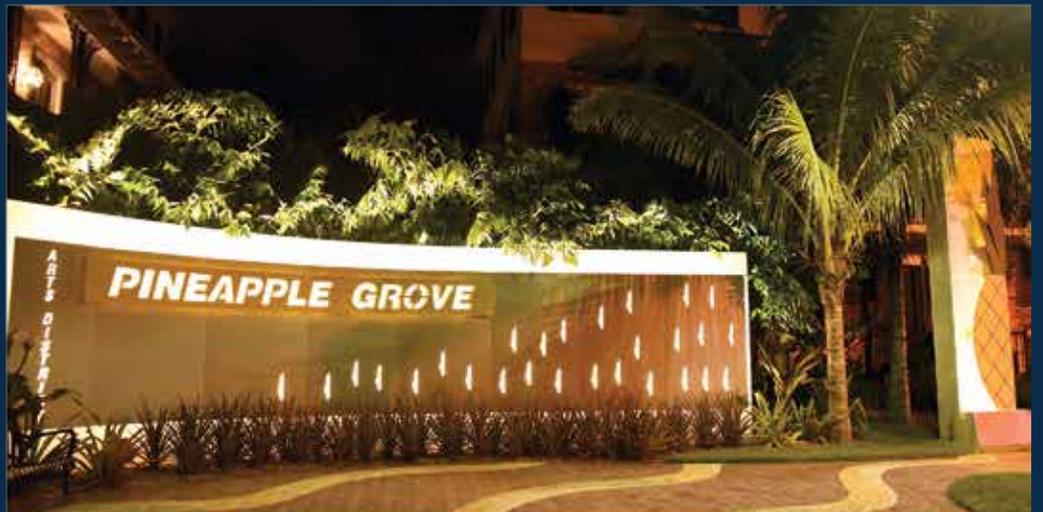


ANNUAL REPORT

2



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CHAIRMAN'S MESSAGE



Delray Beach continues to shine with innovative ways to fulfill the needs of our community. We've taken into account what really matters to businesses, residents and visitors alike, as we continue to transition to fully implementing the West Atlantic, Osceola Neighborhood, and Southwest Neighborhood Redevelop plans. We are confident that Downtown Delray will remain a thriving and economically viable business, arts, and cultural destination that we must sustain.

As we survey our numerous accomplishments — from preserving the heritage of the West Atlantic community while spurring commercial development through the invigorated activities and leadership of the West Atlantic Redevelopment Coalition (WARC), to completing the beautification project along the Federal Highway pairs and the continued enhancement along the Atlantic Avenue corridor with the new Fire Rescue Headquarters public plaza — we are proud of the fact that as the City of Delray Beach has gone through a dramatic economic and redevelopment evolution — our greatest asset remains our people. We recognize everyone throughout the community who has, without fail, pursued challenging opportunities with steadfast optimism and confidence.

Development is a natural outcome of growth that ultimately translates to jobs, prosperity, and further opportunity. The end results should not displace the heart and soul of our poorest neighborhoods; the results of sound planning and positive equitable development should provide prosperity and opportunity for historical long term residents as well as new residents and businesses. Positive community impact is reflected in the CRA's successful redevelopment of the Fairfield Inn & Suites site.

As a result, the CRA along with (WARC) and the City of Delray Beach is the proud recipient of the Roy F. Kenzie award for Creative Organizational Development and Funding as part of the 2015 Florida Redevelopment Association (FRA) Awards Program. The awards showcase and celebrate the most innovative and effective redevelopment programs in the state of Florida. Congratulations are in order to all involved.

It is with great pride that we can consider the accomplishments of 2015 and know that they are results of collaborative and inclusive efforts. That being said, as your Chairman, it is my privilege to say that we are committed to further our action plans to continue to better align the CRA with its community partners through business and community initiatives.

Moving forward, let us carry on and continue to make Delray Beach a quality place to live, work and prosper as we further the community's development and formulate meaningful attainable approaches for our future.

- Reginald A. Cox

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.

