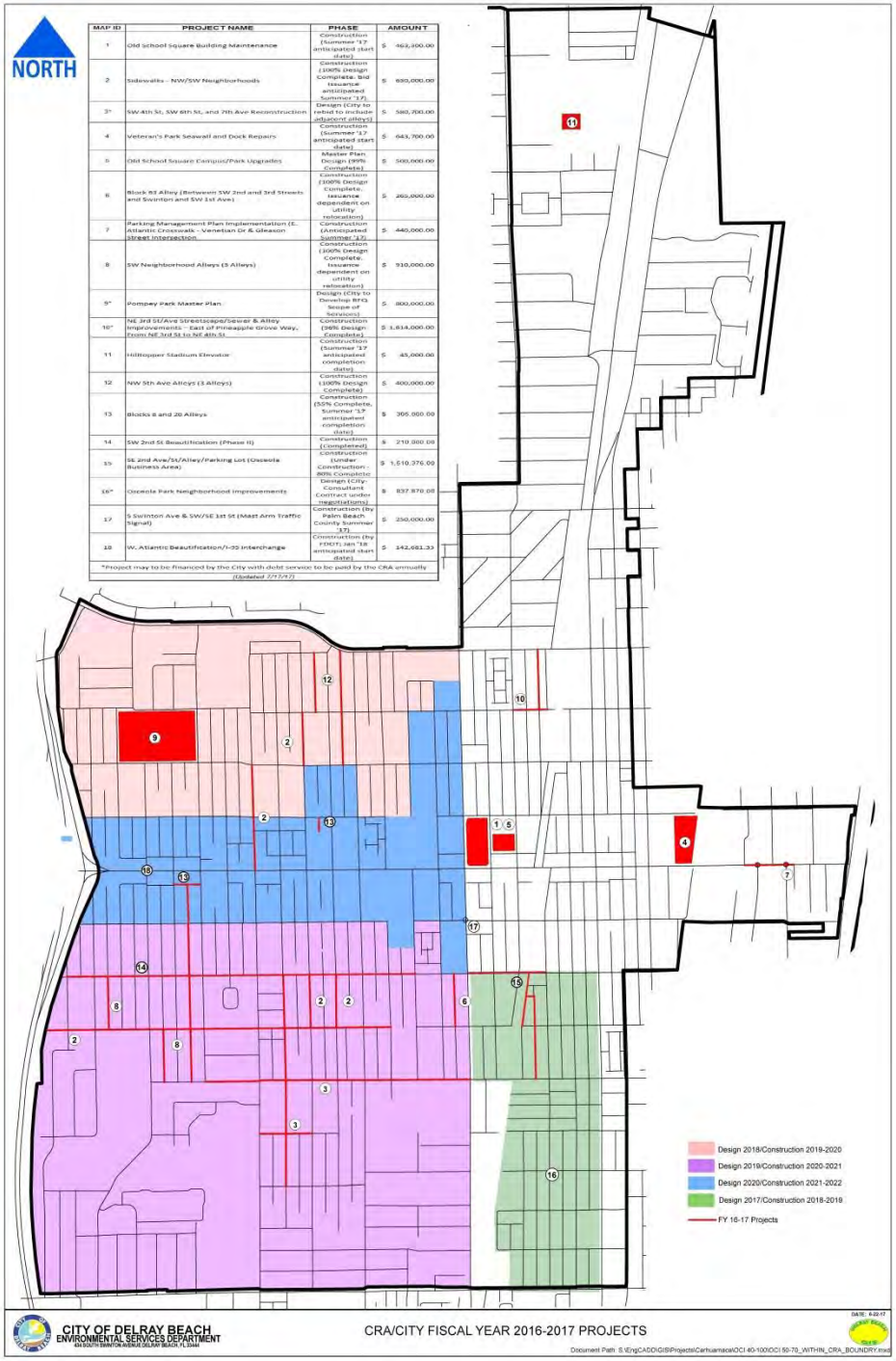
- Operations, Maintenance, and Refurbishment
    - Potable Water System $18,413,995
    - Stormwater Management System $3,447,123
    - Wastewater Treatment System $12,038,216
    - Reclaimed Water Distribution System $390,000
    - Potable Water System Replacement/Modernization
        - Finalize Recommendations on Plant
        - Technology and Water Sources $400,000

FY 2016-2017
CRA Work Plan/Budget
Project Status

CRA Activity in The Set Commercial Corridor



- CRA-Owned Properties
- CRA-Owned Parking Lots
- Potential Property Acquisitions
- SW 600 Block P&S Agmt w/ Pasadena
- SW 600-800 Blocks RFP
- Completed Redevelopment Projects



MAP ID	PROJECT NAME	PHASE	AMOUNT
1	Old School Square Building Maintenance	Construction (Summer '17 anticipated start date)	$ 462,200.00
2	Sidewalks - NW/SW Neighborhoods	Construction (100% Design Complete. Bid Issuance anticipated Summer '17)	$ 630,000.00
3*	SW 4th St, SW 6th St, and 7th Ave Reconstruction	Design (City to rebid to include adjacent alleys)	$ 580,700.00
4	Veteran's Park Seawall and Dock Repairs	Construction (Summer '17 anticipated start date)	$ 643,700.00
5	Old School Square Campus/Park Upgrades	Master Plan Design (99% Complete)	$ 500,000.00
6	Block 83 Alley (Between SW 2nd and 3rd Streets and Swinton and SW 1st Ave)	Construction (100% Design Complete. Issuance dependent on utility relocation)	$ 260,000.00
7	Parking Management Plan Implementation (E. Atlantic Crosswalk - Venetian Dr & Gleason Street Intersection	Construction (Anticipated Summer '17)	$ 440,000.00
8	SW Neighborhood Alleys (3 Alleys)	Construction (100% Design Complete. Issuance dependent on utility relocation)	$ 910,000.00
9*	Pompey Park Master Plan	Design (City to Develop RFQ Scope of Services)	$ 800,000.00
10*	NE 3rd St/Ave Streetscape/Sewer & Alley Improvements - East of Pineapple Grove Way, from NE 3rd St to NE 4th St	Construction (96% Design Complete)	$ 1,614,000.00
11	Hilltopper Stadium Elevator	Construction (Summer '17 anticipated completion date)	$ 45,000.00
12	NW 5th Ave Alleys (3 Alleys)	Construction (100% Design Complete)	$ 400,000.00
13	Blocks 8 and 20 Alleys	Construction (55% Complete, Summer '17 anticipated completion date)	$ 305,000.00
14	SW 2nd St Beautification (Phase II)	Construction (Completed)	$ 210,000.00
15	SE 2nd Ave/St/Alley/Parking Lot (Osceola Business Area)	Construction (Under Construction - 80% Complete	$ 1,510,376.09
16*	Osceola Park Neighborhood Improvements	Design (City-Consultant Contract under negotiations)	$ 837,970.08
17	S Swinton Ave & SW/SE 1st St (Mast Arm Traffic Signal)	Construction (by Palm Beach County Summer '17)	$ 250,000.00
18	W. Atlantic Beautification/I-95 Interchange	Construction (by FDOT; Jan '18 anticipated start date)	$ 142,681.33
*Project may to be financed by the City with debt service to be paid by the CRA annually			
(Updated 7/7/17)			

CITY OF DELRAY BEACH
ENVIRONMENTAL SERVICES DEPARTMENT
434 SOUTH SWINTON AVENUE DELRAY BEACH, FL 33444

CRA/CITY FISCAL YEAR 2016-2017 PROJECTS

DATE: 8-22-17

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FY 2016-17
Capital Improvement Projects

MAP ID	PROJECT NAME	STATUS	AMOUNT
1	Old School Square Building Maintenance	Construction (Summer '17 anticipated start date)	$ 463,300.00
2	Sidewalks - NW/SW Neighborhoods	Construction (100% Design Complete. Bid Issuance anticipated Summer '17)	$ 630,000.00
3	SW 4th St, SW 6th St, and 7th Ave Reconstruction	Design (City to rebid to include adjacent alleys)	$ 580,700.00
4	Veteran's Park Seawall and Dock Repairs	Construction (Summer '17 anticipated start date)	$ 643,700.00
5	Old School Square Campus/Park Upgrades	Master Plan Design (99% Complete)	$ 500,000.00
6	Block 63 Alley (Between SW 2nd and 3rd Streets and Swinton and SW 1st Ave)	Construction (100% Design Complete. Issuance dependent on utility relocation)	$ 265,000.00
7	Parking Management Plan Implementation (E. Atlantic Crosswalk - Venetian Dr & Gleason Street Intersection	Construction (Anticipated Summer '17)	$ 440,000.00
8**	SW Neighborhood Alleys (5 Alleys)	Construction (100% Design Complete. Issuance dependent on utility relocation)	$ 910,000.00
9*	Pompey Park Master Plan	Design (City to Develop RFQ Scope of Services)	$ 800,000.00
*Project may to be financed by the City with debt service to be paid by the CRA annually			
** CRA Managed - CRA Consultant for Design Services			

FY 2016-17
Capital Improvement Projects

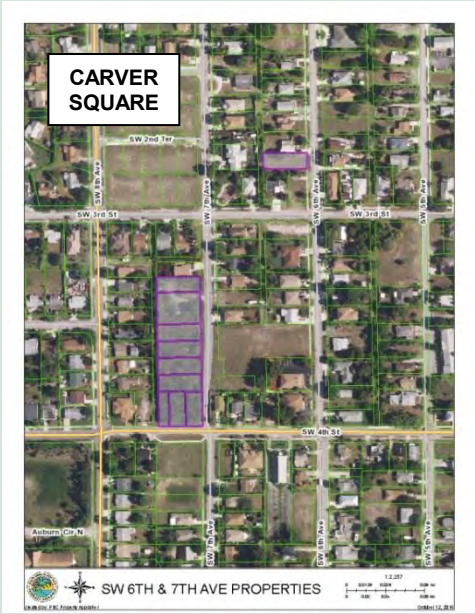
MAP ID	PROJECT NAME	STATUS	AMOUNT
10*	NE 3rd St/Ave Streetscape/Sewer & Alley Improvements – East of Pineapple Grove Way, From NE 3rd St to NE 4th St	Construction (96% Design Complete)	$ 14,000.00
11	Hilltopper Stadium Elevator	Construction (Summer '17 anticipated completion date)	$ 45,000.00
12	NW 5th Ave Alleys (3 Alleys)	Construction (100% Design Complete)	$ 150,000.00
13**	Blocks 8 and 20 Alleys	Construction (55% Complete, Summer '17 anticipated completion date)	$ 305,000.00
14**	SW 2nd St Beautification (Phase II)	Construction (Completed)	$ 233,279.00
15	SE 2nd Ave/St/Alley/Parking Lot (Osceola Business Area)	Construction (Under Construction - 80% Complete	$1,510,376.00
16	Osceola Park Neighborhood Improvements	Design (City-Consultant Contract under negotiations)	$ 837,870.00
17	S Swinton Ave & SW/SE 1st St (Mast Arm Traffic Signal)	Construction (by Palm Beach County Summer '17)	$ 250,000.00
18	W. Atlantic Beautification/I-95 Interchange	Construction (by FDOT; Jan '18 anticipated start date)	$ 142,681.00
		TOTAL	$8,720,906
*Project may to be financed by the City with debt service to be paid by the CRA annually			
** CRA Managed - CRA Consultant for Construction Administration Services			

Redevelopment Projects
Affordable Housing

- Carver Square Neighborhood Project **[GL-6621]** **$160,000**

  The CRA acquired the properties, relocated the residents, had the site designated as a brownfield and completed a soil remediation/mitigation program. Funding in FY 16-17 is for housing design/RFP to redevelop the site for workforce housing.

  Status: RFQ Selection Committee results for architectural design services will be presented to the CRA Board at the August CRA Board meeting for contract award. In FY 17-18, $800,000 will be allocated for design and construction of models.

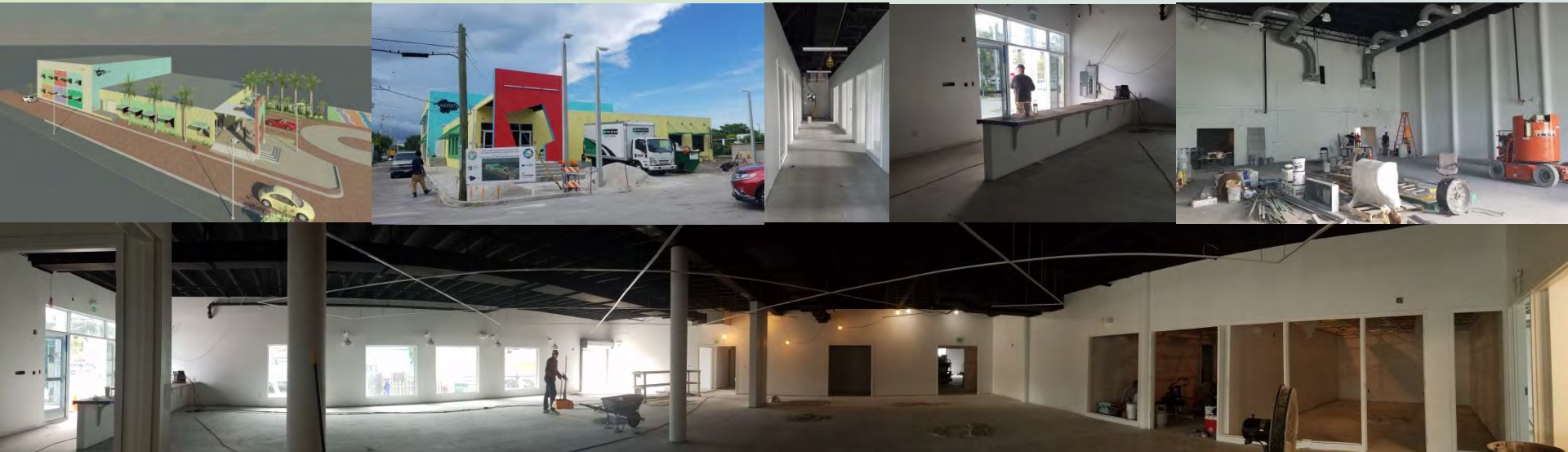


Economic Development Projects

- Arts Warehouse/Incubator **[GL-7440]** **$2,600,000**

  Conversion of the CRA-owned 15,000 sq. ft. warehouse in Pineapple Grove to a multi-disciplinary venue including galleries, studio space, educational space, etc. Funding in FY 16/17 is provided for construction with $2,200,000 to reflect Hatcher Construction & Development, Inc.'s contract ($2,199,978). The remaining $400,000 balance is for equipment, furnishings, and unforeseen expenses.

