Corey Isle

At the CRA Board Meeting on June 11, 2019, the Board selected the Delray Beach Community Land Trust, Inc. (DBCLT) to build ten workforce housing single family homes to be known as Corey Isle. These homes will be built along the west side of SW 7th Avenue, between SW 3rd and 4th Streets, and on a property located at 238 SW 6th Avenue. Currently, the CRA is working on an agreement with the DBCLT for construction of the homes along with income qualifying potential home buyers to purchase the homes. It is anticipated the agreement will be completed this summer and construction will start shortly after.

We are excited about this project as it helps us carry out one of our goals to provide affordable/workforce housing in Delray Beach. Stay tuned for updates!

For more information, contact the DBCLT at 561-243-7500

Hatcher Construction

The Board approved a Ground Lease Agreement with Hatcher Construction & Development, Inc. to build offices at 20 and 26 NW 6th Avenue. By using two CRA Incentive Programs, the Land Value Investment Program and the Development Infrastructure Assistance Program, Hatcher plans to develop a 6,000 square foot building, of which Hatcher will occupy 2,000 square feet and the remaining space will be used as rental space for retail businesses or office space for a small business or non-profit organizations. In addition, 25% of the leaseable floor area will be offered at a discounted rate over a seven year period. This project provides an opportunity for a local small business owner to participate in the redevelopment effort and provide a permanent business location within the West Atlantic Corridor, while providing space for other local small businesses.

Hatcher Construction and Development Inc., (HCD), was established in 1997 as a turn-key commercial and residential construction firm and has been operating in the City of Delray Beach for the past 21 years. HCD specializes in project solutions in the area of Construction Development, Beautification, Planning and Infrastructure Development. HCD manages and constructs new and renovation projects, ranging from interior build-outs to large commercial, industrial, institutional, and multi-family facilities. Owner William Hatcher said: “The services offered are steady and consistent with our commitment to the community and our clients’ needs. Our commitment to the City of Delray Beach has been further solidified with the recent acquisition of ground lease that was approved recently for the properties located at 20 & 26 NW 6th Ave through collaboration with Delray Beach CRA. As a local resident and a General Contractor, we are committed to have a long and successful working relationship with all our patrons.”

Alleyways

During the June 11th CRA Workshop Meeting, there was a presentation on the Alleyways in the Northwest, Osceola Park, and Southwest Neighborhoods. This included an analysis of the unique problems and needs within each geographic sub-area. It also provided an up-to-date status of alleys that have been improved, are in the process of being improved, and those that still need to be improved. The maps to the right show the alleys that are under construction in the Northwest and Southwest neighborhoods. The CRA continues to work alongside the City to complete these ongoing projects.

To view the presentation, please visit: www.delraycra.org/meetings-agendas-minutes
All About “Bucky”

In 2017, the CRA board awarded a bid for the landscape maintenance of our 120 CRA-Owned properties, as well as the Atlantic Avenue Gateway Feature to SOD Unlimited Inc. of Delray Beach. Willie “Bucky” Johnson is the owner and president of SOD Unlimited. This home grown business has been in Delray for over 40 years. Mr. Johnson was born and raised in Delray Beach and has been in the lawn maintenance business since 1997. His father is the founder of the business and recently Bucky’s son “Little Buck” joined the family business. SOD unlimited now employs approximately 20 people most of which are from Delray Beach. The partnership between the CRA and SOD Unlimited is the perfect example of “growing our own.” It has been a great opportunity for Bucky and his team to work with local government to provide these services and to build his capacity as a local small business owner.

Arts Warehouse – Delray Beach CRA Program Rental Opportunities

We offer a unique 15,000 square foot venue and event space for meetings, classes, weddings, photo shoots, film shoots, and other special events. The Arts Warehouse can host groups from 2-250. Your guests can mingle and discover one-of-a-kind works by local artists.

For information and inquiries visit www.artswarehouse.org/rental-rates-fees or stop by.

Arts Warehouse Address
313 NE 3rd Street
Delray Beach, FL 33444
(561) 330-9614

August at Arts Warehouse
Workshops and Classes | Registration and Information on Eventbrite or at www.artswarehouse.org

blanco + 1

2nd Annual Juried Exhibition at Arts Warehouse
This year’s theme is blanco +1 | July 19 - August 28
White plus one color or element. The interpretation was left up to the artist. We received over 100 submissions from our national call for art. The artwork will be displayed in the front gallery of the Arts Warehouse.