2015 MAJOR HIGHLIGHTS

FIRE STATION HEADQUARTERS



Designed by Calvin, Giordano & Associates, Inc., the plaza located at the Northwest corner of West Atlantic Avenue and West 5th Avenue, was co-funded by the Delray Beach CRA (\$275,000) and the City of Delray Beach through its Stormwater Utility Fund (\$45,195.36). The design consists of landscaping features, pedestrian amenities, as well as, a colorful terrazzo and keystone pavers similar to the Elizabeth 'Libby' Jackson Wesley Plaza at the Southwest corner of West Atlantic Avenue and 5th Avenue. Green building elements such as pervious pavers and native vegetation were incorporated into the plaza for aesthetic, drainage, and water filtration purposes. The plaza was designed to fit seamlessly into the Atlantic Avenue corridor while still maintaining its unique civic identity. Its unique character may be seen through the four fire rescue motifs featured in the bronze plaques that were integrated into the decorative pavers.

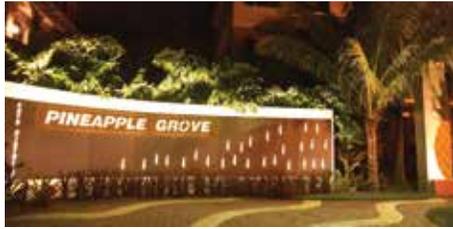
Construction was completed in Fall of 2015. [CRA Investment: \\$309,977.](#)

FEDERAL HIGHWAY



This \$14 million traffic calming and beautification project along NE/SE 5th and 6th Avenues (Federal Highway pairs) included the removal of one lane of traffic in each direction and the installation of landscape nodes and bicycle lanes along the entire corridor. The project also included the installation of paver brick sidewalks, decorative light fixtures, and street furniture, between NE and SE 2nd Streets. Funding was a combination of federal, state, City, and CRA funds. The CRA is providing funds to the City to repay a portion of that financing, up to a maximum of \$3,614,188.07 plus interest. The project was completed in the fall of 2015. [CRA Investment: \\$5,214,188](#)

PINEAPPLE GROVE NORTH ENTRANCE FEATURE



The Pineapple Grove Main Street Neighborhood Plan calls for the area to serve as an Arts District, with artistic elements throughout. A lighted arch was installed at the south end of Pineapple Grove Way in 2001 to provide a sense of arrival to the District. The recently completed artistic entry feature at the intersection Pineapple Grove Way and NE 4th Street provides a sense of place for the north end of the Arts District while respecting the residential character of the adjacent Cannery Row townhouses. The feature was designed by Currie Sowards Aguila Architects and constructed by Randolph & Dewdney Construction, Inc., both local businesses. Construction of the feature was completed in July 2015. Design of the entry feature was prepared with community input and incorporates a paver brick plaza, landscaping and irrigation, signage wall, and iconic pineapple sculpture. The CRA contributed towards the design and construction

of the feature. [CRA Investment: \\$149,000.](#)

FRA AWARD (FAIRFIELD INN & SUITES)



The Delray Beach Community Redevelopment Agency's successful redevelopment of the Fairfield Inn & Suites site has won the Roy F. Kenzie award for Creative Organizational Development and Funding as part of the 2015 Florida Redevelopment Association (FRA) Awards Program. The awards showcase and celebrate the most innovative and effective redevelopment programs in the state.

The Fairfield Inn & Suites is the first major private development project to be completed in the West Atlantic area of the CRA District in a decade. The hotel has already helped the city host the thousands of visitors and provides alternative accommodations within Delray Beach.

OSCEOLA PARK ALLEYS, PHASE II



Construction of three alleys, between SE 6th and 10th Streets and SE 3rd and 4th Avenues, within the residential portion of the Osceola Park Neighborhood were completed in 2015. The improvements provided enhanced access to the residential lots and were part of the adopted Osceola Neighborhood Plan. [CRA Investment: \\$175,000.](#)

AFFORDABLE HOUSING INITIATIVES



The CRA has facilitated in the acquisition, development, and/or subsidy of affordable housing within the Northwest and Southwest neighborhoods through its continued partnerships with local housing providers which includes Habitat for Humanity of South Palm Beach County and the Delray Beach Community Land Trust (DBCLT). In 2015, second mortgage subsidies were provided to make homeownership a reality for three families who participated in the DBCLT Program. [CRA Investment: \\$99,000.](#)