  Status: Construction is 90% completed with final completion anticipated in September 2017. Arts Warehouse Manager is preparing operations and maintenance policies and procedures, reviewing the preliminary budget, lease documents, and overseeing Call to Artists for the 1st Exhibition.



Areawide and Neighborhood Plans

West Atlantic Avenue Redevelopment

- Project Development & Implementation **[GL-5120] $225,000**

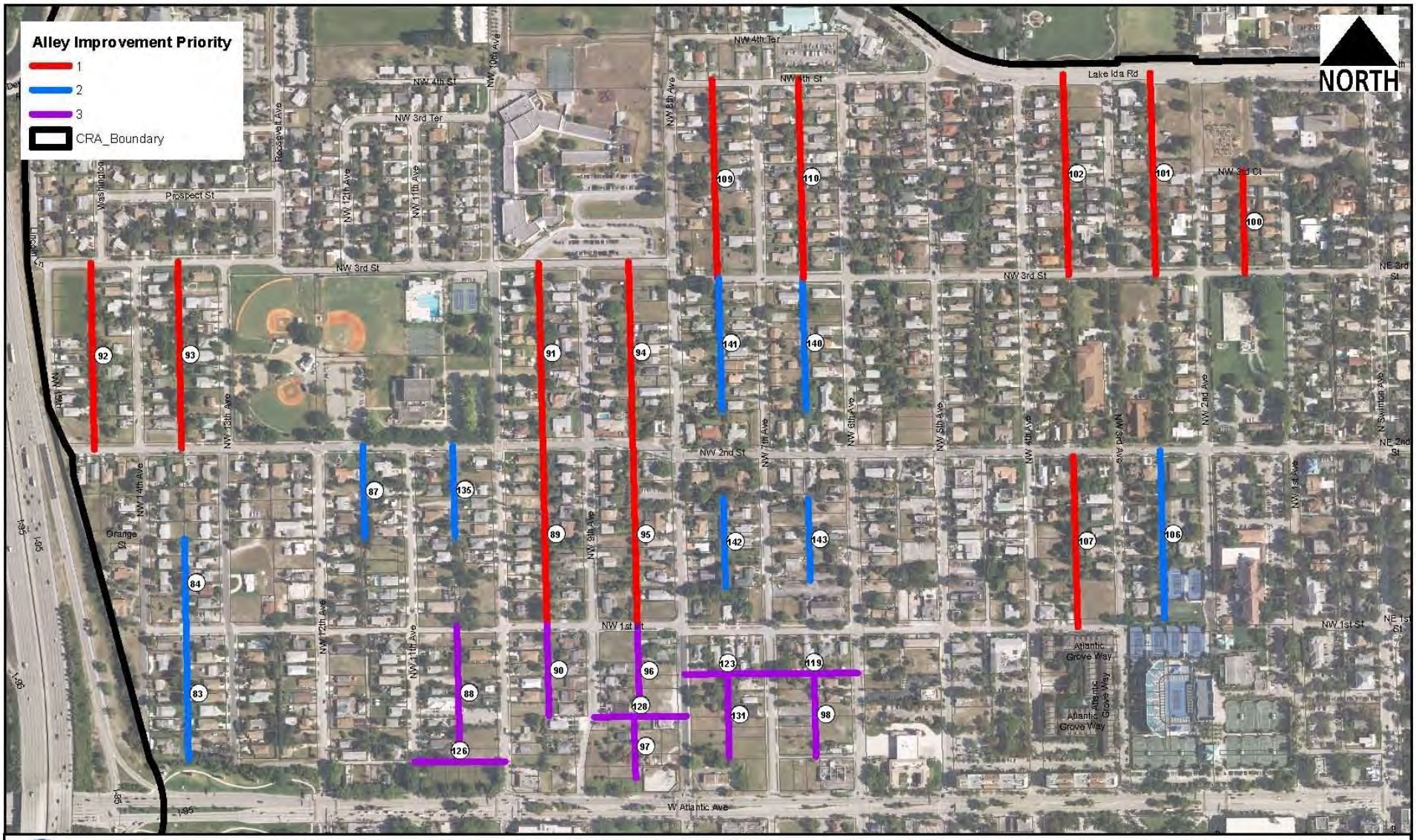
  Renovations to 700 W. Atlantic Avenue, in order to activate temporarily lease space while RFP is issued for redevelopment of SW 600-800 Blocks on W. Atlantic Ave.

  Status: RFB issued and awarded. Construction Agreement with Randolph Construction Group, Inc. scheduled for 7-27-17 CRA Board meeting

- Neighborhood Enhancements/Signs **[GL-5640 & 6203] $130,000**

  In the Northwest and Southwest Neighborhoods identification signs were installed, which are deteriorated and need of replacement. Funding this year is for the design and installation of new signs.

Status: A Neighborhood Sustainable meeting was held on 5-22-17 to discuss various options. Final decision of neighborhood names and design of neighborhood signs will be discussed at the next Neighborhood Sustainable Meeting, date to be announced.



CITY OF DELRAY BEACH
ENVIRONMENTAL SERVICES DEPARTMENT
434 SOUTH SWINTON AVENUE DELRAY BEACH, FL 33444

NW Neighborhood Alley Improvement Priority Map

CRA Date: 03/10/16

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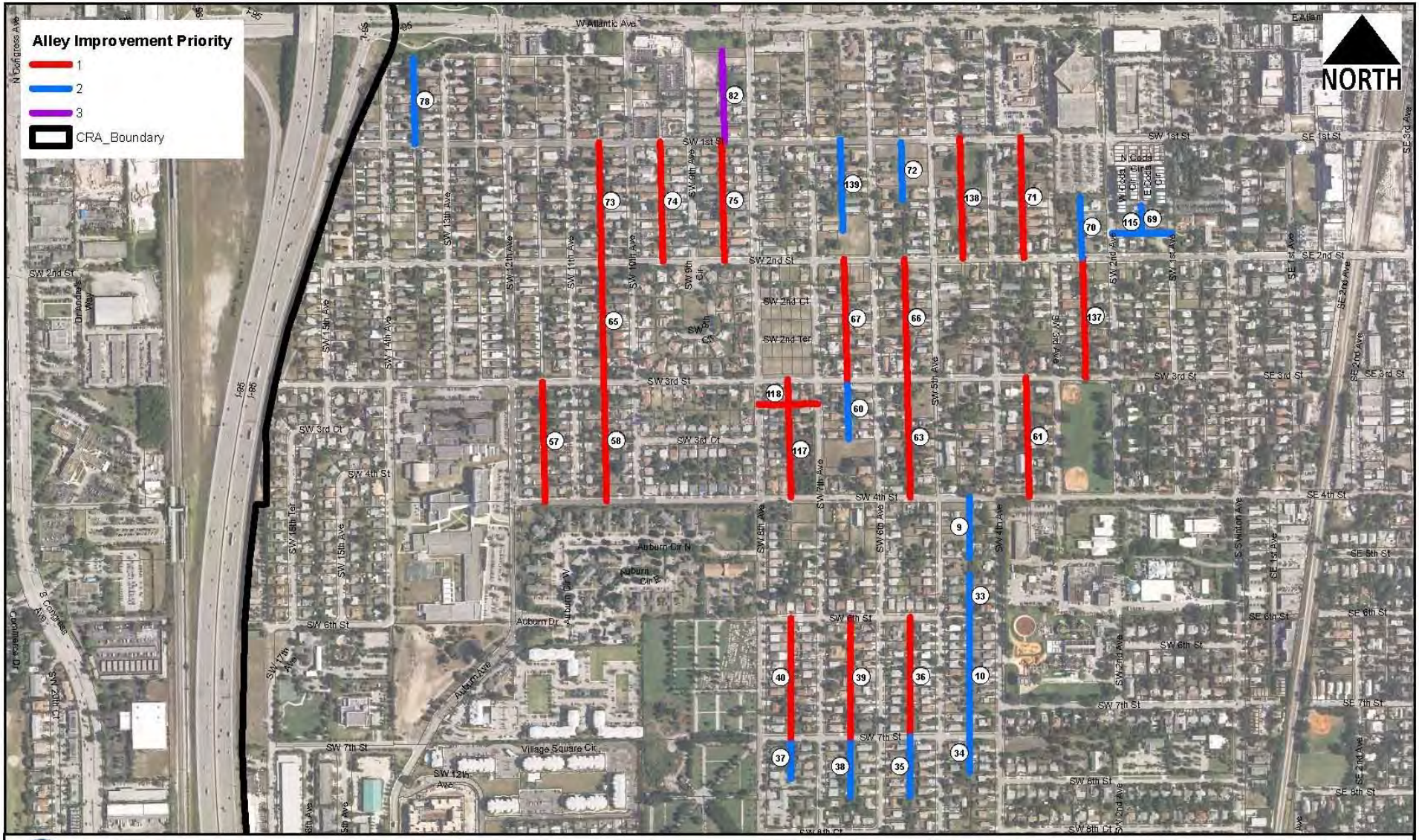

CITY OF DELRAY BEACH
ENVIRONMENTAL SERVICES DEPARTMENT
434 SOUTH SWINTON AVENUE DELRAY BEACH, FL 33444

SW Neighborhood Alley Improvement Priority Map

CRA Date: 03/10/16

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FY 2016-2017 Budget
CRA Funds Allocated For
City Services/Programs in CRA District

Clean & Safe Program (Police, landscape maintenance, code enforcement)	2,695,905
Community Improvement (Housing Rehab, NW/SW Neighborhood Code Officer)	108,470
City Demolitions	50,000
Downtown Trolley	450,000
Environmental Services (Project Engineer)	100,000
Tennis Tournament Sponsorship	993,780
Streetscape Maintenance (ongoing landscaping, irrigation for new beautification projects)	75,000
Planning, Parking Management, IT Services	110,000
Tennis Stadium Study	75,000
City Capital Improvement Program	$8,720,906
Total City Services/Programs	$13,379,061

FY 2016-2017 Budget
CRA's Projected TIF Revenue allocated to:

Delray Beach Non-Profit Organizations

DBCLT	$188,075
DBHS	$125,000
DB Public Library	$442,250
EPOCH (Spady Museum)	$111,000
Old School Square	$662,500
DBMC	$355,910
Creative City Collaborative	$275,000
TOTAL	$2,159,735

Summary
FY 2016-2017 Budget
CRA Funding Paid to
City of Delray Beach and Non Profit Partners

Revenue from City:	
City TIF Revenue paid to the CRA	$10,100,654
Expenditures Allocated to City Projects, Services & Non Profit Programs:	
Paid to the City of Delray Beach	$13,379,601
Paid to City/CRA Non Profit Partners	$2,159,735
TOTAL	$15,538,796

Expenditures in Excess of City TIF Revenue: $5,438,142

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Delray Beach CRA
Budget FY 2016-17

		YTD June 28, 2017	Resolution 16-12 Budget FY 16-17	Amendment No.1 Resolution 17-01 Budget FY 16-17	Amendment No. 2 Resolution 17-08 Budget FY 16-17	Proposed Changes	Proposed Amendment No. 3 Resolution 17-0__ Budget FY 16-17
	4005 · TIF - City of Delray Beach	10,100,654	10,080,218	10,306,868	10,103,636	(206,214)	10,100,654
	4010 · TIF - County	6,930,032	6,923,987	6,923,080	6,932,080	6,952	6,930,032
	Total 4000 - TAX INCREMENT FINANCING (TIF)	17,030,686	17,004,205	17,229,948	17,035,716	(199,262)	17,030,686
	4050 - CRA ADMINISTRATION SOURCES						
	4060 · Land Sales	3,189,164	3,900,000	3,600,000	3,600,000	(410,836)	3,189,164
	4216 · Green Market Booth & Other	41,983	55,000	55,000	55,000	(12,000)	43,000
	4240 · Property Revenue (Rents)	79,777	80,000	80,000	100,000	-	100,000
	4500 · General Fund Carry forward	5,801,645	5,005,000	5,005,000	5,801,645	-	5,801,645
	2831· City National Line of Credit	-	1,567,785	1,567,785	3,141,539	(885,628)	2,255,911
	4700 - Reimbursement - City	176,905	135,000	135,000	135,000	321,158	456,158
	4750 - Reimbursement - Other	1,676,908	-	1,519,178	1,567,463	109,445	1,676,908
	4800 · Loans Receivable Interest	23,435	53,000	26,000	26,000	-	26,000
	4900 · Interest Earned	11,144	16,000	16,000	16,000	-	16,000
	Total 4050- CRA ADMINISTRATION SOURCES	11,000,961	10,811,785	12,003,963	14,442,647	(877,861)	13,564,786
Total Revenue From Activities		**28,031,647**	**27,815,990**	**29,233,911**	**31,478,363**	**(1,077,123)**	**30,595,472**
Expenditures for Activities							
	5001 - AREAWIDE & NEIGHBORHOOD PLANS						
Sub Areas							
3	5110 · West Atlantic Redevelopment Plan Update	29,019	100,000	100,000	100,000	-	100,000
3	5115 · Land Acquisition	816,535	2,500,000	2,820,000	2,820,000	-	2,820,000
3	5120 · Project Develop/ Implementation	3,300	25,000	25,000	225,000	-	225,000
	5122 - W Atlantic Beautification/I-I-95 Modification(CIP)	-	-	-	33,891	108,790	142,681
3	5123 - Block 8 Alley (CIP)	230,000	200,000	230,000	230,000	15,000	245,000
3	5132 - SW 6th, 7th, 8th, & 9th Ave (CIP)	-	100,000	100,000	-		
3	5140 · Legal Fees-W. Atlantic Redevelop	47,889	50,000	50,000	50,000	5,000	55,000
3	Total 5100 · West Atlantic Redevelop	1,126,743	2,975,000	3,325,000	3,458,891	128,790	3,587,681
	5200 · DOWNTOWN- DB-MASTER PLAN						
2	5201 - OSS Facility (CIP)	84,083	500,000	500,000	500,000	-	500,000
	5202 - OSS Building Maintenance (CIP)			-	657,000	(193,700)	463,300
2	5205 - Old Library Site Redevelopment	11,854	50,000	50,000	50,000	(35,000)	15,000
2	5210 · SE 1st Street 2 way conversion (CIP)	-	250,000	250,000	250,000		250,000
3	5225 - Gateway Feature (Signage)	-	100,000	100,000	100,000	(100,000)	-
1,2,3	5230 · Downtown Trolley	237,205	450,000	450,000	450,000	-	450,000
	5233 · S FL Transit (SFTOD)	-	-	-	100,000	-	100,000