Opening Reception, August 2, 6-9pm during the Art Walk

Summer Art Walk – August 2 | 6-9pm
Join Arts Warehouse, along with other locations around Delray Beach, for this monthly arts event. Every first Friday of the month Arts Warehouse will be open after hours! Visit the current Exhibition, resident artists working in their studios, and varying special programming.

This event is Free and open to all ages.

First Friday SUMMER POP UP Exhibition | August 2-30

The Spady Cultural Heritage Museum is POPPING up at the Arts Warehouse with a surprise exhibition focused on African-American Culture and Art. The exhibition is curated by Spady Museum Director Charlene Farrington and Khaulah Naima Nuruddin guest curator. Come by the Arts Warehouse and beat the hot days with cool art.

Hours of Operation
Mon 9-5pm
Tue-Fri 9-6pm
Sat 10-3pm
Free to the public
Historic Preservation Efforts in Motion!

We will be welcoming a very exciting piece of history to our property located along Swinton Avenue in mid-August. We are in the process of moving a structure that was constructed in the late 1930’s as a single-family residence and designed by the first registered architect in Delray Beach, Samuel Ogren Sr., also known as the “Father of Delray Beach Architecture”.

Mr. Ogren is known for many of his designs throughout historic Delray Beach, and designed more than 250 homes and buildings in the City between 1924 and 1950. Some of his most notable designs include the Sandoway House, the Old School Square Gymnasium, the Arcade Building and the villas in the Marina District.

The property where the home is located was recently purchased for redevelopment and the home is currently located outside of a historic district, therefore, the structure is not protected. Because preservation of historic structures is a major objective of the overall redevelopment program of the Community Redevelopment Agency, this as an extraordinary opportunity. The CRA plans to renovate the exterior to its original condition and use the building for additional office space.

Once relocated in August, the building will be within Old School Square Historic District and the CRA will apply with the local registry of historic places. With this project, the CRA will not only be preserving a historic structure, but also preserving the history of Delray Beach.

Special thanks to Mr. Rick Caster, Principal of Azure Development, Mr. Roger Cope, RA and Mr. Price Patton as well as the City of Delray Beach for their assistance with this relocation and preservation effort.

Rent Subsidy
The Rent Subsidy Program assists new businesses by offsetting operating costs during the critical first year of operation. The program offers up to 12 months of rent assistance to businesses in the CRA District, during the first 18 months of operation in Delray Beach. The maximum grant award is $6,000, paid in equal monthly installments of $500.

Project Consultancy + Design Services
The Project Consultancy + Design Services Program was established as a tool to help guide individuals through the design and development process for commercial property development projects. The program seeks to foster new and retained business activity by offering one-on-one consultations with a design professional to explore a project’s scope, space planning, general design elements, preliminary project costs, and anticipated City development services.

TWO PHASE PROGRAM
• Phase I – 5 hours of one on one service with an architect or design professional.
• Phase II – Design Services and Drawings

Paint-up & Signage
The Paint-Up & Signage Program was established by the CRA to encourage existing building owners or operators to improve the exterior of their buildings through a new coat of paint and signage. The maximum grant award is $5,000, and funding assistance is limited to a maximum of $5,000 per applicant per year.

Site Development Assistance
The Site Development Assistance Program offers a partial reimbursement for a variety of interior and exterior improvements to commercial and multi-family buildings in the CRA District. The program supports improvement projects that improve aesthetics, enhance property values and support increased business activity through property upgrades and expansions. Award amount depends on location of business within CRA district.

Curb Appeal Residential Program
The Curb Appeal Residential Improvement Program, created in 2007, offers up to $15,000 to make minor structural and cosmetic exterior improvements to single-family homes and duplexes in the Northwest and Southwest Neighborhoods in the CRA District. The goal is to help eliminate slum and blighted conditions.

The program covers the cost of minor exterior property improvements, which can improve the aesthetics of a residential dwelling and increase property value. Funding is budgeted on an annual basis and is approved on a first-come, first-served basis. Please allow up to several weeks for application processing and project bids. Funding is budgeted on an annual basis and is approved on a first-come, first-served basis.

For more information about our Funding Assistance Programs, please contact us at 561-276-8640.