Delray Beach Community Redevelopment Agency Workshop Meeting

Tuesday, September 29, 2020
2:00 p.m.
25th Annual Delray GreenMarket
Program Proposal

Every Saturday, 9am – 2pm

October 31, 2020 – May 2021

With Restrictions
Staff and vendors will adhere to CDC guidelines

Vendors always required to wear face coverings and gloves and change frequently

Mandate face coverings to be worn by all attendees

Handwashing and hand sanitizing stations will be provided in the park

Post prominent signage throughout the Market asking attendees to observe social distancing practices
Ensure that vendors are adequately spaced a minimum of 6 ft. apart

Sanitize high touch areas frequently with cleaning products proven to kill the corona virus

Customers are not permitted to enter vendor booth space

Sneeze guards will be installed where required

No café seating, no planned kid’s activities, no Chef Showcase
Legend

Blue box = tent

Dark green circle = Christmas Tree

Dark blue circle = 6’ socially distanced circles placed 6’ apart

Light green circle = handwashing/sanitation station
Front lawn for the holidays, Nov. 26th thru December 26th and compliment OSS Holiday Village in the Museum
25th Annual Delray GreenMarket
Program Proposal

Every Saturday, 9am – 2pm

October 31, 2020 – May 2021

With Restrictions
Call For RECIPES

For the 25th Annual Delray Beach GreenMarket

Deadline: October 5, 2020

SEND RECIPES TO: nolan@mydelraybeach.com
ROADMAP

OVERVIEW

Brief overview of current funding program

PROPOSED MODIFICATIONS & BOARD FEEDBACK

Modifications proposed by staff and guidance and feedback from CRA Board
OVERVIEW OF CURRENT FUNDING PROGRAMS

BUSINESS FUNDING RESOURCES
• Project Consultancy & Design Services Program
• Site Development Assistance Program
• Paint-Up & Signage Program
• Rent Subsidy Program
• Historic Façade Easement Program

DEVELOPER FUNDING RESOURCES
• Development Infrastructure Assistance Program
• Land Value Investment Program
• Job Creation Bonus Program

COMMUNITY RESOURCES
• Community Sponsorship Program
Project Consultancy & Design Services Program

Sub-areas #3, #4, #7, #8
No maximum award amount

Purpose is to help business and property owners determine the best options for proposed improvements to a commercial property through consultant and design services.

Eligibility:
• Tenants, prospective tenants, property owners
• Structure must be existing mixed-use or commercial building (excluding multi-family residential)
• New construction projects not eligible

Approval Authority:
• > $15K CRA Board; < $15K Executive Director
Project Consultancy & Design Services Program

• Establish a maximum funding amount of $15,000
  • If project is over $15,000, then CRA would withhold 15% of the grant funds to be paid out upon completion of the design services

• Make all awards subject to CRA Board of Directors approval only
Site Development Assistance Program

Sub-areas: #1, #2 (restricted to art galleries, art studios and office users); #3, #4, #5, #6, #7, #8

- Up to $75K in sub-areas #3, #4, #7, #8 (75% reimbursement)
- Up to $50K in sub-areas #1, #2, #5, #6 (40% reimbursement)

Purpose is to help with the cost of interior and exterior improvement projects to commercial properties.

- Sub-areas #3, #4, #5, #6, #7, #8 limited to general retail, office, restaurant, medical, automotive, professional services and facilities, recreational and other commercial uses as allowed by the City of Delray Beach Land Development Regulations
- Sub-areas #1, #2 restricted solely to art galleries, art studios, and office users.
Site Development Assistance Program

Eligible Expenses:
• Landscaping and Irrigation
• Exterior alterations and repairs, stucco, painting and other general façade improvements / Exterior Windows, Exterior Doors and Storefront Improvements
• The installation and improvement of parking, driveways, and sidewalks
• Interior and exterior lighting fixtures and related electrical work
• Exterior Signage / Awnings and canopy features
• HVAC repair or replacement
• Ceilings / Flooring / Interior doors and walls, including repair, replacement, demolition or reconfiguration
• Interior painting / Interior mechanical/engineering/plumbing improvements
• Interior permanent fixtures, including but not limited to cabinetry, countertops, sinks, ceiling fans, toilets, and permanent displays
• Hood and fire suppression systems
• Design, permitting and engineering fees
What’s Nearby?

