

Delray Beach Community Redevelopment Agency

2019

Annual Report



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.

MESSAGE FROM OUR CHAIR

Shelly Petrolia, CRA Board Chair

2019 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 was to see major plans and projects come to fruition. 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 continuing the work set forth by the CRA Board for another productive year ahead of us. It has been my honor to serve a second term as CRA Board Chair alongside a Board with the common goal of focusing on our most neglected areas.

Shelly Petrolia



Chair Shelly Petrolia, Vice Chair Shirley Ervin Johnson, First Vice Chair Angie Gray, Treasurer Bill Bathurst, Commissioner Ryan Boylston, Commissioner Pamela Brinson, Commissioner Adam Frankel

CRA DISTRICT MAP

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 Garage
94 NE 2nd Avenue

2) Arts Warehouse
313 NE 3rd Street

3) Career Cottage
186 NW 5th Avenue

4) City of Delray Beach-City Hall
100 NW 1st Avenue

5) CRA
20 N. Swinton Avenue

6) Delray Beach Community Land Trust
145 SW 12th Avenue

7) Delray Beach Historical Society
3 NE 1st Street

8) Delray Beach Housing Authority
82 NW 5th Avenue

9) Delray Beach Public Library
100 W. Atlantic Avenue

10) Downtown Development Authority
85 SE 4th Avenue

11) Greater Delray Beach Chamber of Commerce
140 NE 1st Street

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

SUBAREA 1 69 ACRES	SUBAREA 5 205 ACRES
SUBAREA 2 264 ACRES	SUBAREA 6 260 ACRES
SUBAREA 3 187 ACRES	SUBAREA 7 170 ACRES
SUBAREA 4 250 ACRES	SUBAREA 8 556 ACRES
TOTAL 1,961 ACRES	



Go lean, go green, and
enjoy the downtown scene

Art by Taber Szuluk

TRANSPORTATION - CONNECT DELRAY BEACH

This year the Delray Beach CRA launched Connect Delray Beach. This program incorporates the existing downtown circulator (reestablished as the Downtown Connect) and a new point-to-point transportation service (Freebee). The goals of this program are to decrease local traffic, provide visitors with more green transportation options, and support the local labor force by providing workers with an alternative commuting option.

The new point-to-point transportation service gives locals and visiting riders a unique opportunity to view downtown Delray Beach from a different perspective by riding the open-air, small-scale vehicles where they can interact with pedestrians, view the downtown atmosphere, and better appreciate the charm of Delray Beach. Sound enticing? It's meant to be!

Next time you visit Downtown Delray Beach, be sure to download the Freebee app and take a ride!

To view service areas and routes please visit our website at <https://delraycra.org/transportation>.



- Freebee is an on-demand and point-to-point transportation service.
- The small-scale vehicles are 100% electric.
- There are three ways to request a ride: using the Freebee app, calling a phone number or flagging down a vehicle.
- All rides must begin or end within the Downtown Core area.
- This service is FREE to the public.



- Downtown Connect is a fixed route transportation service. This service has set stops and riders can track the shuttles using the Freebee app and clicking the Downtown Connect tracker banner.
- This shuttle runs from the Delray Beach Tri-Rail station to the Beach Area.
- Shuttles use E-85 fuel and help reduce carbon emissions by reducing traffic congestion and parking problems.
- This service is FREE to the public.



CAPITAL IMPROVEMENT PROJECTS

The CRA accomplishes its redevelopment mission by investing in Capital Improvement Projects throughout the District that will enhance the quality of life of residents for years to come. Here are a few projects that the CRA and the City of Delray Beach have partnered on:

✓ COMPLETED THIS YEAR

ALLEYWAYS

- Block 17 – W of NW 5th Ave. mid Lake Ida & NW 3rd St.
- Block 63 – W of Swinton Ave. mid SE 2nd Street & SE 3rd St.
- SW 10th Ave mid SW 3rd and 4th St.