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Delray Beach CRA
Budget FY 2016-17

		YTD June 28, 2017	Resolution 16-12 Budget FY 16-17	Amendment No.1 Resolution 17-01 Budget FY 16-17	Amendment No. 2 Resolution 17-08 Budget FY 16-17	Proposed Changes	Proposed Amendment No. 3 Resolution 17-0__ Budget FY 16-17
1	5235 · Parking Manage-Crosswalks E Atlantic (CIP)	15,643	350,000	366,000	440,000	-	440,000
	5236 - Parking Manage-Wayfinder Signage (CIP)	-	150,000	150,000	150,000	(150,000)	-
	5239 - Project Develop / Implementation	8,226	35,000	35,000	35,000	(25,000)	10,000
	5242 · Veterans Park- Seawall & Dock Repair	-	-	-	-	643,700	643,700
2	5251 - NE 3rd St/Ave Alley Improvements (CIP)	-	-	-	14,000	-	14,000
2,3	5253 - Swinton & Atlantic Intersection (CIP)	-	300,000	300,000	300,000	(300,000)	-
	5295 · Legal Fees -DB Master Plan	42,713	10,000	10,000	50,000	-	50,000
	Total 5200 · DOWNTOWN- DB-MASTER PLAN	399,724	2,195,000	2,211,000	3,096,000	(160,000)	2,936,000
8	5300 · SW Neighborhood Plan						
8	5306 - Village Square Elderly Loan	834,220	2,700,000	2,700,000	2,700,000	-	2,700,000
8	5350 · SW 2th Street Beautification/Phase II (CIP)	205,500	210,000	210,000	210,000	23,279	233,279
8	5351 - SW 4th St, 6th St, 7th Ave-Reconst. (CIP)	-	-		580,700	-	580,700
8	5360 - Block 63 Alley (CIP)	6,405	225,000	265,000	265,000	-	265,000
8	5361 - SW Neighborhood Alleys (CIP)	72,309	800,000	910,000	910,000	-	910,000
8	5395 · Legal Fees-SW Neighborhood Plan	12,639	30,000	30,000	30,000	(15,000)	15,000
8	Total 5300 · SW Neighborhood Plan	1,131,073	3,965,000	4,115,000	4,695,700	8,279	4,703,979
5	5400 · N. Federal Highway Area						
5	5425 - Project Development/Implementation	-	25,000	25,000	25,000	(25,000)	-
5	5495 - Legal Fees N Fed Hwy Redv	-	1,000	1,000	1,000	(1,000)	-
5	Total 5400 · N. Federal Highway Area	-	26,000	26,000	26,000	(26,000)	-
7	5500 · Osceola Park Neighborhood Plan						
7	5510 · Residential Area Improvements (CIP)	-	-	-	837,870	-	837,870
7	5520 - Business Area Revitalization (CIP)	1,763,019	1,900,000	1,900,000	1,510,376	-	1,510,376
7	5595- Legal Fee - Osceola Plan	215	3,000	3,000	3,000	-	3,000
7	Total 5500 ·Osceola Neighborhood Plan	1,763,234	1,903,000	1,903,000	2,351,246	-	2,351,246
	5600 · OTHER						
	5610 · Land Acquisitions-Other	4,500	-	202,521	202,521	(192,521)	10,000
4,8	5640 · Neighborhood Enhancement	496	30,000	30,000	30,000	-	30,000
4,7,8	5650 - Sidewalks - Other (CIP)	-	630,000	630,000	630,000	-	630,000
4	5661 - Pompey Park Master Plan (CIP)						800,000
6	5662 - Hilltopper Stadium Elevator (CIP)	42,760	115,000	115,000	45,000	-	45,000
	5695 · Legal Fees-Other	-	2,500	2,500	2,500	-	2,500
	Total 5600 · OTHER	47,756	777,500	980,021	910,021	(192,521)	1,517,500
	Total 5001 - AREAWIDE & NEIGHBORHOOD PLANS	4,468,530	11,841,500	12,560,021	14,537,858	(241,452)	15,096,406
	6000 - REDEVELOPMENT PROJECTS						
	6200 · NW/SW-5th Ave Beautification	-	-				
4	6203 · NW 5th Avenue Entrance Feature	2,304	100,000	100,000	100,000		5,000

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Delray Beach CRA
Budget FY 2016-17

		YTD June 28, 2017	Resolution 16-12 Budget FY 16-17	Amendment No.1 Resolution 17-01 Budget FY 16-17	Amendment No. 2 Resolution 17-08 Budget FY 16-17	Proposed Changes	Proposed Amendment No. 3 Resolution 17-0__ Budget FY 16-17
4	6206 · NW 5th Avenue (CIP)	250	400,000	400,000	400,000		150,000
3	6213 · Block 20 Alley Improvements (CIP)	75,000	75,000	75,000	75,000	-	75,000
3	6214 · Project Development	-	50,000	50,000	50,000	-	50,000
	6215 · Legal Fee-NW/SW 5th Ave-Beautification	916	10,000	10,000	10,000	(7,500)	2,500
	Total 6200 · NW/SW-5th Ave Beautification	78,470	635,000	635,000	635,000	(7,500)	282,500
	6300 · Redevelopment Sites						
	6303 · Maintenance	59,385	150,000	150,000	150,000	(50,000)	100,000
	6304 - Business Relocation	-	30,000	30,000	30,000	(30,000)	-
	6305 - Project Develop/Implementation	-	2,500	2,500	2,500	(2,500)	-
	6310 - Property Insurance	65,002	125,000	125,000	125,000	-	125,000
	6315 - Property Taxes	72,272	90,000	90,000	90,000	(10,000)	80,000
	6320 - Utilities	15,640	30,000	30,000	30,000	-	30,000
	6330 - Block 60 Parking Lots	5,610	8,000	8,000	8,000	-	8,000
	6350 - West Settlers Condo Association	7,236	14,000	14,000	14,000	-	14,000
	6395 - Legal Fees	-	5,000	5,000	5,000	(5,000)	-
	Total 6300 · Redevelopment Sites	225,145	454,500	454,500	454,500	(97,500)	357,000
	6500 · Affordable/Workforce Housing Program						
	6505 · Resident Relocations	-	15,000	15,000	15,000	(15,000)	-
	6506 · Subsidies	30,000	150,000	150,000	150,000	(50,000)	100,000
	6513 · Land Acquisitions- Affordable Housing	588,980	600,000	920,000	920,000	550,000	1,470,000
	6535 - A-Guide Funding - DBCLT	94,037	188,075	188,075	188,075	-	188,075
	6545 · Eagles Nest Project	50,000	-	-	50,000	(50,000)	-
	6595 · Legal Fees-Afford Housing	4,753	10,000	10,000	10,000	-	10,000
	Total 6500 · Affordable/Workforce Housing	767,770	963,075	1,283,075	1,333,075	435,000	1,768,075
	6600 · Carver Square Neighborhood						
8	6621 - Project Development/Implementation	-	60,000	160,000	160,000	(160,000)	-
	6650 · Legal Fees-Carver Square	215	6,000	6,000	6,000	(5,500)	500
	Total 6600 · Carver Square Neighborhood	215	66,000	166,000	166,000	(165,500)	500
	TOTAL 6000 - REDEVELOPMENT PROJECTS	1,071,600	2,118,575	2,538,575	2,588,575	164,500	2,408,075
	7000 - COMMUNITY IMP & ECONOMIC DEVELOP						
	7300 · Grant Programs						
	7305 · Curb Appeal Assistance Grant	-	35,000	35,000	35,000	(35,000)	-
	7306 · Site Assistance Grant	80,614	250,000	250,000	250,000	(161,000)	89,000
	7307 · Business Assistance Startup	5,689	30,000	30,000	30,000	(11,000)	19,000
	7308 · Paint-Up Assistance Grants	-	30,000	30,000	30,000	(25,000)	5,000
	7310 · Community Activities	-	4,000	4,000	4,000	2,000	6,000
	7312 · Historic Façade Grants	-	75,000	75,000	75,000	(75,000)	-
	Total 7300 · Grant Programs	86,303	349,000	424,000	424,000	(305,000)	119,000

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Delray Beach CRA
Budget FY 2016-17

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	7320 · Downtown Marketing & Promo						
	7321 · DBMC	266,932	351,510	355,910	355,910	-	355,910
	Total 7320 · Downtown Marketing & Promo	266,932	351,510	355,910	355,910	-	355,910
	7330 · City Contractual Services						
	7330 · City Demolition	-	50,000	50,000	50,000	-	50,000
	7331 · Planning, IT, and Parking Manager	55,000	110,000	110,000	110,000	-	110,000
	7332 - Code Officer (NW/SW Neighborhoods)	33,569	42,000	42,000	42,000	28,000	70,000
	7333 · Housing Rehab	9,617	38,470	38,470	38,470	-	38,470
	7335 · Clean & Safe	1,256,453	2,512,905	2,512,905	2,695,905	-	2,695,905
	7336 · Streetscape Maintenance	7,380	75,000	75,000	75,000	-	75,000
	7337 · Project Engineer	46,718	100,000	100,000	100,000	-	100,000
	7338 · Neighborhood Planner/Resource Ctr	-	41,060	41,060	41,060	(41,060)	-
	Total 7330 · City Contractual Services	1,408,737	2,969,435	2,969,435	3,152,435	(13,060)	3,139,375
	7375 · Community Resource Enhancement						
	7375 · Community Resource Enhancement	-	25,000	25,000	25,000	(25,000)	
	7376 · A-GUIDE Funding	835,625	1,615,750	1,615,750	1,615,750	-	1,615,750
	7375 · Community Resource Enhancement	835,625	1,640,750	1,640,750	1,640,750	(25,000)	1,615,750
	7380 · Green Market						
	7381 · Personnel & Staff-Green Market	59,904	90,000	90,000	90,000	-	90,000
	7382 · Entertainment/Vendors	8,800	11,100	11,100	11,100	-	11,100
	7383 · Supplies & Materials	1,392	3,495	3,495	3,495	-	3,495
	7384 · Administration & Operations	9,853	18,000	18,000	18,000	-	18,000
	7385 · Signs/Banners/Ads-Green Market	4,477	12,500	12,500	12,500	-	12,500
	Total 7380 · Green Market	84,426	135,095	135,095	135,095	-	135,095
	7400 · ECONOMIC DEVELOPMENT INITIATIVES						
	7415 - Economic Development Incentives	127,211	100,000	100,000	127,211	-	127,211
	7425 - Economic Development Marketing	1,850	50,000	50,000	50,000	(20,000)	30,000
2	7440 - Warehouse / Arts Incubator	1,441,430	2,600,000	2,600,000	2,600,000	-	2,600,000
	7470 - Tennis Tournament Sponsorship	993,780	993,780	993,780	993,780	-	993,780
	7471 - Tennis Stadium Study	-	75,000	75,000	75,000	-	75,000
	7490 · Legal Fees	7,286	15,000	15,000	15,000	-	15,000
	Total 7400 · Economic Development Initiative	2,571,557	3,833,780	3,833,780	3,860,991	(20,000)	3,840,991
	TOTAL 7000 - COMMUNITY IMP & ECONOMIC DEV	5,253,580	9,279,570	9,358,970	9,569,181	(363,060)	9,206,121
	8000 - ADMINISTRATION						
	8010 · PERSONNEL ITEMS						
	8011 · Salaries & Wages	645,777	1,200,000	1,200,000	1,200,000	(310,000)	890,000
	8013 · Payroll Taxes	49,756	90,000	90,000	90,000	-	90,000
	8014 · Travel Allowance	5,265	9,000	9,000	9,000	-	9,000

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Delray Beach CRA
Budget FY 2016-17