FINANCIAL REPORT: BY THE NUMBERS

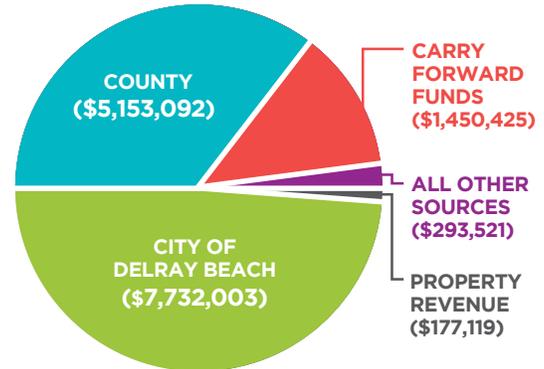
The CRA funds its programs and projects primarily through Tax Increment Financing (TIFs). Each fiscal year, the CRA reinvests its TIF dollars, along with other revenue from sources such as grants, bond financing, and property sales, back into redevelopment activities within the CRA district.

During FY 2014-15, the largest portions of the CRA's \$14.8 million budget were allocated to the Implementation of various Area Wide & Neighborhood Plans (34%), and the Community Improvement & Economic Development projects (30%).

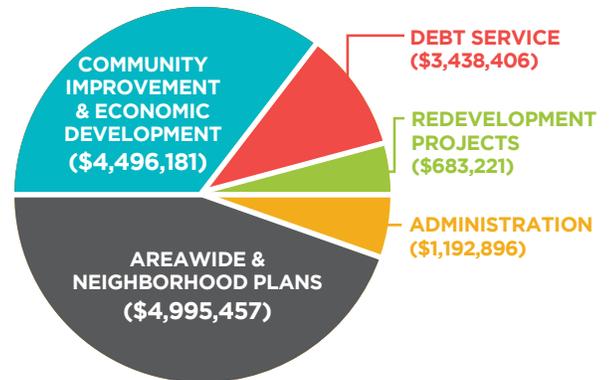
The CRA has maintained its commitment to improving Delray Beach by fostering redevelopment and leveraging public funds to attract private investment into the area. Working in partnership with the City of Delray Beach, property owners, residents, businesses, and other stakeholders, the CRA has worked to significantly enhance the Central Business District and the surrounding neighborhoods.

While there are still many projects currently underway and much more work to do, these collective efforts uniquely position Delray Beach to compete for enterprise opportunities and new jobs as the local economy continues to recover and grow.

REVENUE: \$14,806,160
(UNAUDITED)



EXPENSES: \$14,806,160
(UNAUDITED)



HIGHLIGHTED FY 2015 EXPENSES

AREAWIDE & NEIGHBORHOOD PLANS (PROJECT IMPLEMENTATION)

- Areawide & Neighborhood Plans (Project Implementation)
 - \$4,995,457
- Community Improvement & Economic Development
 - \$4,496,181
- Redevelopment Projects
 - \$683,221

EXPANDING TAX VALUE = EXPANDING IMPROVEMENTS

The CRA is primarily funded through tax increment revenues, and most of those funds are put directly into City infrastructure improvements. Properties located in the CRA district do not pay any additional property taxes. Rather, a portion of the annual City and County taxes collected in the redevelopment area are transferred to the CRA for redevelopment activities. Without a CRA in place, the County increment revenues collected from properties in the district would be retained for use by Palm Beach County. In 2015, County revenues exceeded \$5.15 million. The City's contribution to CRA activities in 2015 was nearly \$7.73 million. Other sources of funding for redevelopment activities include grants, the sale or lease of property, and the issuance of taxable and nontaxable bonds.

CRA BALANCE SHEET (UNAUDITED)

AS OF SEPTEMBER 30, 2015 (FY 2014-2015)

ASSETS

Current Assets	\$8,103,699
Other Assets	\$17,696,963
Capital Assets	\$29,197,004
Total Assets	\$54,997,666

LIABILITIES & EQUITY

Noncurrent Liabilities	\$16,441,702
Other Liabilities	\$575,604
Equity	\$37,980,360
Total Liabilities & Equity	\$54,997,666