NW/SW NEIGHBORHOOD SIDEWALKS

- SW 3rd St. from I-95 to SW 3rd Ave.
- NW 8th Ave. from Atlantic Ave. to NW 2nd St.
- NW 6th Ave. from NW 3rd St. to NW 2nd St.
- SW 6th Ave. from SW 2nd St. to SW 3rd St.
- SW 5th Ave. from SW 2nd St. to SW 3rd St.
- NW 3rd St from NW 5th Ave. to NW 6th Ave.
- NW 4th St from NW 5th Ave. to NW 6th Ave.

IN THE WORKS



OSCEOLA PARK NEIGHBORHOOD IMPROVEMENT PROJECT

Highlights Include:

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



POMPEY PARK MASTER PLAN

Highlights Include:

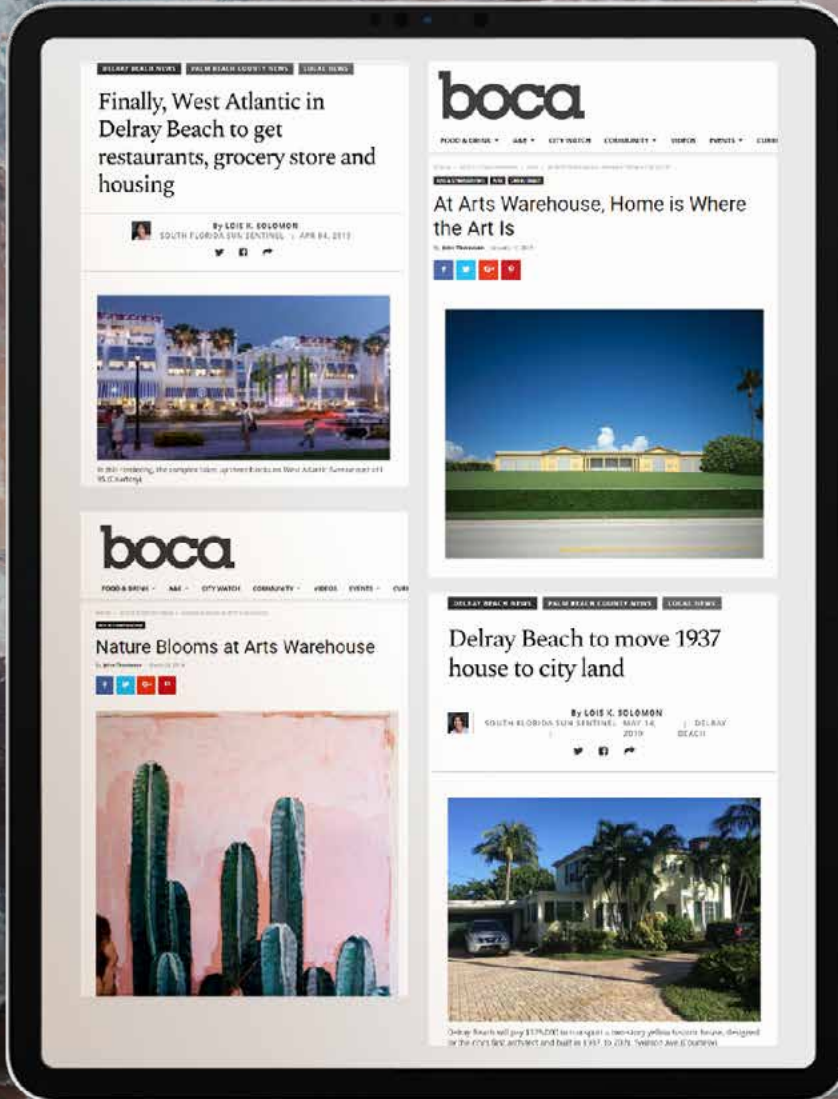
- Redesign of Entire Complex
- New Community Center
- Renovated Fields
- New Aquatics