	YTD June 28, 2017	Resolution 16-12 Budget FY 16-17	Amendment No.1 Resolution 17-01 Budget FY 16-17	Amendment No. 2 Resolution 17-08 Budget FY 16-17	Proposed Changes	Proposed Amendment No. 3 Resolution 17-0__ Budget FY 16-17
8015 · Ins-Health/Dental/Life	59,384	135,000	135,000	135,000	(55,000)	80,000
8016 · Cell Allowance	4,230	8,000	8,000	8,000	-	8,000
8018 · Retirement Contributions	53,224	80,000	80,000	80,000	-	80,000
Total 8010 · PERSONNEL ITEMS	817,636	1,522,000	1,522,000	1,522,000	(365,000)	1,157,000
8100 · SUPPLIES & MATERIALS						
8105 · Office Supplies	4,097	8,000	8,000	8,000	-	8,000
8109 · Postage/Express	657	3,500	3,500	3,500	(2,500)	1,000
Total 8100 · SUPPLIES & MATERIALS	4,754	11,500	11,500	11,500	(2,500)	9,000
8200 · EQUIPMENT/PROP/MAINTENANCE						
8210 · Computer Equipment & Supplies	-	3,000	3,000	3,000	(3,000)	-
8211 · Equipment Rentals	6,323	10,000	10,000	10,000	-	10,000
8213 · Repairs/Maintenance	468	2,000	2,000	2,000	-	2,000
8214 · Furniture & Fixtures	-	2,000	2,000	2,000	-	2,000
8215 · Office Equipment (Assets)	600	20,000	20,000	20,000	(15,000)	5,000
Total 8200 · EQUIPMENT/PROP/MAINTENANCE	7,391	37,000	37,000	37,000	(18,000)	19,000
8300 · OFFICE SPACE						
8305 · Storage	1,848	3,500	3,500	3,500	-	3,500
8307 · Maintenance	3,983	30,000	30,000	30,000	(20,000)	10,000
8309 · Telephones	3,796	7,000	7,000	7,000	-	7,000
8311 · Utilities	2,502	7,000	7,000	7,000	-	7,000
8315 · Security	1,063	3,000	3,000	3,000	-	3,000
Total 8300 · OFFICE SPACE	13,192	50,500	50,500	50,500	(20,000)	30,500
8400 · ADMINISTRATION/OPERATIONS						
8401 · Accounting	24,700	24,700	24,700	24,700	-	24,700
8403 · Legal - Administration	49,002	60,000	60,000	60,000	-	60,000
8405 - Capital Outlay	11,842	500,000	500,000	500,000	(475,000)	25,000
8409 · Contractual Services	11,995	61,400	61,400	61,400	(31,400)	30,000
8411 · Printing	2,400	6,000	6,000	6,000	-	6,000
8413 · Publications/Subscriptions	766	1,500	1,500	1,500	-	1,500
8415 · Advertising	3,022	7,000	7,000	7,000	-	7,000
8419 · Bank Services	504	2,000	2,000	2,000	-	2,000
8423 · Organization/Member Dues	6,675	8,500	8,500	8,500	-	8,500
8425 · Public Relations/Communications	585	5,000	5,000	5,000	-	5,000
8430 · Insurance (D&O,Veh,Workers Comp, Bldg.)	16,941	20,000	20,000	20,000	-	20,000
8434 · Meetings	1,329	2,500	2,500	2,500	-	2,500
8436 · Seminars & Workshops	3,184	9,000	9,000	9,000	-	9,000
8445 · Travel	2,087	9,000	9,000	9,000	-	9,000
Total 8400 · ADMINISTRATION/OPERATIONS	135,032	716,600	716,600	716,600	(506,400)	210,200

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Delray Beach CRA
Budget FY 2016-17

		YTD June 28, 2017	Resolution 16-12 Budget FY 16-17	Amendment No.1 Resolution 17-01 Budget FY 16-17	Amendment No. 2 Resolution 17-08 Budget FY 16-17	Proposed Changes	Proposed Amendment No. 3 Resolution 17-0__ Budget FY 16-17
	TOTAL 8000 - ADMINISTRATION	978,005	2,337,600	2,337,600	2,337,600	(911,900)	1,425,700
	8600 - DEBT SERVICE						
	8605 - City - Former Chamber Parking Site	649,021	628,596	628,596	635,000	14,021	649,021
	8606 - City - US1 Corridor Improvements	420,149	420,149	420,149	420,149	-	420,149
	8608 - City National Line of Credit	58,586	100,000	100,000	100,000	-	100,000
	8610 · Debt Bond Interest-Taxable Int	75,720	1,090,000	1,090,000	1,290,000	-	1,290,000
	8620 · Debt Bond Interest-Taxable Exempt Int			200,000	-	-	-
	TOTAL 8600 - DEBT SERVICE	1,203,476	2,238,745	2,438,745	2,445,149	14,021	2,459,170
Total Expenditures for Activities		**12,975,190**	**27,815,990**	**29,233,911**	**31,478,362**	**(1,337,891)**	**30,595,472**
Revenue Over/(Under) Expenditures		**15,056,456**	**-**	**-**	**0**	**260,767**	**(0)**

DELRAY BEACH CRA
FY 2016-17 WORK PLAN

Revised 5-11-17

Delray Beach CRA
Work Plan – FY 2016/17

INTRODUCTION

Overall redevelopment strategies of both the CRA and the City are embodied within the projects and programs undertaken by the CRA, 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 2016/17, and provides a description of the major projects and initiatives that are to be addressed in the next twelve months (October 1, 2016 through September 30, 2017). The CRA sub-Area Map is attached as Exhibit "A" for reference. The four digit number in the project title corresponds with the General Ledger (GL) number in the CRA budget. For specific projects, a project map number precedes the GL number and may be referenced on the attached project map - Exhibit "B".

AREA WIDE AND NEIGHBORHOOD PLANS—Includes projects that are the result of an adopted redevelopment plan, neighborhood plan, or community visioning exercise.

5100 West Atlantic Avenue Redevelopment Plan (Sub-Area 3)

The West Atlantic Avenue Redevelopment Plan, adopted in 1995, calls for the elimination of blighted conditions along West Atlantic Avenue and adjacent side streets and the acquisition of land in order to aggregate sites sufficiently large enough to encourage redevelopment (first block north and south of W. Atlantic Avenue). The Downtown Delray Beach Master Plan adopted in 2002, incorporated the provisions of the West Atlantic Plan and re-confirmed the community's vision for the area. Similarly, the 2012 Needs Assessment conducted by WARC identified the types of businesses and development that the surrounding community is seeking for this corridor.

5110 West Atlantic Redevelopment Plan Update **CRA Funding: $100,000**

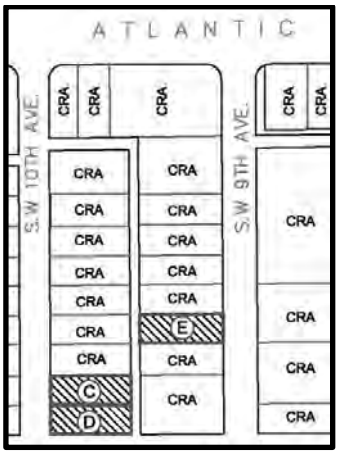
The West Atlantic Redevelopment Plan was adopted in 1995, with the most recent Plan Amendment occurring in 2001. Conduct an assessment of the Plan as well as the Southwest Area Neighborhood Redevelopment Plan including community's needs, market demands, redevelopment opportunities, and development trends to determine what additional measures should be taken to promote economic development and new job and development opportunities within the area. It is noted in 2016, WARC and the NW/SW Neighborhood Alliance prepared The Set Transformation Plan, which reaffirmed the community's vision for the West Atlantic, Northwest and Southwest Neighborhoods (n.k.a. The Set), and established additional recommendations and strategies that could be incorporated into the Plan updates. The intent is to update the West Atlantic Avenue Redevelopment Plan and Southwest Area Neighborhood Redevelopment Plan, as well as, modifying the referenced plans to include the Northwest Neighborhood, and consolidating the Plans into one comprehensive document.

<u>5115</u> Land Acquisition **CRA Funding: $2,820,000**

A major component of the Redevelopment Plan is site acquisition, assembly and resale for redevelopment. The Plan states the CRA may also acquire property for construction of centralized parking facilities to service the surrounding areas; the parking lots constructed under this program may be municipal lots entirely for public use, may be sold or leased to private entities or may be a combination of both. Appendix "D" of the Community Redevelopment Plan contains the Land Acquisition Maps for the overall area, and maps of specific blocks that were identified as priorities for redevelopment purposes. Priority properties are those that will facilitate the assembly of larger redevelopment sites (1+ acres), such as the following:

- **SW 9th Ave. – (WAA between SW 9th and SW 10th Avenues)**

2.5+ acre CRA-owned site. Project involves the development of a moderately-priced hotel, which was completed in February 2015. The 1.67 acre hotel site is currently under lease. Properties at the south end of block were developed by the CRA as public parking with a pocket park for surrounding community. Additional parcels within the block may be added to these sites if available for purchase.



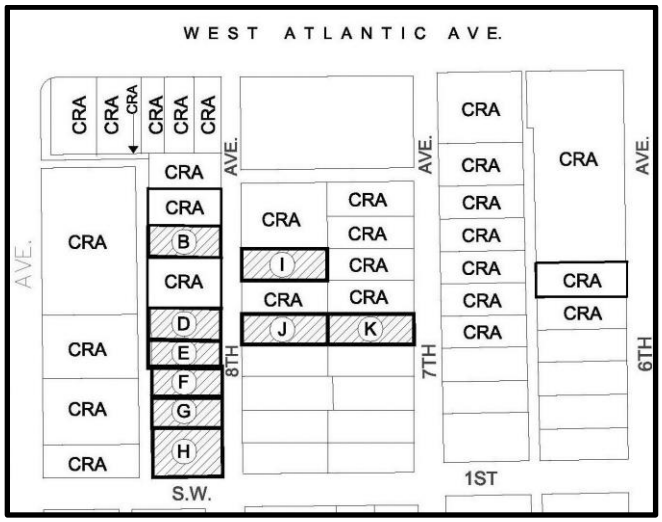
- **600 Block – mixed use (WAA between NW 6th and NW 7th Avenues)**

Combination of CRA and privately owned parcels. Project involves the continued assembly of parcels within the block for redevelopment that is consistent with the goals of the WAA Plan and DTM Plan. May be accomplished through an equity partnership among property owners or by issuance of an RFP.

- **SW 7th Avenue (WAA between SW 6th and SW 9th Avenues)**

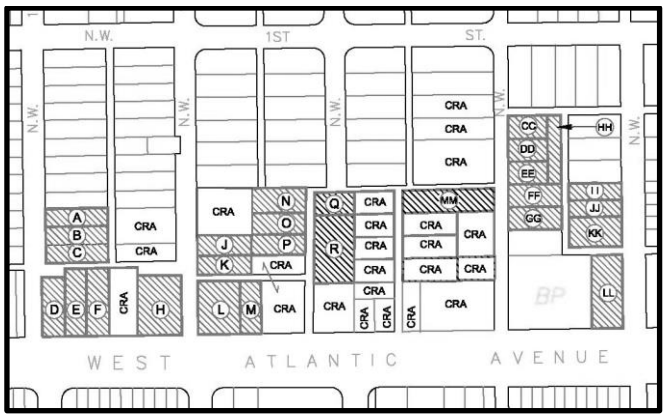
Combination of CRA and privately owned parcels. Project involves the continued assembly of parcels within the block for redevelopment that is consistent with the goals of the WAA Plan and DTM Plan. Priority

for mixed use to provide neighborhood retail & services and employment opportunities for the surrounding community. CRA has entered into an agreement with a developer for the CRA-owned parcels (approximately 6 acres) in this area. A mixed use (retail, office, residential) project, known as Uptown Atlantic, is planned with construction anticipated to commence by late 2016.



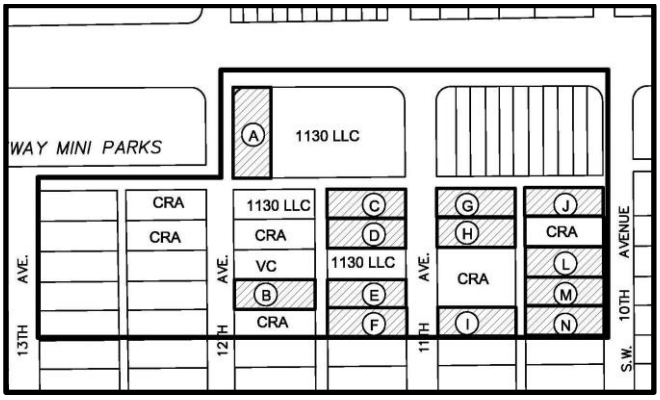
- **700-1000 Blocks (WAA between NW 7th and NW 11TH Avenues)**

Combination of CRA and privately owned parcels. Project involves the continued assembly of parcels within the block for redevelopment that is consistent with the goals of the WAA Plan and DTM Plan. May be accomplished through an equity partnership among property owners or by issuance of an RFP. Includes the former gas station acquired by CRA, which is undergoing a State approved environmental clean-up.



- **1100 Block (WAA between SW 11th and 12th Avenues)**

Combination of CRA and privately owned parcels. Project involves the continued assembly of parcels within the block for redevelopment that is consistent with the goals of the WAA Plan and DTM Plan. May be accomplished through an equity partnership among property owners and the CRA or by issuance of an RFP.



5122 West Atlantic Beautification/I-95 Interchange Modifications CRA funding: $40,891

This is a FDOT project that includes placement of the existing crosswalks at the intersection of Atlantic Avenue and NW/SW 12th Avenue, and includes relocation/installation of two (2) decorative light poles (cost difference from standard FDOT light pole). Funds provided in FY 16/17 will be for construction.

5123 Block 8 Alley CRA funding: $230,000
South Side West Atlantic Avenue between SW 10th and 11th Avenues

Construction of unimproved alley currently being utilized for access, loading and trash service as well as sidewalk improvements along the west side of SW 10th Avenue, adjacent to St. Paul's Missionary Baptist church. Funding this FY will cover construction costs. Request for Bids to be issued in September.

5200 Downtown Delray Beach Master Plan

The Downtown Delray Beach Master Plan, adopted in 2002, is the citizens' vision for the growth and unification of downtown Delray Beach. It represents the ultimate growth and form of the downtown area and the creation of a recognizable and seamless center for the city as a whole. The Downtown Delray Beach Master Plan describes three separate "districts": the West Atlantic Neighborhood (n.k.a. The Set), the Central Core, and the Beach District. The plan identifies objectives to improve each of the areas, and outlines projects to accomplish those objectives.

5201 Old School Square Campus/Park Improvements (Sub-Area 2) CRA funding: $500,000

The Old School Square Cultural Arts Center was the catalyst in the redevelopment of Downtown Delray when it opened its doors in 1990 and has since been the cultural anchor for the City. In 2016, the City conducted a series of public engagement meetings to provide public input for the exterior uses of the Old School Square Campus/Park. Funding this year is for community engagement and project design with the remaining allocated to minor exterior improvements such as lighting, CPTED items, landscaping, sidewalks, and/or other site amenities.