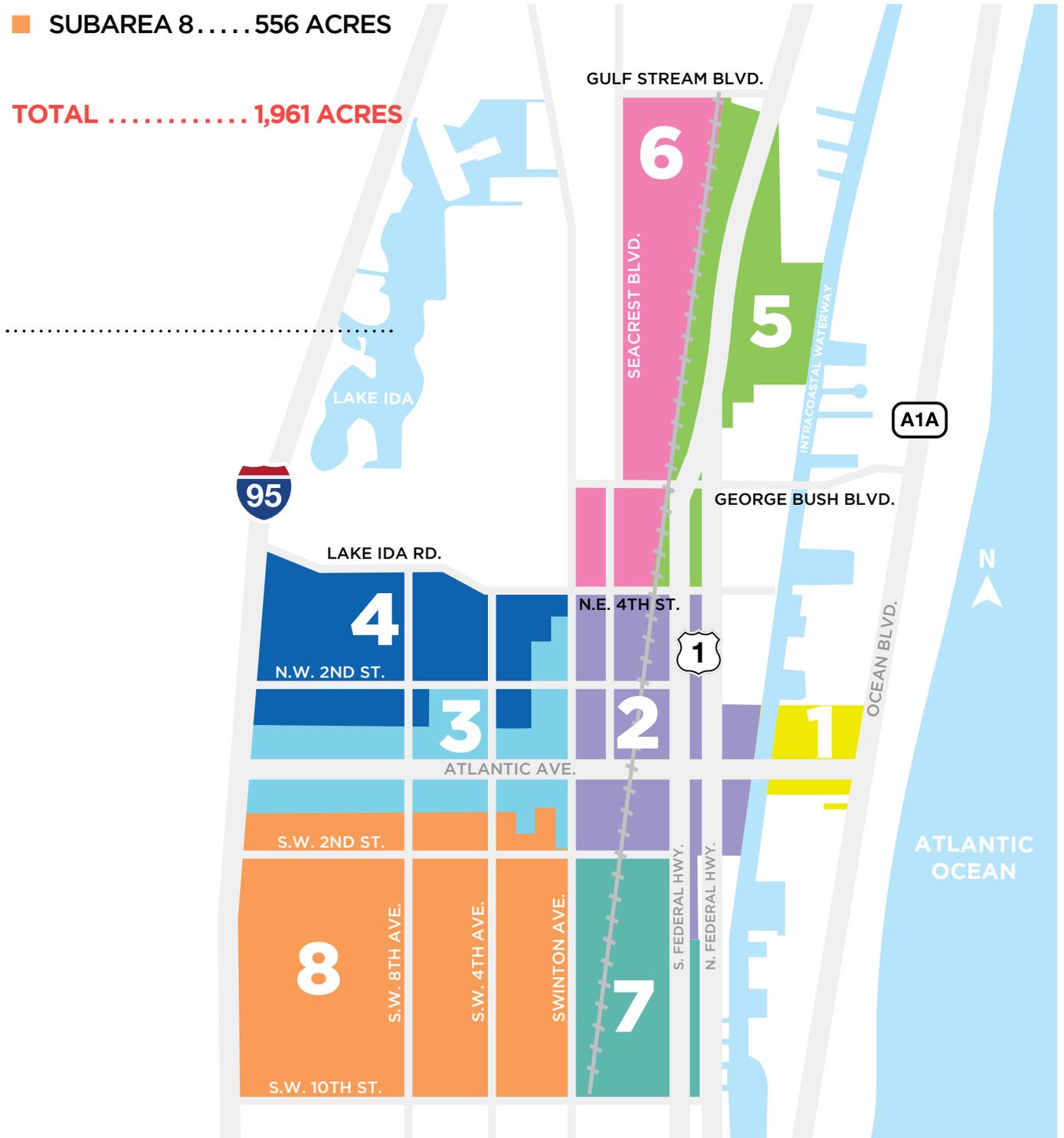
US 1 NORTHBOUND AT ATLANTIC AVE.



