



2019



DELRAY BEACH CRA
COMMUNITY REDEVELOPMENT AGENCY



YEAR
IN
REVIEW

CRA 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.

CHAIR MESSAGE

Shelly Petrolia, CRA Board Chair

2018 has truly been a transformative year for the Delray Beach CRA. As a Board, we have made great strides to further the CRA's mission by aiding the development and progress of projects and programs within the CRA District.

Redevelopment of a community cannot be accomplished alone; it takes partnership and cooperation. When reflecting on the past year, what stood out to me the most were the partnerships that the CRA was involved in with the City of Delray Beach, Habitat for Humanity, A-Guide participants and CRA Funding Assistant recipients, we have been very busy, and we intend to continue this momentum. As a Board, we are committed to delivering successful projects that contribute to the authenticity and character of our Village by the Sea.

I am excited and look forward to continue the work set forth by the CRA board for a productive year ahead of us.



DELRAY BEACH CRA
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CRA DISTRICT MAP

Working in partnership with the City, property owners, residents, businesses and other stakeholders, we have worked to enhance the District. While there are still many projects currently underway and much more work to do, these collective efforts uniquely position Delray Beach to compete for opportunities and new jobs as the local economy continues to grow.

1) Arts Warehouse

313 NE 3rd Street

2) Arts Garage

94 NE 2nd Avenue

3) Delray Beach Public Library

100 W. Atlantic Avenue

4) Delray Beach Community Land Trust

145 SW 12th Avenue

5) Delray Beach Historical Society

3 NE 1st Street

6) Greater Delray Beach Chamber of Commerce

140 NE 1st Street

7) Delray Beach Housing Authority

82 NW 5th Avenue

8) Career Cottage

186 NW 5th Avenue

9) City of Delray Beach-City Hall

100 NW 1st Avenue

10) CRA

20 N. Swinton Avenue

11) Downtown Development Authority

85 SE 4th Avenue

12) Greenmarket

Old School Square Park

13) Habitat for Humanity of South Palm Beach County

181 SE 5th Avenue

14) Old School Square

51 N Swinton Avenue

15) Spady Museum

170 NW 5th Avenue

16) TED Center

401 W. Atlantic Avenue

- 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**



ARTS WAREHOUSE

Arts Incubator | Gallery | Studios

In December 2017, the CRA opened the Arts Warehouse, an 18,000 square foot Arts Incubator facility that provides space for artists residences, education, talks, exhibitions, community-based art projects, various arts-related programs and more.



Arts Incubator +

There are two ways for artists to participate in the Arts Warehouse incubator, the Artist Affiliate Program and the Resident Artist program.

The Artist in Resident program assists artists with business practices, helping them define and sharpen their business skills with the goal of being self-sustainable long after their incubation period.

The Artist Affiliate to Affiliate Artists is designed to encourage the creative and professional growth of artists in a shared, community studio space.

Gallery +

The Arts Warehouse has gallery space where artists have the opportunity to display their art. Since opening in December 2017, a total of eleven exhibits have been displayed featuring artists locally and around the country.

Workshops/Happenings +

Workshops and classes add to the many resources the Arts Warehouse offers for the local artist to become successful in their craft. Several events and workshops have already been offered and more are being planned to continue to promote the artist industry within Delray Beach.



Amanda Perna

The House of Perna

"If it weren't for the Arts Warehouse, my business wouldn't still be in Delray Beach. It's an affordable, safe place for emerging artists. I love being here because you get to create with your own vision, but within a community. All the artists get lots of exposure from the events and innovation that happens here...and it's by far the coolest and prettiest facility in the city."

GREEN MARKET

Started in 1996 by the Delray Beach Community Redevelopment Agency, the Delray GreenMarket has become one of the most popular and charming aspects of the "season" in Delray Beach. At the GreenMarket you'll find more than 65 premier food vendors featuring farm-to-fork produce, just picked citrus, tropical fruit and juice, farm fresh eggs, raw milk and butter, artisan cheese and jams, fragrant baked goods, plenty of gluten-free, vegan and organic products, fresh cut flowers, plants and other unique gourmet fare along with live musical entertainment.