5202 Old School Square Building Maintenance (Sub-Area 2) CRA funding: $657,000

Funding is for related building improvements includubg air conditioning systems on the Old School Square Cultural Arts Center.

5210 SE 1st Street (Conversion to 2-Way) (Sub-area 2) CRA funding: $250,000
Swinton Avenue to US 1

Consists of the conversion of NE and SE 1st Streets from 1-way to 2-way traffic to benefit both commercial and residential development along these streets as well as traffic circulation in general. Conversion of NE 1st Street from Swinton to NE 6th Avenue has been completed. Conversion of SE 1st Street from Swinton Avenue to SE 6th Avenue (Northbound Federal Hwy) was completed in FY 14-15 in conjunction with the Federal Highway Beautification project. The remaining item includes

the installation of a mast arm traffic signal at the intersection of S. Swinton Avenue and SE/SW 1st Street. The project has been released to the contractor mid-August.

5225 Gateway Feature (Signage) (Sub-Area 3) **CRA funding: $100,000**

Message and identification signage associated with the Gateway Feature at I-95 and West Atlantic Avenue.

5230 Downtown Roundabout (Trolleys) **CRA funding: $450,000**
Tri-Rail station to Beach (Sub-Areas 1-3)

The CRA currently shares in the cost of operating free trolleys that carry passengers from Tri-Rail to the beach area. The trolleys are owned by the City and operated by a private vendor under a contract with the City. Funds provided in FY 16/17 will be for operating expenses.

5235 Parking Management Plan Implementation (E. Atlantic Crosswalk) **CRA funding: $440,000**
Venetian Drive and Gleason Street Intersections (Sub-Area 1)

Funding to assist with the implementation of the recommendations identified in the 2010 Parking Management Plan. The design was completed in FY 15-16, with issuance of the FDOT permit pending. Funding this year is for design and reconstruction of the intersections to address deferred maintenance and pedestrian crosswalk upgrades.

5236 Parking Management Plan Implementation (Wayfinding Signage) **CRA funding: $150,000**
Throughout CRA District

Funding to assist with the implementation of the recommendations identified in the 2010 Parking Management Plan. Funding for this project will update the wayfinder signage throughout the CRA District.

5251 NE 3rd Street/NE 3rd Avenue/Alley Improvements **CRA funding: $1,614,000**
East of Pineapple Grove Way, from NE 3rd Street to NE 4th Street (Sub-Area 2)

The Pineapple Grove Arts District continues to transform; however additional improvements are necessary in portions of the District, especially the NE 3rd Avenue light industrial area. The Pineapple Grove Neighborhood Plan calls for pedestrian-oriented development and improvements, and additional public parking. In 2010, the CRA completed the construction of a new parking lot on NE 3rd Avenue to supplement parking for area businesses and also acquired two properties: the warehouse building at 313 NE 3rd Street for conversion to an Arts Incubator, and a blighted parking lot at 362 NE 3rd Avenue. The improvements to the parking lot at 362 NE 3rd Avenue have been completed. The proposed streetscape improvements along NE 3rd Street and NE 3rd Avenue will provide safe, well-lighted pedestrian connections to the public parking areas and to area businesses. In addition, the project will include sewer upgrades along NE 3rd Avenue. Funding in FY 13/14 was for construction drawings with funding in FY 15/16 for utility relocations and additional design services. Funding in FY 16/17 is for construction, $1,600,000 of which the City has indicated would be financed with the CRA to pay the debt service.

5253 Swinton & Atlantic Intersection (Sub-Areas 2 & 3) **CRA funding: $300,000**

The Downtown Master Plan called for improvements to the intersection of Atlantic Avenue and Swinton Avenue, to make the intersection more pedestrian and vehicle–friendly, and improve connectivity between West and East Atlantic Avenue. Funding this FY is for design and construction drawings.

5300 - Southwest Neighborhood Plan (Sub-Area 8)

When the MacArthur Foundation agreed to provide funding for preparation of the Downtown Delray Beach Master Plan, they also included funding for a plan to address the most distressed neighborhood adjacent to the West Atlantic commercial corridor: the Southwest Neighborhood. This area had long been characterized by slum and blighted conditions, including inadequate infrastructure, high crime, poor housing conditions aggravated by absentee ownership, and a large number of vacant properties that were not being maintained. The plan was adopted in May of 2003 and provides a blueprint for the revitalization and stabilization of the neighborhoods located in the southwest area, including the provision of pocket parks, streetscape beautification, and affordable housing initiatives. It links the neighborhood residential areas, commercial centers, civic functions, and green spaces to create a vibrant, pedestrian friendly network of connected neighborhoods.

Village Square Residential Community (Carver Estates Redevelopment)

In 2010, the Delray Beach Housing Authority (DBHA) selected Roundstone Development as its partner for the redevelopment of the 18-acre property that was formerly the Carver Estates public housing project. The proposed new development will include an 84-unit low income senior apartment complex, a 144-unit low-income housing tax credit rental apartment complex, and approximately forty (40) for-sale homes. All of the units in the multi-family rental project will be

restricted to families earning 60% or less of the Area Median Income (AMI), with 10% of the units restricted to families earning 28% of AMI.

Unlike Carver Estates the units will be included on the tax roll and it is anticipated that in total they will contribute approximately $155,500 in property taxes each year. The CRA provided a $100,000 grant for the multi-family apartment complex, and this year will provide gap financing for the elderly housing as described below.

5306 Village Square Elderly **CRA funding: $2,700,000**

At the October 22, 2011 CRA meeting the board approved the Loan Commitment Letter authorizing $2.7 million in funding for the 84-unit low income elderly portion of the Village Square project (subsequent amendments extended the closing date to July 31, 2014). The $2.7 million loan provides gap financing for the construction of the elderly apartment phase of the project.

5350 SW 2nd Street Beautification (Phase II) **CRA funding: $210,000**

The 2002 Downtown Master Plan and SW Area Neighborhood Redevelopment Plan called for enhancement of SW 2nd Street. Phase I beautification was completed in 2013 and did not include resurfacing due to budget constraints. Phase II includes resurfacing. Pre-bid meeting will be rescheduled in September.

5351 Roadway Reconstruction (SW Neighborhood) **CRA funding: $580,700**
SW 4th Street, SW 6th Street, and SW 7th Avenue

Reconstruction of roadways is required for roads with an overall condition index (OCI) of 0-39. In addition, improvements to the sanitary, stormwater, alleys and street lighting are recommended for cost effectiveness and an economy of scale. This project includes design and engineering in year one and construction in year two. Engineering services will be procured through a RFQ process. Total Estimated Cost is $10,000,000 and will be co-funded between the City ($3,700,000) and the CRA ($6,300,000). Funding this FY is for design and construction drawings.

5360 Block 63 Alley **CRA Funding: $265,000**

Between SW 2nd and 3rd Streets and Swinton and SW 1st Ave

The project consists of construction of an unimproved alley, which is currently being utilized by adjacent residents, and sewer main upgrades. Funding in FY 2015/16 was for construction drawings with funding this FY for construction.

5361 SW Neighborhood Alleys **CRA funding: $910,000**

The sidewalk and alleyway improvements within the Northwest and Southwest Neighborhoods have been prioritized by both the CRA Board and City Commission for funding in FY 2015-16. Funding in FY 15-16 was for the design of five (5) unimproved alleys located between SW 1st Street and SW 4th Street, within the blocks between SW 10th and 12th Avenues, and south of SE 2nd Street, between SW 13th and 14th Avenues. Funding in FY 16-17 is for construction of the alleys and sewer improvements.

5400 North Federal Highway Redevelopment Plan (Sub-Area 5)

5425 North Federal Highway Project Development/Implementation **CRA Funding: $25,000**

North of George Bush Blvd. to North City Limits

The North Federal Highway Redevelopment Plan was adopted by the City Commission in March 1999. The purpose of the plan was to arrest the decline, stabilize adjacent neighborhoods and promote a healthy mix of commercial and residential development. Many elements of the plan were implemented including a Light Industrial overlay zone in the area between Dixie and Federal Highways, changes to building setback requirements, beautification of the La Hacienda neighborhood and construction of a new connecting road between Dixie and Federal. Several blighted structures were demolished and several new residential and commercial projects were constructed. The Plan called for improving the pedestrian safety and appearance of the Federal Highway corridor to include landscape nodes. FDOT is scheduling the resurfacing of Federal Highway north of George Bush Boulevard, in FY 2019. This project may provide the opportunity to leverage FDOT and grant funding to install the improvements and enhance the Federal Highway corridor. Funding this FY is to evaluate the potential improvements and prepare a conceptual design.

5500 Osceola Park Neighborhood Plan (Sub-Area 7)

5510 Osceola Park Neighborhood Improvements **CRA funding: $837,870**

The Osceola Park Redevelopment Plan calls for alley improvements in the residential areas where appropriate. Design for the alley construction was completed in previous fiscal years; however some residents opposed the alleys and the creation of an assessment district to fund the improvements. In response to the resident's concerns, the City proceeded with the construction of the water and sewer upgrades only. There has been renewed interest from the residents to implement the alley improvement plans as well as traffic calming and pedestrian improvements. The CRA has provided

funding to construct several alleys each year. Funding this FY is for design drawings for alleys, traffic calming and sidewalk improvements.

5520 Osceola Business Area Revitalization **CRA funding: $1,510,376**
SE 2nd Street/Avenue/Alleys/Parking Lot

The Osceola Park Redevelopment Plan identifies the need for additional parking for area businesses, especially along SE 2nd Avenue, between SE 2nd Street and SE 4th Street, and east of the FEC Railroad. Additional parking can be accommodated through a combination of streetscape improvements with on-street parking along SE 2nd Avenue, property acquisition for parking, and alley improvements, where necessary. Many of the commercial structures in the area are in need of upgrades, and could possibly qualify for CRA grant programs. In FY 11/12, the CRA acquired a property to construct a parking lot. Funding in FY 12/13 was provided for design consultant services. Construction drawings were completed in FY 14/15. Funding in FY 15/16 is for construction. Request for bids to be issued in September.

5600 OTHER

5640 Neighborhood Enhancements **CRA funding: $30,000**
NW/SW Neighborhoods (Sub-Areas 4 & 8)

In the past, individual neighborhood identification signs were installed, which are deteriorated and need of replacement. Funding this year is for the design and installation of new signs.

5650 Sidewalks **CRA funding: $630,000**
SW 3rd St, SW 5th and 6th Aves, NW 6th Ave and NW 8th Ave (Sub-Areas 4 & 8)

Completion of sidewalks and pedestrian links within the CRA District for greater pedestrian safety. Priorities will be in line with City Commission's direction to provide connectivity to places of worship and schools, as well as, other public facilities, as parks and business or employment centers. Funding in FY15/16 was for the design of sidewalks within NW/SW Neighborhoods with funding in FY 16/17 for construction.

5661 Pompey Park Master Plan (Sub-Area 4) **CRA funding: $800,000**

While the City is currently in the process of updating the Parks Master Plan, they previously identified the need to address deferred maintenance as well as improvements that are necessary to the Pompey Park facility including the reconstruction of the swimming pool and possibly reconstruction of the community center. Funding this FY is for master plan design and construction drawings, which the City has indicated would be financed with the CRA to pay the debt service.

5662 – Hilltopper Stadium Elevator (Sub-Area 6) **CRA funding: $45,000**

Hilltopper Stadium is located at the old Atlantic High School complex off of Seacrest Boulevard and previously served as the school's football field. It is owned by the Palm Beach County School District but is being leased to the City of Delray Beach through April 2029. The facility includes bleachers, a concession stand, a press box, scoreboard and public address system, as well as several adjacent fields, making it an ideal location for various field sport events. The proposal is to install an elevator to provide handicapped accessibility to the press box. Funding this year is for design and construction.

REDEVELOPMENT PROJECTS—Includes projects which arise from more localized initiatives than those addressed in broader Redevelopment Plans.

NW/SW 5th Avenue Beautification

Lake Ida Road to SW 1st Street

In the days of segregation the SW/NW 5th Avenue area was a thriving commercial and institutional corridor in the heart of the City's African American community. It declined in the 1970's and initial redevelopment attempts were unsuccessful. The objective of this program is to revitalize the corridor into a thriving district for neighborhood businesses and cultural activities. The CRA was the primary funder of the street beautification between MLK Jr. Drive (NW 2nd St) and SW 1st Street that was completed in 2007, and has funded improvements to numerous buildings and sites in this three block area. Additional projects to be addressed in FY 15/16 include the following:

6203 NW 5th Avenue Entrance Feature **CRA funding: $100,000**
Lake Ida Road & NW 5th Avenue (Sub-Area 4)

At the intersection of Lake Ida Road and NW 5th Avenue is leftover right-of-way that is not maintained. Funding this FY is for design and construction of an entrance feature.

6206 NW 5th Avenue Alleys **CRA funding: $400,000**
Between MLK Jr. Dr. & Lake Ida Road (Sub-Area 4)

The commercially zoned sections of NW/SW 5th Avenue have been substantially improved between SW 1st Street and MLK Jr. Drive (NW 2nd St). This project includes expansion of stabilization and beautification efforts to the residential blocks between MLK Jr. Drive and Lake Ida Road. Improvements will include sidewalks, landscaping and similar beautification measures. The CRA will also look to acquire blighted properties for upgrading or demolition as appropriate, or providing

funding to property owners for upgrades. Funding in FY 2015/16 was provided for the design of three (3) alleys. Funding in FY 16-17 will be for the construction of the alleys.

6213 Block 20 Alley Improvements **CRA funding: $75,000**
West of NW 5th Avenue south of NW 1st Street (Sub-Area 3)

Improvements include construction of an alley within Block 20 to provide rear access for residential and commercial uses within the block. Request for Bids to be issued in September.

