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

Old School Square Park

- 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

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October 31, 2020 – May 2021

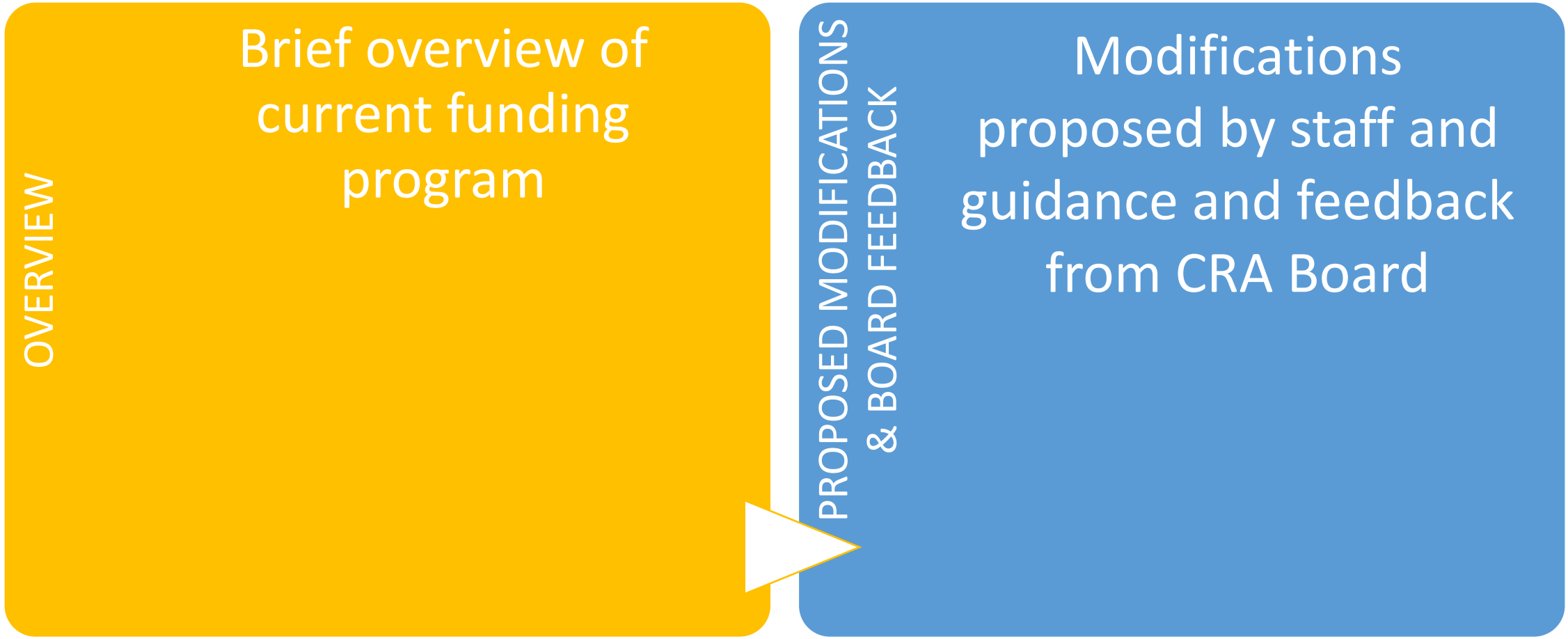
With Restrictions

SEND RECIPES TO: nolan@mydelraybeach.com

DELRAY BEACH COMMUNITY REDEVELOPMENT AGENCY

FUNDING INCENTIVES WORKSHOP
SEPTEMBER 29, 2020

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

OVERVIEW OF CURRENT 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

PROPOSED MODIFICATIONS & BOARD FEEDBACK

- 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

OVERVIEW OF CURRENT 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

OVERVIEW OF CURRENT 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

PROPOSED MODIFICATIONS & BOARD FEEDBACK

- 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

*Tier 1 open to business located in CRA Sub-Areas #3, #4, #7 and #8

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

Paint-Up & Signage Program

OVERVIEW OF CURRENT 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

PROPOSED MODIFICATIONS & BOARD FEEDBACK

- 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 ***any business*** based on funding availability

Current Eligible Businesses:
Art Galleries
Art Studios
Office Users

Paint-Up & Signage Program

PROPOSED MODIFICATIONS & BOARD FEEDBACK

- 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

OVERVIEW OF CURRENT 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

PROPOSED MODIFICATIONS & BOARD FEEDBACK

- 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

OVERVIEW OF CURRENT 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

PROPOSED MODIFICATIONS & BOARD FEEDBACK

- 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

OVERVIEW OF CURRENT 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

PROPOSED MODIFICATIONS & BOARD FEEDBACK

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

RIBBON CUTTING CEREMONY

TO CELEBRATE THE OPENING OF

APEX INSURANCE AGENCY

HOME • AUTO • FLOOD • LIFE

Virtually via Facebook Live
@DelrayBeachCRA

WEDNESDAY, SEPTEMBER 30TH @ 9:30AM

LEAVE A VIRTUAL CONGRATULATIONS IN THE ONLINE GUESTBOOK!
www.delraycra.org/guestbook

FUNDING PROVIDED BY THE DELRAY BEACH CRA SITE DEVELOPMENT ASSISTANCE PROGRAM

DELRAY BEACH CRA
COMMUNITY REDEVELOPMENT AGENCY
Questions? Call 561-276-8640

CRA INVESTMENT:

$29,406.60

Awarded in February 2020