OFFICE OF ECONOMIC DEVELOPMENT



Key Activities – Events

- Small Business Saturday
- Opening of Career Cottage
- Career Cottage Annual Statistics
- We Heart Small Biz Goes Green
- Faces of the Economy
- Focus on Historic 5th
- Rankings – Designations

Delray Beach Named # 5 Best Small City to Start a Small Business by Verizon Business in 2018.

Along with several areas throughout all 50 states, the NW/SW Neighborhood in Delray Beach was designated a Federal Qualified Opportunity Zone by the U.S. Treasury Department in June 2018. This economic development tool will allow for private investment in eligible projects located within this key area to be incentivized with temporary deferrals on federal capital gains taxes to spur development in distressed communities.

Funding Assistance Awards

8 awards, totaling \$97,260

Rent Subsidy

Deady Law - \$6,000

Paint up & Signage

Property Income Investors 304, LLC - \$4,800

Studio 404 - \$2,897

Doughnut Works - \$2,680

Robes Law Group - \$11,778

Site Development Assistance

Cesar's Catering & More - \$27,711

Law Office of Herman Stevens, Jr. & Associates - \$11,778

Illustrated Properties - \$37,122

CRA ANNUAL REPORT TESTIMONIALS



Alexius Burns
Studio 404

"The CRA has been instrumental in helping me navigate through all of the city processes to move forward as a small business owner. I'm not open yet, but the funding I'm getting from the CRA and the support from staff will help me get there. I think all business owners should start with the CRA."



Herman Stevens
Law Office of Herman
Stevens, Jr. & Associates

"If you're not familiar with the process, even a small project can be overwhelming. Fortunately, CRA staff goes above and beyond to provide businesses and property owners with the support they need to be successful. Without their help, my project would never have moved forward."



William Hatcher
Hatcher Construction &
Development

"Leasing space from the CRA and coming back to Delray has been great for us. Being on Atlantic Avenue created a lot of positive exposure for us. Now we have a chance to partner with the CRA again to develop our own office building and continue growing. The whole CRA family has been great to work with."

FUTURE SMALL BIZ SPACE

To encourage economic development and revive the Historic 5th Avenue, the CRA is activating two of its properties shown below. We are currently in the design phase, so stayed tuned to see how these spaces are transformed.

95 SW 5th Avenue



98 NW 5th Avenue



HOUSING



20 Homes

In January 2018, the CRA teamed up with Brooks + Scarpa Architects, Inc. to develop 20 single family workforce homes on Carver Square. The CRA will work to develop one and two-story homes that are approximately 1,300 square feet, with a garage included in each home.

The two-acre CRA-owned Carver Square development site is located within the boundaries of SW 2nd Court to the North, SW 3rd Street to the South, SW 7th Ave. to the East, and SW 8th Ave. to the West.



10 Homes

To provide affordable and attractive housing, the CRA has acquired properties located on the west side of SW 7th Avenue, between SW 3rd and 4th Streets.

The CRA also plans to develop 10 single family workforce housing units on a property located at 238 SW 6th Ave. Pasquale Kurtizky Architecture, Inc. will provide professional services during the construction process for the homes.

20 + 10 = 30 Workforce Houses

CREATIVE PARTNERSHIPS

Habitat for Humanity of South Palm Beach

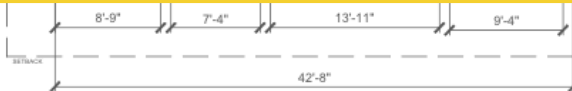
To take steps to create affordable housing in Delray Beach, the CRA sold Habitat for Humanity of South Palm Beach County five lots for homes to be built in the NW/SW neighborhood in the West Atlantic Avenue area.