6214 NW/SW 5th Avenue Project Development/Implementation **CRA Funding: $50,000**
Between MLK Jr. Dr. & SW 1st Street (Sub-Area 3)

In order to further stimulate the 5th Avenue business corridor, funding is provided this year to build-out and activate the CRA's commercial space at 135 NW 5th Avenue, and leverage partnerships with other organizations to provide for career services, job placement, and other employment resources and economic development opportunities. Study development opportunities to activate the two CRA-owned vacant parcels on SW 4th and 5th Avenues adjacent to the recently developed CRA parking lots.

6600 Carver Square Neighborhood (Sub-Area 8)

6621 Carver Square Neighborhood Project Development/Implementation CRA funding: $160,000

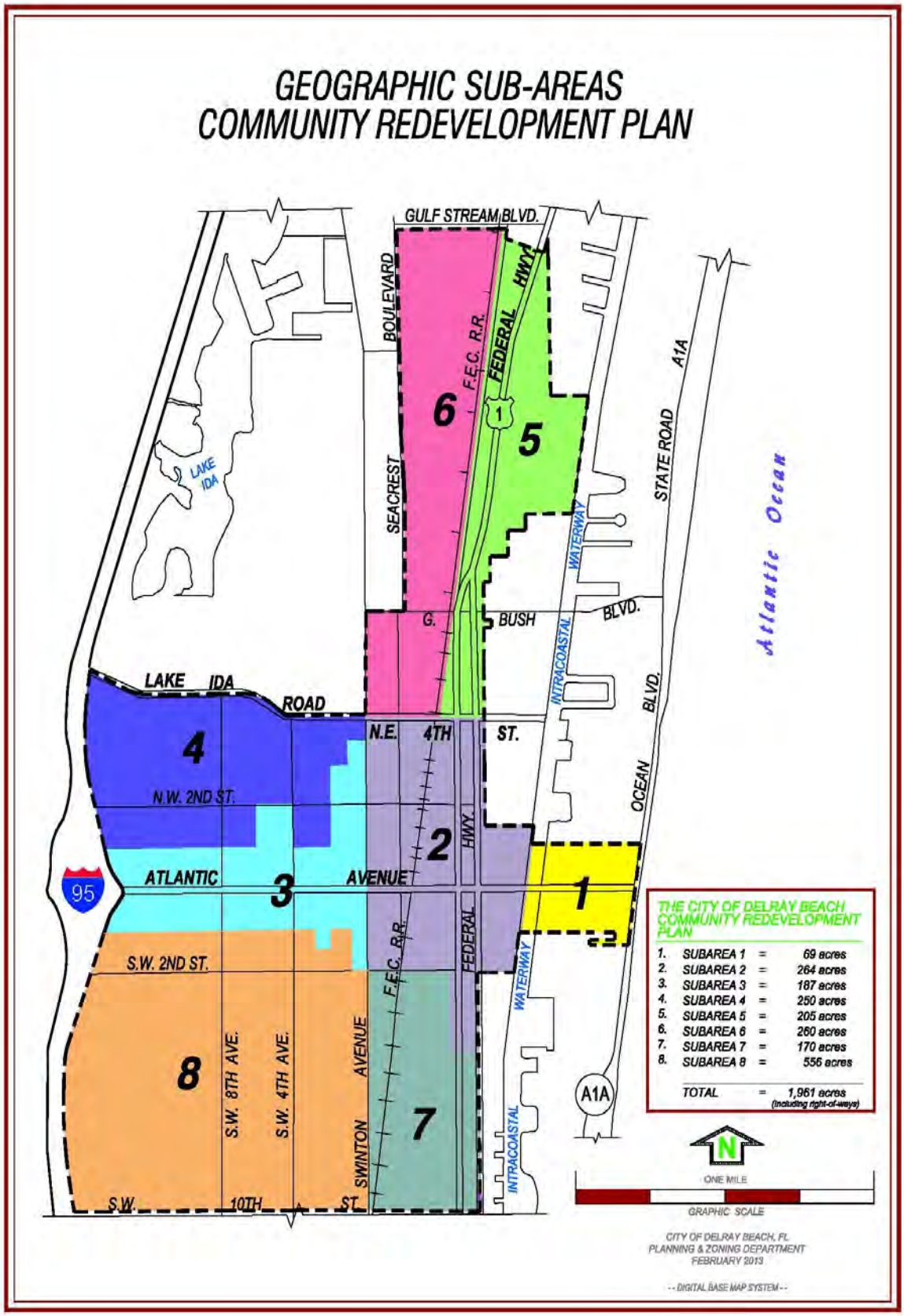
Carver Square is a two block residential subdivision bordered by SW 2nd Ct. to the north, SW 3rd Street to the south, SW 7th Avenue to the east and SW 8th Avenue to the west. Due to its previous uses as a pond and dump site, homes that were built on the property in the 1960's through 1980's experienced severe settlement problems. The CRA acquired the properties, relocated the residents, had the site designated as a brownfield and completed a soil remediation/mitigation program. Funding in 16/17 is for housing design/RFP to redevelop the site for workforce housing.

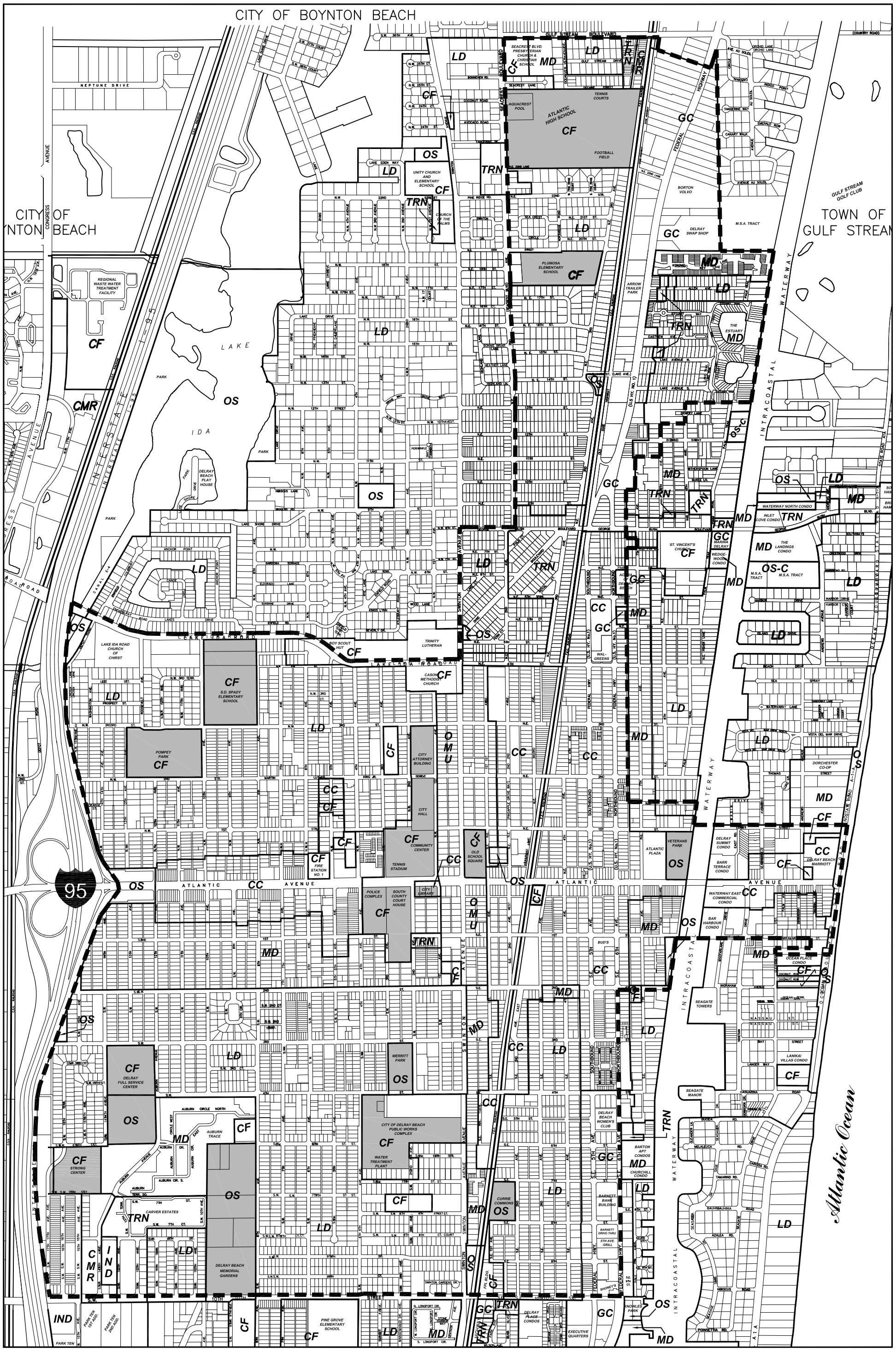
ECONOMIC DEVELOPMENT INITIATIVES – Includes projects intended specifically to stimulate economic activity and create jobs. A primary focus is on the establishment of office uses to augment the retail, restaurant and residential uses that are in place. Arts-related uses will also be pursued for their long term economic development value. The ultimate goal of the program is to complete a sustainable, successful downtown, where both businesses and residents support a continually increasing tax base, and provide a complete range of services needed by the community.

7440 Arts Warehouse/Incubator **CRA funding: $2,600,000**
313 N.E. 3rd Street (Sub-Area 2)

The CRA purchased a 15,000 +/- sq. ft. vacant warehouse in the Pineapple Grove district for conversion to an arts related use such as an arts center/incubator. The purpose of this project is to encourage visitors and pedestrian activity in the Pineapple Grove area and to enhance Delray's image as an arts oriented community. In FY 13/14 the CRA Board selected an architect for design services. Construction drawings were completed in FY 2014/15 with funding in FY 2016/17 for construction. Of the $2,600,000, $2,200,000 is provided to reflect Hatcher Construction & Development, Inc.'s bid ($2,199,978). The remaining $400,000 balance is for equipment, furnishings, and unforeseen expenses.

EXHIBIT A – CRA DISTRICT SUB-AREA MAP





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CITY OF DELRAY BEACH, FL
PLANNING & ZONING DEPARTMENT
DECEMBER 2007

PARKS & PUBLIC FACILITIES

COMMUNITY REDEVELOPMENT AGENCY BOUNDARY

- MAP H -

LD - LOW DENSITY 0-5 DU/ACRE
MD - MEDIUM DENSITY 5-12 DU/ACRE
TRN - TRANSITIONAL
CC - COMMERCIAL CORE
GC - GENERAL COMMERCIAL

CMR - COMMERCE
IND - INDUSTRIAL
OMU - OTHER MIXED USE

OS-C - OPEN SPACE, CONSERVATION
OS - OPEN SPACE, ACTIVE OR PASSIVE
CF - COMMUNITY FACILITIES

-- DIGITAL BASE MAP SYSTEM --

MAP REF: LMA12

NORTH

MAP ID	PROJECT NAME	PHASE	AMOUNT
1	Old School Square Building Maintenance	Construction (Summer '17 anticipated start date)	$ 463,300.00
2	Sidewalks - NW/SW Neighborhoods	Construction (100% Design Complete. Bid Issuance anticipated Summer '17)	$ 630,000.00
3*	SW 4th St, SW 6th St, and 7th Ave Reconstruction	Design (City to rebid to include adjacent alleys)	$ 580,700.00
4	Veteran's Park Seawall and Dock Repairs	Construction (Summer '17 anticipated start date)	$ 643,700.00
5	Old School Square Campus/Park Upgrades	Master Plan Design (99% Complete)	$ 500,000.00
6	Block 63 Alley (Between SW 2nd and 3rd Streets and Swinton and SW 1st Ave)	Construction (100% Design Complete. Issuance dependent on utility relocation)	$ 265,000.00
7	Parking Management Plan Implementation (E. Atlantic Crosswalk - Venetian Dr & Gleason Street Intersection	Construction (Anticipated Summer '17)	$ 440,000.00
8	SW Neighborhood Alleys (5 Alleys)	Construction (100% Design Complete. Issuance dependent on utility relocation)	$ 910,000.00
9*	Pompey Park Master Plan	Design (City to Develop RFQ Scope of Services)	$ 800,000.00
10*	NE 3rd St/Ave Streetscape/Sewer & Alley Improvements – East of Pineapple Grove Way, From NE 3rd St to NE 4th St	Construction (96% Design Complete)	$ 1,614,000.00
11	Hilltopper Stadium Elevator	Construction (Summer '17 anticipated completion date)	$ 45,000.00
12	NW 5th Ave Alleys (3 Alleys)	Construction (100% Design Complete)	$ 400,000.00
13	Blocks 8 and 20 Alleys	Construction (55% Complete, Summer '17 anticipated completion date)	$ 305,000.00
14	SW 2nd St Beautification (Phase II)	Construction (Completed)	$ 210,000.00
15	SE 2nd Ave/St/Alley/Parking Lot (Osceola Business Area)	Construction (Under Construction - 80% Complete	$ 1,510,376.00
16*	Osceola Park Neighborhood Improvements	Design (City-Consultant Contract under negotiations)	$ 837,870.00
17	S Swinton Ave & SW/SE 1st St (Mast Arm Traffic Signal)	Construction (by Palm Beach County Summer '17)	$ 250,000.00
18	W. Atlantic Beautification/I-95 Interchange	Construction (by FDOT; Jan '18 anticipated start date)	$ 142,681.33

*Project may to be financed by the City with debt service to be paid by the CRA annually

(Updated 7/17/17)

Design 2018/Construction 2019-2020

Design 2019/Construction 2020-2021

Design 2020/Construction 2021-2022

Design 2017/Construction 2018-2019

FY 16-17 Projects

CITY OF DELRAY BEACH
ENVIRONMENTAL SERVICES DEPARTMENT
434 SOUTH SWINTON AVENUE DELRAY BEACH, FL 33444

CRA/CITY FISCAL YEAR 2016-2017 PROJECTS

DATE: 6-22-17

Document Path: S:\EngCADD\GIS\Projects\Carhuamaca\OCI 40-100\OCI 50-70_WITHIN_CRA_BOUNDRY.mxd