CRA DISTRICT MAP

- SUBAREA 1 69 ACRES
- SUBAREA 2 264 ACRES
- SUBAREA 3 187 ACRES
- SUBAREA 4 250 ACRES
- SUBAREA 5 205 ACRES
- SUBAREA 6 260 ACRES
- SUBAREA 7 170 ACRES
- SUBAREA 8 556 ACRES

TOTAL 1,961 ACRES



IN THE WORKS: COMING ATTRACTIONS

ARTS WAREHOUSE

The Pineapple Grove Arts District continues to transform. The proposed streetscape improvements along NE 3rd Street and NE 3rd Avenue will provide safe, well-lit pedestrian connections to the public parking areas and to area businesses. The CRA purchased a 15,000 sq. ft. warehouse in the Pineapple Grove Arts District for conversion to a visual arts incubator and other arts related uses. The purpose of this project is to encourage visitors, businesses, and pedestrian activity in the Pineapple Grove area and to enhance Delray's image as an arts oriented community. Construction is anticipated to be completed in FY 2016-17. **Estimated CRA Investment in 2016: \$1.3 million.**

SE 2ND STREET/AVENUE BEAUTIFICATION - OSCEOLA BUSINESS AREA REVITALIZATION

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, a public parking lot, and alley improvements, where necessary. **Estimated CRA Investment in 2016: \$1.5 million.**

IPIC

In 2013, the CRA issued a RFP for the 1.57-acre site including the former public library, its adjacent public parking lot, and the Greater Delray Beach Chamber of Commerce building. The new mixed-use development will feature an eight-theater luxury movie complex, Class A office space, retail, 90 public parking spaces, and a living wall and rooftop garden deck. **Construction anticipated to commence in FY 2016-17.**

UPTOWN ATLANTIC

As a result of a 2013 RFP, the CRA entered into a Purchase & Sale Agreement with Equity Enterprises USA Inc. to construct a \$35 million mixed-use Uptown Atlantic project, along West Atlantic Avenue, with retail, Class A office, and apartments, between SW 6th and 9th Avenues. The agreement included a relocation plan for existing businesses. The development team also worked with the West Atlantic Redevelopment Coalition (WARC) and other community stakeholders to formalize Delray Beach's first-ever Community Benefits Agreement to include a grocery store and to encourage local hiring. **Construction anticipated in FY 2016-17.**

MLK JR. DRIVE, PHASE II

The 2002 Downtown Master Plan called for the creation of a "secondary circulation system" along the 2nd Streets (both east and west) and called for those corridors to be improved and landscaped. Beautification of the corridor between NE 1st Avenue and NW 12th Avenue was completed in 2011 (Phase I), and included landscape nodes, irrigation, paver brick crosswalks at major intersections, lighting, and two pocket parks. The project also involves features commemorating Dr. Martin Luther King, Jr. Phase II will continue this theme and includes landscape nodes, sidewalks, and a pedestrian scaled landscaped focal point at the I-95 sound barrier wall which can accommodate a future art feature. The CRA funded \$39,800 in design costs in 2015. **Estimated CRA Investment in 2016: \$400,000.**

NW 12TH AVENUE BEAUTIFICATION

Similar to MLK Jr. Drive, Phase II, NW 12th Avenue is a part of the north and south "secondary circulation system" that was included in the 2002 Downtown Master Plan. This project involves the installation of drainage swales, sidewalks, landscaping, irrigation, and lighting for this two block area connecting MLK Jr. Drive to W. Atlantic Avenue. The section of NW 12th Avenue experiences significant traffic from drivers using MLK Jr. Drive as an alternative to West Atlantic Avenue. The project also includes construction of the alleys within the first block, in order to relocate front yard back-out parking areas from NW 12th Avenue to the rear where possible. In 2015, the CRA funded \$97,117 towards design costs for the project. **Estimated CRA Investment in 2016: \$1,185,000.**

NE 2ND AVENUE/SEACREST BLVD. BEAUTIFICATION PROJECT

This project includes the construction of sidewalks, lighting, bike lanes, and other improvements along NE 2nd avenue (Seacrest Boulevard) between NE 4th Street and George Bush Boulevard (four blocks). In 2011, CRA and City staff worked to obtain a grant from the Metropolitan Planning Organization (MPO) in the amount of \$616,262 for construction of the improvements with an additional \$100,000 provided by the Florida Department of Transportation (FDOT) Transportation Alternatives Program (TAP) funds. Funding in the amount of \$161,381 for design costs was provided by the CRA in 2015. **Estimated CRA investment in 2016 is \$1.3 million.**

ECONOMIC DEVELOPMENT: TAKING CARE OF BUSINESS

The CRA's economic development initiatives are designed to promote a positive business climate to enhance revitalization efforts and strengthen economic vitality. The CRA's business grants help the area's new and existing small businesses to grow and thrive while its incentives help to create quality jobs and attract private investment. Support for the Clean & Safe Program, Delray Beach Marketing Cooperative, and other collaborative initiatives helps to create a sustainable, vibrant downtown and provide a complete range of assets for the community.