Delray Beach Community Land Trust

The CRA partnered with the Delray Beach Community Land Trust to complete the Atlantic Park Square Project. Located at SW 14th Avenue, this development project provides 24-single family homes at affordable prices for residents within our redevelopment district. The DBCLT is also building five more single family homes on lots conveyed by the CRA.

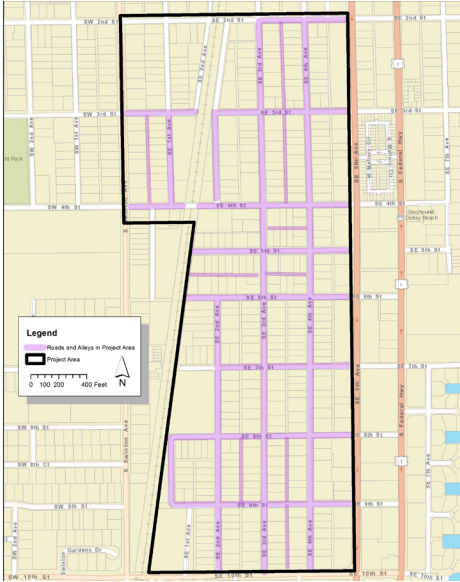
Village Square

The CRA collaborated with the Delray Beach Housing Authority to complete construction of The Courts at Village Square, a 84-unit affordable housing development for low-income seniors. The Village Square was financed by a Low-Income Tax Credit of \$4,601,797, tax-exempt bonds for \$5,000,000, differed developer fee in the amount \$706,927 and the Delray Beach CRA provided \$2,700,000 as a gap loan for construction of the Courts at Village Square project.



CAPITAL IMPROVEMENT PROJECTS

The CRA has made a significant investment in Capital Improvement Projects that will enhance the quality of life of residents for years to come. Designs for Osceola Park Neighborhood Improvements, redesign for Pompey Park, SW Neighborhood Improvements at SW 4th Street, SW 6th Street, SW 7th Avenue, SW 3rd Court and construction of alleys in the SW Neighborhoods, are a few projects that the CRA and the City of Delray Beach have partnered on.



Osceola Park Neighborhood

Highlights Include:

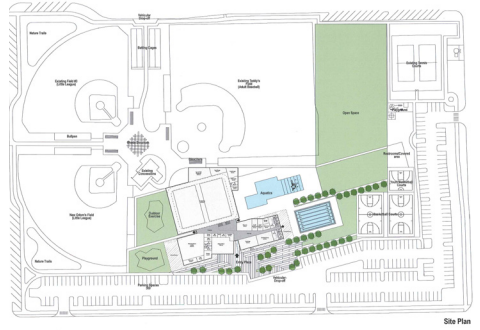
- Roadway and Alley Paving
- Sidewalks
- Traffic Calming Measures
- Street Lighting
- Landscaping



SW Neighborhood Alleys

Highlights Include:

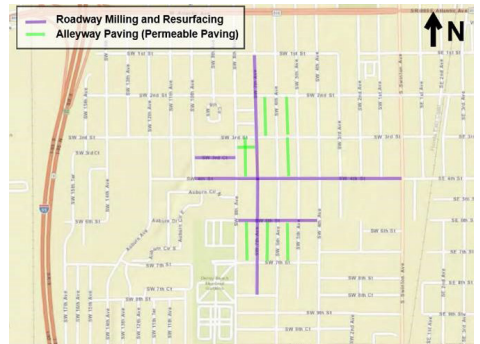
- Lighting
- Paving of Alleyways
- Stormwater/drainage improvements
- Sanitary sewer rehabilitation



Pompey Park Master Plan

Highlights Include:

- Redesign of entire complex
- New community center
- Renovated fields
- New Aquatics



SW 4th Street, SW 6th Street, SW 3rd Court and SW 7th Avenue

Highlights Include:

- Roadway and Alley Paving
- Sidewalks
- Improve water mains and sanitary sewer
- Street Lighting
- Landscaping

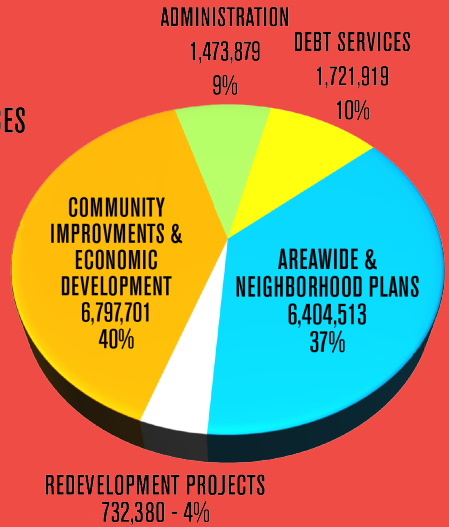
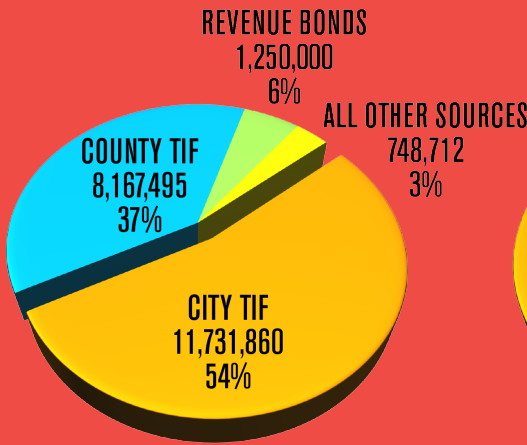
FINANCIALS

The CRA funds its programs and projects primarily through Tax Increment Financing (TIF) which allocates a specific portion of property taxes collected by the City of Delray Beach and Palm Beach County. Each fiscal year the CRA invests its TIF dollars, along with other revenue such as grants, bond financing and property sales, back into redevelopment activities within the CRA District. Examples of these activities are: Infrastructure upgrades, constructing affordable housing, historic preservation, promoting economic development and creating job initiatives.

The CRA has maintained its commitment to improving Delray Beach by fostering redevelopment and leveraging public funds to attract private investment into the area.

Expenses: \$17,130,392
(unaudited)

Revenue and other funding sources: \$21,898,067
(unaudited)



Revenue

City TIF	11,731,860
County TIF	8,167,495
Issuance of Revenue	
Bonds	1,250,000
All Other Sources	748,712
Total	21,898,067

Expenses

Administrative	1,473,879
Areawide & Neighborhood	
Plans	5,082,449
Downtown Master Plan	1,322,064
Redevelopment Projects	732,380
Community Improvement &	
Economic Development	6,797,701
Debt Service	1,721,919
Total	17,130,392

Net Change in Fund Balance 4,767,675

Statement of Net Position

As of September 30, 2018

Assets

Current Assets	13,114,629
Other Assets	3,728,782
Capital Assets	36,083,254
Total Assets	52,926,665

Liabilities

Current Liabilities	1,874,740
Noncurrent Liabilities	7,327,739
Total Liabilities	9,202,479

Net Position 43,724,186

WHO

- CRA was created in 1985 by the City Commission
- The CRA is 20% of the total City of Delray Beach area
- The CRA District is approximately 1,961 acres
- The CRA has the largest land use as residential
- In 2018 the CRA was awarded Outstanding Housing Projects: Village Square Elderly Housing and Cultural Enhancements Category: Arts Warehouse Program by the Florida Redevelopment Association
- Delray Beach Named # 5 Best Small City to Start a Small Business by Verizon Business
- Delray Beach NW/SW Neighborhoods Designated a Federal Qualified Opportunity Zone by the U.S. Treasury Department

WE



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