FY 2017-2018
Proposed DRAFT CRA Budget

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FY 2017-2018 Budget
CRA Funds Allocated For
Infrastructure Projects (included in City's CIP)

CRA GL#	Project Name	CRA Funding	Proposed City Financing
	Proposed Water Main Replacement – ICWW Crossing		$3,500,000
5236	Parking Manage- Wayfinder Signage	$150,000	
5253	Swinton & Atlantic Intersection	$300,000	
5351	SW 4th St/SW 6th St/SW 7th Ave Reconstruction	$2,173,260	$3,326,740
5360	Block 63 Alley – SW Neighborhood	$265,000	
5361	SW Neighborhood Alleys (5 Alleys)	$910,000	
5650	Sidewalks-NW/SW Neighborhoods	$630,000	
6206	NW 5th Ave Alleys (3 Alleys)	$300,000	
	Fire Training Center		$3,500,000
	OCI Rating 0-42 Improvements	$500,000	
TOTAL		**$5,228,260**	**$10,326,740**

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FY 2017-2018 Budget
CRA Funds Allocated For
City Services/Programs in CRA District

Clean & Safe Program (Police, Fire inspector, landscape maintenance, code enforcement)	3,098,101
Community Improvement (Housing Rehab Inspector, Housing Rehab Specialist, NW/SW Neighborhood Code Officer)	146,840
City Demolitions	75,000
Downtown Trolley	450,000
Environmental Services (Project Engineer)	100,000
Tennis Tournament Sponsorship	1,000,000
Streetscape Maintenance (ongoing landscaping, irrigation for new beautification projects)	75,000
Planning, Parking Management, IT Services	110,000
City Capital Improvement Program	5,228,260
Total City Services/Programs	$10,283,201

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FY 2017-2018 Budget
CRA's Projected TIF Revenue allocated to:

Delray Beach Non-Profit Organizations

DBCLT	$188,075
DBHS	$125,000
DB Public Library	$442,250
EPOCH (Spady Museum)	$111,000
Old School Square	$662,500
DBMC	$355,910
Creative City Collaborative	$275,000
TOTAL	$2,159,735

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Summary
FY 2017-2018 Budget
CRA Funding Allocated to
City of Delray Beach and Non Profit Partners

Revenue from City:	
City TIF Revenue paid to the CRA	$11,768,211
Expenditures Allocated to City Projects, Services & Non Profit Programs:	
Allocated to City of Delray Beach	$10,283,201
Paid to City/CRA Non Profit Partners	$2,159,735
TOTAL	$12,442,936

Expenditures in Excess of City TIF Revenue: $674,725

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Delray Beach CRA Budget FY 2017-18

		Draft Proposed Budget FY 2017-2018	Proposed City Financed
	4005 · TIF - City of Delray Beach	11,768,211	
	4010 · TIF - County	8,201,265	
	Total 4000 - TAX INCREMENT FINANCING (TIF)	19,969,476	-
	4050 - CRA ADMINISTRATION SOURCES		
	4060 · Land Sales	-	
	4216 · Green Market Booth & Other	40,000	
	4240 · Property Revenue (Rents)	-	
	4500 · General Fund Carry forward	-	
	2831· City National Line of Credit	885,628	
	4700 - Reimbursement - City	135,000	
	4750 - Reimbursement - Other	-	
	4800 · Loans Receivable Interest		
	4900 · Interest Earned	15,000	
	Total 4050- CRA ADMINISTRATION SOURCES	1,075,628	-
Total Revenue From Activities		**21,045,104**	**0**
Expenditures for Activities			
	5001 - AREAWIDE & NEIGHBORHOOD PLANS		
Sub Areas			
3	5110 · West Atlantic Redevelopment Plan Update	75,000	
3	5115 · Land Acquisition	2,500,000	
3	5120 · Project Develop/ Implementation	50,000	
	5122 - W Atlantic Beautification/I-I-95 Modification(CIP)		
3	5132 - SW 6th, 7th, 8th, & 9th Ave (CIP)		
3	5140 · Legal Fees-W. Atlantic Redevelop	40,000	
3	Total 5100 · West Atlantic Redevelop	2,665,000	-
	5200 · DOWNTOWN- DB-MASTER PLAN		
2	Water Main Replacements ICWW (CIP)	-	3,500,000
2	5201 - OSS Facility (CIP)	-	
2	5205 - Old Library Site Redevelopment	50,000	
2	5210 · SE 1st Street 2 way conversion - Signal (CIP)	-	
1,2,3	5230 · Downtown Trolley	450,000	
2	5233 · S FL Transit (SFTOD)		
1	5235 · Parking Manage-Crosswalks E Atlantic (CIP)	-	
	5236 - Parking Manage-Wayfinder Signage (CIP)	150,000	
	5239 - Project Develop / Implementation	35,000	
2,3	5253 - Swinton & Atlantic Intersection (CIP)	300,000	
	5295 · Legal Fees -DB Master Plan	50,000	
	Total 5200 · DOWNTOWN- DB-MASTER PLAN	1,035,000	3,500,000
8	5300 · SW Neighborhood Plan		
8	5306 - Village Square Elderly Loan	-	
8	5351 - SW 4th St, 6th St, 7th Ave-Reconst. (CIP)	2,173,260	3,326,740
8	5360 - Block 63 Alley (CIP)	265,000	
8	5361 - SW Neighborhood Alleys (CIP)	910,000	
8	5395 · Legal Fees-SW Neighborhood Plan	30,000	
8	Total 5300 · SW Neighborhood Plan	3,378,260	3,326,740
5	5400 · N. Federal Highway Area		
5	5425 - Project Development/Implementation	-	-
5	5495 - Legal Fees N Fed Hwy Redv	-	-
5	Total 5400 · N. Federal Highway Area	-	-

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Delray Beach CRA
Budget FY 2017-18

		Draft Proposed Budget FY 2017-2018	Proposed City Financed
7	5500 · Osceola Park Neighborhood Plan		
7	5510 · Residential Area Improvements (CIP)	-	
7	5595- Legal Fee - Osceola Plan	3,000	
7	Total 5500 ·Osceola Neighborhood Plan	3,000	-
	5600 · OTHER		
4	NW Neighborhod Improvements		
8	Fire Training Center		3,500,000
	OCI Rating 0-42 Improvements	500,000	
	5610 · Land Acquisitions-Other	-	
4,8	5640 · Neighborhood Enhancement	40,000	
4,8	5650 - Sidewalks - Other (CIP)	630,000	
4	5661-Pompey Park Master Plan (CIP)	-	
6	5662 - Hilltopper Stadium RestConcession Bldg (CIP)	-	
	5695 · Legal Fees-Other	3,000	
	Total 5600 · OTHER	673,000	-
	Total 5001 - AREAWIDE & NEIGHBORHOOD PLANS	7,754,260	6,826,740
	6000 - REDEVELOPMENT PROJECTS		
	6200 · NW/SW-5th Ave Beautification		
4	6203 · NW 5th Avenue Entrance Feature	100,000	
4	6206 · NW 5th Avenue (CIP)	300,000	
3	6214 · Project Development	50,000	
	6215 · Legal Fee-NW/SW 5th Ave-Beautification	50,000	-
	Total 6200 · NW/SW-5th Ave Beautification	500,000	-
	6300 · Redevelopment Sites		
	6303 · Maintenance	150,000	
	6304 - Business Relocation	-	
	6305 - Project Develop/Implementation	-	
	6310 - Property Insurance	125,000	
	6315 - Property Taxes	100,000	
	6320 - Utilities	30,000	
	6330 - Block 60 Parking Lots	8,000	
	6350 - West Settlers Condo Association	14,000	
	6395 - Legal Fees	5,000	
	Total 6300 · Redevelopment Sites	432,000	-
	6500 · Affordable/Workforce Housing Program		
	6505 · Resident Relocations	15,000	
	6506 · Subsidies	150,000	
	6513 · Land Acquisitions- Affordable Housing	600,000	
	6535 - A-Guide Funding - DBCLT	188,075	
	6545 · Eagles Nest Project	50,000	
	6595 · Legal Fees-Afford Housing	10,000	
	Total 6500 · Affordable/Workforce Housing	1,013,075	-
	6600 · Carver Square Neighborhood		
8	6621 - Project Development/Implementation	800,000	
	6650 · Legal Fees-Carver Square	2,500	
	Total 6600 · Carver Square Neighborhood	802,500	
	TOTAL 6000 - REDEVELOPMENT PROJECTS	2,747,575	-
	7000 - COMMUNITY IMP & ECONOMIC DEVELOP		
	7300 · Grant Programs		
	7305 · Curb Appeal Assistance Grant	35,000	
	7306 · Site Assistance Grant	100,000	
	7307 · Business Assistance Startup	15,000	
	7308 · Paint-Up Assistance Grants	30,000	
	7310 · Community Activities	5,000	

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Delray Beach CRA Budget FY 2017-18

		Draft Proposed Budget FY 2017-2018	Proposed City Financed
	7312 · Historic Façade Grants	-	
	Total 7300 · Grant Programs	185,000	-
	7320 · Downtown Marketing & Promo		
	7321 · DBMC	360,000	
	Total 7320 · Downtown Marketing & Promo	360,000	-
	7330 · City Contractual Services		
	7330 · City Demolition	75,000	
	7331 · Planning, IT, and Parking Manager	110,000	
	7332 - Code Officer (NW/SW Neighborhoods)	65,660	
	7333 · Housing Rehab Inspector	49,980	
	7333 · Housing Rehab Specialist	31,200	
	7335 · Clean & Safe	3,098,101	
	7336 · Streetscape Maintenance	100,000	
	7337 · Project Engineer	100,000	
	Total 7330 · City Contractual Services	3,629,941	-
	7375 · Community Resource Enhancement		
	7375 · Community Resource Enhancement	25,000	
	7376 · A-GUIDE Funding	1,615,750	
	7375 · Community Resource Enhancement	1,640,750	-
	7380 · Green Market		
	7381 · Personnel & Staff-Green Market	90,000	
	7382 · Entertainment/Vendors	11,100	
	7383 · Supplies & Materials	3,495	
	7384 · Administration & Operations	18,000	
	7385 · Signs/Banners/Ads-Green Market	12,500	
	Total 7380 · Green Market	135,095	-
	7400 · ECONOMIC DEVELOPMENT INITIATIVES		
	7415 - Economic Development Incentives	127,211	
	7425 - Economic Development Marketing	50,000	
2	7440 - Warehouse / Arts Incubator	300,000	
	7470 - Tennis Tournament Sponsorship	1,000,000	
	7471 - Tennis Stadium Study	-	
	7490 · Legal Fees	15,000	
	Total 7400 · Economic Development Initiative	1,492,211	-
	TOTAL 7000 - COMMUNITY IMP & ECONOMIC DEV	7,442,997	-
	8000 - ADMINISTRATION		
	8010 · PERSONNEL ITEMS		
	8011 · Salaries & Wages	1,200,000	
	8013 · Payroll Taxes	90,000	
	8014 · Travel Allowance	9,000	
	8015 · Ins-Health/Dental/Life	135,000	
	8016 · Cell Allowance	8,000	
	8018 · Retirement Contributions	80,000	-
	Total 8010 · PERSONNEL ITEMS	1,522,000	-
	8100 · SUPPLIES & MATERIALS		
	8105 · Office Supplies	8,000	
	8109 · Postage/Express	3,500	
	Total 8100 · SUPPLIES & MATERIALS	11,500	-
	8200 · EQUIPMENT/PROP/MAINTENANCE		
	8210 · Computer Equipment & Supplies	3,000	
	8211 · Equipment Rentals	10,000	
	8213 · Repairs/Maintenance	2,000	
	8214 · Furniture & Fixtures	2,000	
	8215 · Office Equipment (Assets)	20,000	

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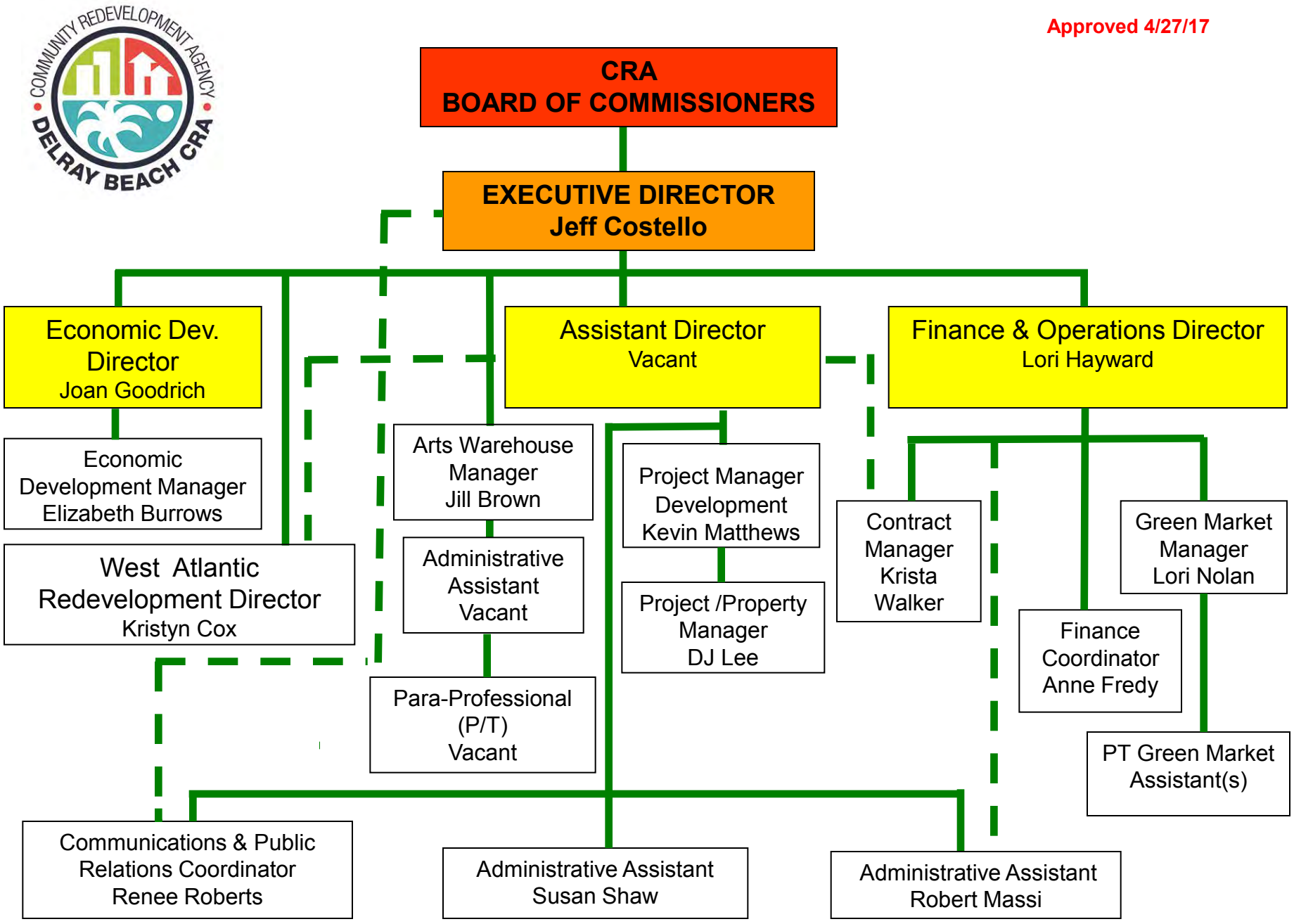
Delray Beach CRA
Budget FY 2017-18