TOTAL BUSINESS GRANTS AND INCENTIVES AWARDED IN 2015 – \$306,620.51

BUSINESS DEVELOPMENT ASSISTANCE PROGRAM – \$32,072.24

Provides rent assistance for new businesses opening in the Delray Beach CRA District:

- Art-Sea Living
- Beachcomber Art
- FirstLight HomeCare of Southern Palm Beach County
- Loic Autret French Artisan Bakery
- Margaux Riviera
- Original Popcorn House

SITE DEVELOPMENT ASSISTANCE PROGRAM – \$248,537.45

Provides partial funding assistance for exterior improvements to commercial and multi-family properties in the CRA District:

- 381 Blue, LLC
- 411 Mastermind, LLC
- Avalon Gallery
- Charlotte H. Danciu, P.A.
- Delray Investment Partners, LLC
- Hudson at Waterway East
- Grove Gas, LLC
- Le Garage
- Periwinkle Online, Inc.
- Sunflower Creative Arts

PAINT-UP & SIGNAGE PROGRAM – \$26,010.82

Provides partial funding assistance for existing commercial or multi-family properties with exterior painting, pressure cleaning, and new signage throughout the CRA District:

- 206 Delray Beach, LLC
 - Avalon Gallery
 - Boys & Girls Club
 - BW Costin's Cottage, Inc.
 - Castle Florida Building Corp.
 - Glavidia Hair Studios, LLC
 - Grove Gas, LLC
 - Margaux Riviera
 - Periwinkle Online, Inc.
 - Sunflower Creative Arts
-

OTHER INITIATIVES DRIVING ECONOMIC ACTIVITY

The Office of Economic Development—a joint office between the CRA and the City of Delray Beach—organized the city's first "We ♥ Small Biz" Month in May 2015. CRA staff, along with staff and volunteers from the City and other local partners, helped implement the initiative, which included several workshops, two business walks, concerts, networking events, and a marketing campaign. The month culminated with a mini conference to help small business owners identify funding and contract opportunities and connect with local service providers.

G.E.A.R. PROGRAM

In May 2015, the Office of Economic Development debuted its business expansion and retention program. Called G.E.A.R. (Grow Expand and Retain), the program brings together the collective resources of more than 20 professional staff members from seven local agencies to help businesses start up, grow, and keep their businesses in Delray Beach. CRA staff may assist G.E.A.R. clients in a number of ways, including business grants, site selection assistance, and referrals to local partners.

PINEAPPLE GROVE ENTRANCE



FAST FACTS ABOUT THE CRA AND ITS DISTRICT

8
geographic
sub-areas

DID YOU KNOW . . .

Created by the City Commission in 1985

Governed by a 7-member volunteer board appointed by the City Commission

20%
of the total
City area

The CRA District
is about
1,961 acres

Activities are guided by the Community Redevelopment Plan Adopted by the City Commission

Single largest land
use is residential

Redevelopment Plan is
amended every 2-3
years

Taxable Value
in 2015 -

\$1.556

Billion—

an increase of

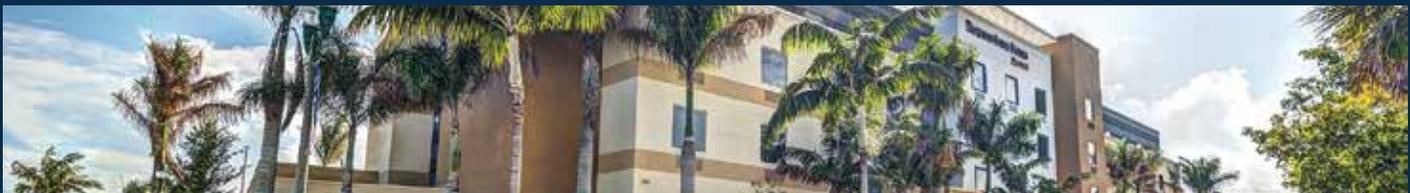
23% from 2014/15

4 public schools within the CRA District serving 2,326 students (2014/2015 data from Palm Beach County School Board)

2010 Census: 6,339 housing units with a population approximately of 13,450; 35.2% white, 59.5% black and 5.3% other

Primarily funded by tax increment revenues which is a portion of assessed property taxes collected in the CRA District by the City and the County and transferred to the CRA for redevelopment activities. Tax increment revenues have been a great asset to Delray Beach keeping millions of County dollars in our City versus being redirected to other areas of the County.