SW 4TH STREET, SW 6TH STREET, SW 3RD COURT AND SW 7TH AVENUE NEIGHBORHOOD IMPROVEMENT PROJECT

Highlights Include:

- Roadway and Alley Paving
- Sidewalks
- Improve Water Mains and Sanitary Sewer
- Street Lighting
- Landscaping

WHERE YOU MAY HAVE SEEN US THIS YEAR



Art by Renee Phillips

HOUSING

The CRA continues to play an active role in addressing and meeting the affordable housing needs of our current and projected population within the CRA District. The CRA Redevelopment Plan encourages and assists in the improvement of existing housing throughout the CRA District, as well as, construction of new affordable units. The assistance we provide improves the overall area, provides financial opportunities to residents to improve their quality of life, and creates incentives to encourage private investment.

THIS YEAR WE CONTINUED TO WORK ON THE CONSTRUCTION OF 30 SINGLE-FAMILY WORKFORCE HOUSING UNITS...



Art by Cherie Saleeb

WE ALSO SOLD PROPERTIES FOR FUTURE AFFORDABLE HOUSING...

Delray Beach Community Land Trust purchased:

- **21 SW 13th Avenue**
- **246 NW 8th Avenue**

The properties will be developed into new single-family homes through the Delray Beach Community Land Trust's workforce housing program.

Through these sales and partnerships with non-profit community organizations, the CRA creates sustainable, affordable housing opportunities within the CRA District.

AND WE OWN UNITS THAT WE KEEP AFFORDABLE...

La France – 8 efficiency units and 6 one-bedroom apartments

Carolyn Quince – 9 one-bedroom apartments.

Palm Manor – two 10-unit buildings and one 5-unit building, for a total of 25 two-bedroom units.

Courtyards on 12th – 6 duplex buildings, for a total of 12 two-bedroom units.



Green MARKET

The GreenMarket will be celebrating its 25th season in October 2020. The Market hosts 60+ food and plant-based vendors every Saturday of the season from 9am-2pm at Old School Square park in Downtown Delray Beach. Meet three local businesses that participate in the Market each week.

Art by Renee Phillips



Aurora's Mexican Kitchen

Aurora first learned to cook watching her grandmother, Amparo Martinez, make tortillas, mole, and chocolate in Tehuizingo, a small town in southern Mexico. In 2003, Aurora earned a diploma in Culinary Arts from City & Guilds Centre in Puebla, Mexico, her native city. She studied Italian cooking in Tuscany in 2015. Aurora is passionate about authentic Mexican food and enjoys sharing her love of cooking. You can enjoy Aurora's Mexican Kitchen every Saturday at the Market or hire her to cater your next party.



The Butcher and The Bar

Chef Daniel Ramos is the Executive Chef/Managing Partner for The Butcher & The Bar, located in downtown Boynton Beach. "We are a full-service retail butcher shop, premium bar, and dining venue, offering a "premium, not pretentious" experience with an old-school vibe and emphasis on high quality food, beverage and service. We sell traditional cuts of pork, beef, and poultry, a wide variety of 100% house made sausages, ground meats, sides, and bone broths. We pride ourselves on using regionally sourced, clean product for our customer's enjoyment." The Bar has an old-school setting and is designed to enhance the guest experience, without hindering it. The Bar is a location for people to enjoy high-end liquor, wine and beer that features regional and local product. Bar food will feature the high-quality products being produced in the Butcher's kitchen. Ramos has been a vendor at the GreenMarket for three seasons.



Captain Clay

Captain Clay and Sons Seafood Market is owned and operated by Captain Clay and his sons, Clay Jr., Reed, and Zack. Captain Clay has been fishing commercially in Delray Beach and surrounding areas for over 40 years. His passion for fishing and seafood shows the minute you walk into the Market, where he offers a wide selection of fresh local fish and seafood that changes every Saturday depending what local fishermen are catching. Don't forget to try their homemade smoked fish dip; it's the best around!