- Offices (Lawyer, Developer, Communications, Architect)
- Fitness Gym/Juice Bar
- Yoga Studio
- IPIC
- Residences

Example Businesses:
- Downtown Roots
Site Development Assistance Program

- Broaden eligibility criteria to attract a variety of businesses
  - Include **Personal Services** such as salons and barbershops to Current Eligible Businesses
  - Open eligibility for 3 months for sub-areas #1 & #2 to include **Retail**

**Current Eligible Businesses:**
- Art Galleries
- Art Studios
- Office Users
Site Development Assistance Program

**PROPOSED MODIFICATIONS & BOARD FEEDBACK**

- Revise Funding and Award Limits for Tier 1
  - Restrict the first $10K reimbursable at 100% to new businesses only

*Current Tier 1 Funding & Award Limits:*
100% of eligible costs up to $10,000, and 75% of additional eligible costs, with a total maximum award amount of $75,000

*Tier 1 open to business located in CRA Sub-Areas #3, #4, #7 and #8*
Paint-Up & Signage Program

All sub-areas with restrictions in sub-areas #1 and #2

Up to $5,000 (CRA pays 50%)

Established to encourage existing building owners or tenants to improve the exterior of their buildings through a new coat of paint. Later expanded to include signage.

Eligibility:
• Existing commercial and multi-family within the CRA District
• Structures located within CRA Sub-Areas #1 and #2 are restricted to art galleries, art studios, or office users operating within the structure.
Paint-Up & Signage Program

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<thead>
<tr>
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<tbody>
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Current Eligible Businesses:
- Art Galleries
- Art Studios
- Office Users
Paint-Up & Signage Program

- Add proof of historic designation to required application documents, if applicable
- Limit repeat awards – cannot qualify if:
  - Funding received under the paint up & signage program in the last 10 years
  - If previously funded under the site development assistance program and project included painting and signage
Rent Subsidy Program

Sub-areas: #1, 2, 3, 4, 5, 6, 7, 8 (restrictions in sub-areas #1 and #2)

Up to one-third of business’s monthly rent, or $500/month (whichever is less), for a maximum total subsidy of $6,000.

To assist start-up businesses during the critical first year of operation.

Eligibility:

• New business venture
• Existing business relocating to Delray Beach from another city
• Existing business opening an additional location in Delray Beach
• Businesses must have been in operation for more than 6 months at the time of application
• Business must employ a minimum of two (2) full-time equivalent W-2 employees, as defined by the CRA, whose wages are reported to the state and federal government.
• Business must be properly licensed and approved by the City of Delray Beach
Rent Subsidy Program

- Broaden eligibility criteria to attract a variety of businesses
  - Include **personal services** such as salons and barbershops to Current Eligible Businesses

- Modify eligibility criteria re: employees for new business ventures
  - 2 FT and/or at least 1 PT employee
  - Must employ from within redevelopment area
  - Must show W2

**Current Eligible Businesses:**
- Art Galleries
- Art Studios
- Office Users
Historic Façade Easement Program

Sub-areas: #1, 2, 3, 4, 5, 6, 7, 8

Up to $75K for privately owned structures and nonprofits
Up to $125K for public structures (owned and maintained by a public entity) and nonprofits if facilities available for public use on a continuing basis

Purpose is to preserve historic structures within the CRA District. The CRA may purchase an easement over the facade of a historic structure for a portion of the cost of exterior improvements. The CRA retains ownership and architectural control of the historic facade in perpetuity.

Eligibility: privately owned structures; nonprofit organizations; projects for public use
Historic Façade Easement Program

- Limit funding award to a maximum of $50,000 regardless of type of business entity
- Building exterior only; no landscaping
- Remove façade easement
- Required application documents
  - Proof of historic designation as a historic structure or contributing structure prior to application
  - City approval for exterior improvements
- Remove house relocations from eligible expenses
Community Sponsorship Program

Sub-areas: #1, 2, 3, 4, 5, 6, 7, 8

Up to $1,500

Purpose is to recognize organizations whose programs and services directly serve the citizens and visitors of the Delray Beach Community Redevelopment Area. The other is to assist fledgling community organizations that create programs to address specific needs within the community while supporting the mission and principles of the CRA.

Eligibility:
• Must be a not for profit organization, registered and in good standing with the State of Florida
• Must deliver a program and/or service within the CRA district
• Must be able to demonstrate how programs and services help further the mission of the CRA and address at least one of the CRA’s Overall Needs
• Programs and services must benefit an identifiable population within the Community Redevelopment Area
Community Sponsorship Program

TEMPORARILY DISCONTINUE THIS PROGRAM
“COVID-19 - Let’s Keep It Clean”

- 50% of cost up to $2K available for enhanced sanitization efforts
- Touchless fixtures, acrylic shields, auto sanitizer dispensers, touchless checkout
- Local vendors to do installation
- Must have fixed location with an executed lease
- Available for all sub-areas
- Intended for high traffic businesses (ie. Retail & Restaurants)
- Not intended for home-based businesses
CRA INVESTMENT:
$29,406.60
Awarded in February 2020