		Draft Proposed Budget FY 2017-2018	Proposed City Financed
	Total 8200 · EQUIPMENT/PROP/MAINTENANCE	37,000	-
	8300 · OFFICE SPACE		
	8305 · Storage	3,500	
	8307 · Maintenance	30,000	
	8309 · Telephones	7,000	
	8311 · Utilities	7,000	
	8315 · Security	3,000	
	Total 8300 · OFFICE SPACE	50,500	-
	8400 · ADMINISTRATION/OPERATIONS		
	8401 · Accounting	25,500	
	8403 · Legal - Administration	60,000	
	8405 - Capital Outlay	25,000	
	8409 · Contractual Services	61,400	
	8411 · Printing	6,000	
	8413 · Publications/Subscriptions	1,500	
	8415 · Advertising	7,000	
	8419 · Bank Services	2,000	
	8423 · Organization/Member Dues	8,500	
	8425 · Public Relations/Communications	5,000	
	8430 · Insurance (D&O,Veh,Workers Comp, Bldg.)	20,000	
	8434 · Meetings	2,500	
	8436 · Seminars & Workshops	9,000	
	8445 · Travel	9,000	
	Total 8400 · ADMINISTRATION/OPERATIONS	-	-
	TOTAL 8000 - ADMINISTRATION	1,621,000	-
	8600 - DEBT SERVICE		
	8605 - City - Former Chamber Parking Site	-	
	8606 - City - US1 Corridor Improvements	420,149	
	8608 - City National Line of Credit	100,000	
	8610 · Debt Bond Interest-Taxable Int	1,243,184	
	8620 · Debt Bond Interest-Taxable Exempt Int	-	
	TOTAL 8600 - DEBT SERVICE	1,763,333	-
Total Expenditures for Activities		**21,329,165**	**6,826,740**
Revenue Over/(Under) Expenditures		**(284,061)**	**(6,826,740)**

Approved 4/27/17



MEMORANDUM

TO: **CRA Board of Commissioners**

FROM: **Jeff Costello, Executive Director**

DATE: **July 17, 2017**

SUBJECT: **CRA Organizational Audit - Recommendations**

The CRA entered into an Agreement with L.J. Craig & Associates, Inc. to conduct an organization audit of the CRA. The report included the following recommendations. Provided with the recommendations, where appropriate, are responses to the recommendations to be further discussed with the board.

Management/Leadership

1. Where/when appropriate, Senior staff need to be more open with their communications concerning their activities.

2. Hire a management consultant to design and deliver no less than one (1) but up to three (3) days of management/leadership training development for the senior and management staff (which should include topics including leadership theories, strategies, how to motivate and engage employees. empowerment of staff v. micro management).

Response: Professional development and training is available to senior and management staff. Opportunities will be coordinated and scheduled accordingly.

3. All staff should be invited to attend time management training considering there is a leader at every level in the organization. This consultant can be Dr. Willis or another consultant of the Director's choosing.

Response: Training sessions will be scheduled as necessary.

4. Tuesday staff meetings should be designed in such a way that each staff person provides an update on their projects and indicate what their clerical and administrative needs are for the week. By having everyone update one another on the accomplishment of their goals and objectives, staff will not feel as though they are being micro managed but major team contributors to the mission of the CRA.

Response: Staff meetings have been designed wherein each staff person provides an update on their projects and indicate their staffing needs for the week and/or the immediate future.

5. The Executive Director must be committed to support, lobby for and ultimately allow the recommendations outlined in this report to be implemented.

6. If it is necessary to maintain the existing process for purchasing items under $2,500 this should be more carefully delineated to staff.

Response: Pursuant to Section 5.1.b. of the CRA's Procurement and Purchasing Procedures Manual, for purchases less than $2,500, three quotes are not required as deemed appropriate by the Finance and Operations Director. It is noted that this provision was added to the Manual in for the majority of the purchases, three quotes are obtained.

CRA Board of Directors

1. The CRA Board should carefully review and discuss this report, and afford the Executive Director the latitude and decision making ability to act on the recommendations.

2. The CRA Board should work to ensure that all new City personnel are aware (and supportive) of the mission of the CRA.

HUMAN RESOURCE MANAGEMENT
Organizational Structure

1. Adapt the revised organizational chart even though it may be considered politically upsetting to do so given the changes listed in #s 2-4.

Response: At this time, changes to the Organization Chart are not recommended. Given the City Commission's and CRA Board's economic development priorities related to The Set, the provisions of the existing Interlocal Agreement between the City and CRA related to these positions should remain, with the knowledge that this arrangement could change in FY 18-19 based on the goals, objectives and policies of the proposed Economic Development Element to be included in the City's Comprehensive Plan.

The organizational structure with the GreenMarket Manager will remain as it currently exists, given the financial aspects related to the market. Ultimately, any changes to policies, procedures and/or agreements require coordination through the Executive Director.

The West Atlantic Redevelopment Director should continue as a CRA employee until the role of WARC evolves. As previously stated, professional development and training is available to senior and management staff.

2. Transfer the Economic Development Director and Economic Development Manager to the City.

3. Have the Green Market Manager report directly to the Executive Director and the PT GreenMarket Assistants should move with the GreenMarket Manager.

4. Consider moving the West Atlantic Redevelopment Director to report directly to the WARC Board as the role of WARC evolves at which time the Director should receive training on how to manage a not-for-profit organization.

5. If # 2 occurs, hire a Grants Manager and have this position report to the Finance & Operations Director.

6. Consider contracting with an HR consultant who could be on call and paid by the hour (e.g., handle the on boarding process of new hires, performance appraisals, writing/updating the employee handbook, other).

Response: This item is being considered as it relates to CRA's disciplinary and grievance policies and procedures outlined in the CRA's Human Resources Policies and Procedures Manual.

7. The CRA should consider conducting organizational audits every 3-5 years. The last organizational audit was in 2005.

Rewards and Recognition

1. Design and implement a rewards and recognition program. This type of program should be budgeted for on an annual basis. Examples include but are not limited to the following:

a. Establish an "emerging leader" annual recognition process where an employee would be recognized in front of his or her peers and then taken to dinner or given the option to select a gift from a catalogue instead of an "on the spot" bonus (especially if the CRA is not allowed to do this per statute or other requirements)

b. Afford employees the opportunity to take time off without the time being deducted from their vacation leave bank.

c. Schedule quarterly or biannual luncheons or dinners.

d. All staff would go out to lunch or dinner together and unwind. Have employee of the month (or employee of the quarter) formal recognition ceremonies or luncheons.

e. Ensure that the employee rewards and recognitions programs are separate from annual pay increases or job promotions.

f. Incorporate into an existing line item funding for employee development and retention. Based on a great deal of research (and because of the type of report this is, it is not necessary to cite resources), it costs an organization considerable more money to continue to fill positions because of voluntary attrition than it does to put programs in place that will retain the employees. The money spent costs the taxpayer's money!

Response: Items b and f are currently available to staff, and Items c and d are in process. Director is currently reviewing options for employee recognition. In addition to the above, the CRA could procure the services of a consultant to conduct team building workshops, executive management services, and coaching sessions.

Training and Development

1. Provide all management staff with between 16-24 hours of management/leadership.

2. Include employee engagement strategies and techniques in the training modules.

3. Provide all staff with up to 8 hours of training on Decision Making. Utilize current contractor for the training or hire another vendor.

4. Provide all staff with 8-12 hours of Time Management training. Utilize current contractor for the training or hire another vendor.

5. Cross-train all administrative staff.

Response: Cross-training of administrative staff is a standard procedure.

6. Add a module in the CRA operations manual about telephone protocols, and review with staff so that any employee can provide back-up assistance.

Response: Telephone protocol procedures have been developed and are being incorporated into the CRA's Operations Manual.

Workload Analysis

1. Have the current contractor conduct a workload indicator analysis for each position. The rationale for this recommendation is to:
    a. Determine exactly how many hours each person spends doing clerical work.
    b. Determine how long it takes each person to complete tasks and projects.
    c. Find out what training if any, new hires must have during their on boarding process.
    d. Use the information about the clerical tasks to revise the administrative assistant job descriptions such they are fully utilized and no staff person can state that their clerical duties are not being completed.
    e Consider whether the clerical staff are being best utilized.
2. Rewrite the current job descriptions (if applicable) based on the analysis.

Response: Three proposals for the CRA workload analysis have been received and have been provided to the board for discussion purposes.

Policies and Procedures

1. The current policies and procedures manuals need to be completed and/or updated.

Response: CRA's Human Resources Policies and Procedures Manual was updated in September 2014 and CRA's Procurement and Purchasing Procedures Manual was updated in March 2015. However, updates to policies and procedures will occur as recommended by the Board accordingly in order to implement recommendations of the Organizational Audit.

2. Ensure that the policies and procedures related to the recommendations in this report are updated.

FACILITIES MANAGEMENT

1. Repair, paint and upgrade the CRA building so that it looks like a professional office center.

Response: On July 19th, the Historic Preservation Board will consider the site plan modification associated with the proposed CRA office addition.

TECHNOLOGY MANAGEMENT

1. Purchase one or more tablets for staff use.

Response: The CRA is in the process of acquiring 2 laptops and 2 tablets. CRA staff also obtaining quotes for tablets laptops for the CRA Board.

2. Explore the possibility of using wireless internet service.

Response: WiFi is now available at the CRA offices.

MEMORANDUM

TO: CRA BOARD OF COMMISSIONERS
FROM: KRISTYN COX, WEST ATLANTIC REDEVELOPMENT DIRECTOR
THROUGH: JEFF COSTELLO, EXECUTIVE DIRECTOR
DATE: JULY 17, 2017
RE: THE SET TRANSFORMATION PLAN STATUS UPDATE

CRA WORK PLAN PROJECT TITLE:	**West Atlantic Redevelopment Plan Update (GL-5110**
BUDGET & GL CODE:	**$100,000 (GL-5110)**
CRA SUB-AREA(S):	**3, 4 & 8**
NEIGHBORHOOD PLAN(S):	**West Atlantic Avenue Redevelopment Plan** **Southwest Area Neighborhood Redevelopment Plan**

Based on the adopted FY 2016-17 Work Plan, on December 18, 2016, the CRA entered into a work assignment in the amount of $72,110 with its contracted consultant, IBI Group. The scope of work is to develop a comprehensive plan of The Set neighborhood inclusive of updating the existing redevelopment plans – the West Atlantic Redevelopment Plan (amend. 2000) and Southwest Area Neighborhood Plan (2003) – and incorporating the Northwest Neighborhood into a consolidated Transformation Plan. The plan will require a coalition of partners for implementation to address the complexity of many areas of opportunity identified within The Set including Education, Housing, Health, Socioeconomic Growth, Redevelopment, Transportation & Connectivity, Branding, etc. In order to be successful with implementing the plan objectives, capacity will need to be built and resources leveraged for the community's vision to be realized.

Thus far IBI Group has completed fifty (50) interviews and two (2) public workshops with approximately eighty (80) total participants providing input for the plan. The first draft of the plan has been delivered to the Plan Committee (IBI, CRA, WARC and City) and awaiting collective comments for the consultant to address in the revision. The next steps include a third public workshop, input from the City's advisory boards, and approval of the WARC and CRA boards, and eventually City Commission. The goal is for the plan to be codified by the first quarter of FY 17/18.

Community Redevelopment Agency Meeting Dates—2017

January	12	Regular
	17	CRA/CC Joint Work Session*
	26	Workshop & Regular
February	9	Regular
	23	Regular
March	9	Regular
	23	Workshop & Regular
April	13	Regular
	27	Regular
May	11	Regular
	25	Workshop & Regular
June	8	Regular
	22	Regular
July	13	Regular
	27	Workshop & Regular
August	24	Workshop & Regular**
September	14	Regular
	28	Workshop & Regular
October	12	Regular
	26	Regular
November	9	Workshop & Regular
December	14	Workshop & Regular

DATES & TIMES ARE SUBJECT TO CHANGE

The first Regular Meeting of each month will be held at 5:30 p.m.

The second Regular Meeting of every other month will be held at 6:00 p.m.
and will be preceded by a Workshop Meeting, which will be held at 5:00 p. m.
(except for October when the Regular Meeting will be at 5:30 with no Workshop)

* CRA Board/City Commission Joint Work Session from 6:00 p.m. to 7:00 p.m.
** One Meeting for Summer Schedule

Unless otherwise scheduled, all meetings will be held in the
City Commission Chambers, City Hall, Delray Beach, FL