INCUBATORS

Emma Childs – "Arts Warehouse has been a really great place to have my studio. Having a built in community of artists and the opportunity to interact with the Delray community through events with Arts Warehouse is a really valuable resource as an artist. Making art doesn't have to be so insular all the time, and I love the opportunity Arts Warehouse gives resident artists to put themselves out there."



"keeping it local"



Cherie Saleeby – "Working out of a studio in Arts Warehouse alongside other artists, of different disciplines who are equally passionate, creates a fantastic environment to create. During my residency I've worked on a public art piece that was installed in the city of Pompano Beach. I've jumped into a new body of work that is selling well and helping me to reach new clients. The studio space gave me opportunity to pursue these projects."

Amanda Perna – "The Arts Warehouse has provided a community for artists to create and thrive. We have a group of artists who we can collaborate and share ideas with, and grow our creative businesses together. The studio space has allowed me to connect directly with the local community. We have been able to provide them with new skills because of our workshops, which has led to gaining new clients for my business."



As an Arts Incubator, Arts Warehouse assists artists by providing affordable studio space, professional development learning opportunities, exposure to visitors, and access to professional art exhibitions. The Resident Studio Artist program is focused on emerging and mid-range local artists and makers. The Resident Artists have become part of a vibrant community participating in Arts Warehouse programming, allowing for exchange and collaborative relationships to develop. They've found success in exhibiting, selling, and achieving more ambitious projects. Entering its 2nd year in 2019, Arts Warehouse studios were at 68% capacity, with 11 Resident Studio artists working in varying disciplines. By the end of 2019, the studio occupancy rose to 81%.

ARTS WAREHOUSE

Art by Emma Childs

HOW WE HELP

A-G.U.I.D.E.

The CRA's A-G.U.I.D.E. (Achieving Goals Using Impact Driven Evaluation) Grant Program provides funding assistance to select nonprofit partners whose programs and services further advance the CRA mission. From promoting arts, culture, and preserving Delray's history; increasing accessibility to public resources; providing affordable housing options; to assisting small businesses [Symbol] our non-profit partners enhance the quality of life and boost Delray Beach as a popular destination for residents, business owners, and visitors.



In fiscal year 2018-2019, the A-G.U.I.D.E. grant recipients were:

Arts Garage of Delray Beach
\$275,000

Delray Beach Community Land Trust
\$261,550

Delray Beach Historical Society
\$125,000

Spady Cultural Heritage Museum
\$111,000

Delray Beach Public Library Association
\$458,000

Old School Square
\$750,000

Greater Delray Beach Chamber of Commerce
\$ 25,000

CURB APPEAL RESIDENTIAL IMPROVEMENT PROGRAM

The Delray Beach CRA is committed to the sustainability of its District and the quality of life enjoyed by all residents. To achieve this, the CRA provides a number of funding assistance programs that support neighborhood improvement, including the Curb Appeal Residential Improvement Program. This program is designed to assist in the elimination of slum and blight within the CRA's Redevelopment Area by enhancing the aesthetics of a residential dwelling, which in turn increases property values. Eligible residents within selected subareas may receive assistance to make exterior repairs from paint touch-ups and pressure cleaning to landscaping and more. The Program aims to beautify neighborhoods within the CRA District one home at a time. In fiscal year 2018-2019, funding from the Curb Appeal Residential Improvement Program made a total investment of \$62,078.00

CLEAN AND SAFE

Having a safe, clean, and overall attractive CRA District helps to improve its regional reputation as a center of business and social activity. In the continued efforts to eliminate and prevent slum and blight, the Clean and Safe Program advances the CRA's goals and mission. The program funds enhancements to police patrols, maintenance personnel, landscape maintenance, lighting, and code enforcement within the CRA District.