FAIRFIELD INN & SUITES



HOUSING

SW 12TH AVENUE DUPLEX RENOVATION

In 2013, the CRA renovated five blighted duplexes located on the east side of SW 12th Avenue, between SW 2nd and 3rd Streets. In 2014, the CRA acquired the blighted duplex located at 221-223 SW 12th Avenue and situated in the middle of the recently renovated duplexes. The project consists of the interior and exterior renovations as well as landscape upgrades. Construction is scheduled for Spring of 2016. [CRA Investment in 2016: \\$180,000.](#)

CARVER SQUARE

Carver Square is a two-block residential subdivision south of West Atlantic Avenue, between SW 7th and 8th Avenues. Due to its previous uses as a pond and dump site, homes built on the property in the 1960's through the 1980's experienced severe damage due to the settling of the land. After acquiring properties in 2005, relocating residents, successfully obtaining a brown-field designation and conducting an extensive soil remediation/mitigation program, the CRA received clearance in 2014 to move forward with a plan to build 19 new affordable homes within the Southwest Neighborhood. The Request for Proposals (RFP) to redevelop the properties is anticipated to be issued in 2016. [CRA Investment: \\$2.9 million.](#)



The GreenMarket is open on Saturdays from 9 am until 2 pm from mid-October until May 21, 2016. It's located at Old School Square Park on NE 2nd Avenue, 1/2 block north of Atlantic Avenue in downtown Delray Beach.



A 20-year tradition, the Delray GreenMarket continues to attract tens of thousands of visitors to Downtown Delray Beach to buy from its more than 60 vendors every Saturday during the months of October through May. Its innovative philosophy has “spun-out” vendors like Loic Autret French Artisan Bakery into Delray Beach storefronts and launched the first-ever Bike 2 Market program with its partners at Human Powered Delray. Live music, pet adoptions, a Halloween event featuring the Witches of Delray, an Easter Bonnet Pet Parade, and Budding Artists programs round out the fun-filled activities at this ‘best of class’ GreenMarket.

In 2015, the Delray Beach GreenMarket operated the popular weekly program throughout the summer months for the first time. Located on the eastern half of the Delray Beach Tennis Center parking lot fronting W. Atlantic Avenue, the Summer GreenMarket will take place every Saturday from 9 a.m. to noon from June 4 - August 27, 2016. The Summer GreenMarket is a slightly scaled back version of the regular market, with about 30 to 35 vendors participating each Saturday morning. As always, the GreenMarket is just another successful example of the CRA's placemaking initiatives.

A-GUIDE FOR NONPROFIT PARTNERSHIPS - \$1,102,640

The CRA believes that the long-term viability of its District is enhanced significantly through partnerships with cultural and non-profit organizations that enhance Delray Beach as an arts destination, attract visitors, help support local businesses and provide for affordable housing. In 2015, five (5) organizations were awarded an A-GUIDE (Achieving Goals Using Impact Driven Evaluation) Program grant, totaling more than \$1,102,640, to assist the entities with their initiatives. The 2015 A-GUIDE grant recipients were Delray Beach Center for the Arts, EPOCH (Spady Museum), Delray Beach Public Library, Delray Beach Community Land Trust, and Creative City Collaborative.

CLEAN & SAFE PROGRAM - \$1,824,280

The Clean & Safe Program is an important component to the CRA's economic development strategy. Having a safe, clean and overall attractive downtown helps improve its regional reputation as a center of business and social activity. During FY 2015, the CRA continued its commitment to the program by contributing more than \$1.8 million to provide enhanced police patrols, landscape maintenance, lighting and code enforcement within the defined Clean & Safe area.

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DANIEL ROSE

CRA STAFF



Left to Right: Elizabeth Burrows, Lori Nolan, Henry Harden, Susan Shaw, Jeff Costello, Thuy Shutt, Joan Goodrich, Kristyn Cox, Lori Hayward, Marcelo Rizzo, Anne Fredy, Yuberca Pena



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