The Program is responsible for the maintenance and beautification of downtown Delray Beach. The twelve person team is responsible for electrical maintenance, landscape maintenance, litter abatement, and code compliance as well as other services, such as preventative pest control services and pressure-cleaning services for the sidewalks. Cigarette waste has become a focus as the team installed specialized waste receptacles, reducing the amount of ground litter and allowing for recycling of the collected waste. The Clean & Safe Team works closely with other downtown stakeholders, to ensure downtown Delray Beach continues to become the place where people come to work, live, and play.

TOTAL INVESTMENT \$2,414,404

BEFORE



AFTER

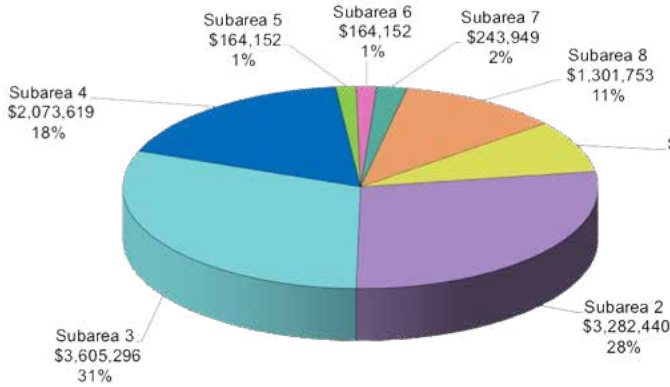


FINANCIALS

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 improvements, 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.

CRA FY 2018-2019 Subarea Expenses



15 projects started and completed with a cost of \$8,461,147

A-GUIDE Program	\$ 2,005,550
Land Acquisition	\$ 546,415
SE 1st Street Two Way Signal	\$ 250,000
Swinton/Atlantic Intersections	\$ 180,499
Downtown Mobility	\$ 543,399
Meritt Park Playground	\$ 198,447
Block 63 Alley	\$ 355,831
NW 5th Avenue Alleys	\$ 223,084
Curb Appeal Grant Program	\$ 75,000
Site Assistance Grant Program	\$ 96,135
Clean & Safe Program	\$ 2,414,404
Economic Development Incentives	\$ 188,910
Arts Warehouse Program	\$ 351,581
Tennis Tournament Sponsorship	\$ 905,000
Green Market Program	\$ 126,892
Total	\$ 8,461,147

Original assessed real property values in the CRA District in 1985	\$ 245,631,067
Assessed real property values in the CRA District FY 18-19	\$ 2,268,865,669
Total amount spent on low and middle income housing	\$ 381,261

Revenues

City TIF	\$ 12,995,327
County TIF	\$ 9,181,469
Issuance Of Revenue Bonds	\$ 1,950,000
All Other Sources	\$ 994,425
Total Revenues and Other	
Financing Sources	\$ 25,121,221

Expenditures

Administrative	\$ 1,889,422
Areawide & Neighborhood Plans	\$ 2,908,257
Downtown Master Plan	\$ 1,109,970
Redevelopment Projects	\$ 1,244,584
Community Improvements & Economic Development	\$ 6,562,177
Debt Services	\$ 2,325,263
Total Expenditures	\$ 16,039,673

Net Change in Fund Balance \$ 9,081,548

**DID THE ART THROUGHOUT THE DELRAY BEACH COMMUNITY
REDEVELOPMENT AGENCY ANNUAL REPORT CATCH YOUR EYE?
WE'RE PLEASED TO FEATURE WORK BY ARTS WAREHOUSE
RESIDENT STUDIO ARTISTS AS PART OF THE ANNUAL REPORT
DESIGN THIS YEAR! VISIT THEIR STUDIOS AND VIEW ORIGINAL
WORK AT THE ARTS WAREHOUSE IN DOWNTOWN DELRAY BEACH.**

Arts Warehouse

**313 NE 3rd St.,
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Arts
WAREHOUSE



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20 N. Swinton Ave., Delray Beach, FL 33444 | 561-276-8640**

