
Delray Beach
Community
Redevelopment
Agency
2021

Annual Report



Delray Beach Community Redevelopment Agency

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.

Delray Beach CRA 2021
1985
Reprinted 2017, 2018, 2019, 2020



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Delray Beach CRA Cataloguing in Publication Data

A catalogue record for this Annual Report is
available from the Delray Beach CRA and at www.delraycra.org

Phone: 561-276-8640
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Typeset by Delray Beach CRA
Printed and bound in Delray Beach



<https://delraycra.org/>

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MEMBERS OF THE DELRAY BEACH CRA BOARD



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Vice-Chair



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Deputy Vice-Chair



Ryan Boylston
CRA Commissioner



Adam Frankel
CRA Commissioner



Shelly Petrolia
CRA Commissioner



Kelcey Brooks
CRA Commissioner



“Collaborating with our community to foster redevelopment.”

Message From Our Chair

We accomplished much during this past year as we continue to navigate unprecedented times. I am grateful during this time to work alongside a wonderful Board of Commissioners and Staff. Together, we have a shared vision for relevance and growth in this ever-changing environment. This report highlights our major affordable housing project, ‘Corey Jones Isle,’ and our significant investment in the business community through our funding assistance programs.

While plan implementation efforts have been substantial, ample work is still needed. We remain committed in our efforts to remove and prevent the return of blight, stabilize, strengthen, and diversify the economy. Our goals are still to preserve and enhance neighborhood livability, including maintaining an adequate supply of affordable housing.

We must continue to strengthen our relationship with residents and local businesses within the community, enhance our competence in equity, diversity, inclusiveness, and work to heighten our role as an anchor organization in the community.



—— Shirley Ervin Johnson, CRA Board Chair
(March 2020 – 2023)

Chapter 1:

HOUSING



Supporting the creation of more affordable housing is both an integral part of the Delray Beach CRA's Mission and of sustainable communities.

Corey Jones Isle

Workforce Housing

The Corey Jones Isle Workforce Housing Development was designed after the Delray Beach CRA's mission to provide affordable housing for families in Delray Beach who are looking for a permanent home to call their own. The development is in the Delray Beach Southwest Neighborhood and consists of 10 single-family homes that range between 1,800 SF to 2,300 SF with three or four bedrooms, two bathrooms, and one car garage. Corey Jones Isle is named after Corey Jones, who was a member of the community for several years. This development will serve as a constant reminder of the good work that Jones performed personally and professionally as a staff member with the Delray Beach Housing Authority.

The Delray Beach Community Land Trust (CLT) was awarded the development project through a Request for Proposal solicitation; the CLT's goal is to create healthy communities through the provision and preservation of affordable housing for low to moderate income households. Workforce housing is an integral part of sustainable communities. The Corey Jones Isle Workforce Housing Development commenced in September 2020 and was completed in May 2021. The purchase price for the homes ranged between \$246,000 and \$278,700. The Delray Beach CRA also provided a down payment assistance grant up to \$85,000 for qualified individuals.



Carver Square

Workforce Housing



The Delray Beach CRA is collaborating with PulteGroup, one of America's largest homebuilding companies, to develop 20 new construction single family homes at Carver Square, located within the Delray Beach Southwest Neighborhood.

PulteGroup was awarded this development project through a Request for Proposal solicitation in the Summer of 2021. Construction has begun on the site and Carver Square will offer one- and two-story floor plans with three to five bedrooms, two to two-and-a-half baths, and two-car garages. The purchase price of the homes will range between \$166,110 to \$308,490.



Chapter 2:

INVESTING IN LOCAL BUSINESSES



*The Delray Beach CRA's Funding Assistance Programs
are designed to encourage economic activity and support
small and local businesses.*

Funding Assistance Program Vocabulary

1. Project Consultancy & Design Services Program

The Project Consultancy & Design Services Program assists recipients with costs associated with project consultancy and professional design services to determine the scope and feasibility of proposed improvement projects. The program supports the initiation of improvements and renovations of existing commercial spaces within the CRA District by assisting with the costs associated with design services, site plan approval and/or construction plans.

2. Site Development Assistance Program

The Site Development Assistance Program encourages business and property owners to improve their existing business sites through interior and exterior improvements and/or business expansion projects. The program helps defray the costs of interior and exterior projects to commercial properties up to \$75,000, resulting in a publicly visible improvement or the enhanced viability of business activity within the CRA District.

3. Paint-Up & Signage Program

The Paint-Up & Signage Program encourages existing building owners or tenants to improve the exterior of their buildings through a new coat of paint and enhanced signage. Recipients receive a matching grant for up to 50% of the costs of exterior painting, pressure cleaning, and signage up to \$5,000.

4. Rent Subsidy Program

The Rent Subsidy Program assists new businesses by providing rental subsidies of up to \$6,000 that are intended to reduce the cost of overhead expenses during the critical first year of operation as the business grows its local clientele.

5. Historic Façade Improvement Program

The Historic Façade Improvement Program was established in 1994 to help pay for a portion of the cost of exterior improvements to a historic structure. The program promotes historic preservation enhancing the social and economic vitality of an area and increases the property tax base.

6. COVID-19 Lets Keep It Clean Program

The COVID-19 Let's Keep It Clean Grant Program was established in December 2020 in response to the effect of the pandemic on local businesses. The program helps pay for sanitation enhancements to reduce the risk of exposure to COVID-19, such as a touchless toilets/sinks, touchless checkout systems, and touchless soap/sanitizer stations. The program seeks to sustain business activity while keeping the community, employees, customers, visitors, and residents safe as they continue to operate and/or reopen to the public.

7. Curb Appeal Residential Improvement Program

The Curb Appeal Residential Improvement Program is designed specifically to address the needs of property owners in the Northwest and Southwest Neighborhoods within the CRA District. The program provides a grant of up to \$15,000 to the owners of single-family residential properties for minor exterior property improvements that can enhance the aesthetics of a residential dwelling and increase property value.

8. Job Creation Bonus Program

The Job Creation Bonus Program is an incentive to attract companies and support existing and future growth of businesses in the CRA District while increasing the number of quality jobs in the community. New businesses must create or relocate a minimum number of 10 new jobs. Existing businesses in the CRA District must create a minimum number of 5 new jobs. The average annual wages must meet or exceed 115% of the County's Average Wage excluding commissions and tips. This program has a maximum incentive amount of \$75,000.

9. Development Infrastructure Assistance Program

Option A: The Development Infrastructure Assistance Program is an incentive program which reimburses a private for-profit organization fifty percent (50%) of the costs of exterior infrastructure improvements for an eligible commercial project, up to an amount not to exceed 50% of the projected Tax Increment Funds ("TIF") generated by the improvements over a five (5) year period following project completion, not to exceed \$250,000. This incentive improves both the physical appearance of the redevelopment area and the property values/marketability of surrounding properties.

Option B: The Development Infrastructure Assistance Program is an incentive program which reimburses a private for-profit eligible costs of exterior infrastructure improvements for an eligible commercial project. This incentive is up to an amount not to exceed \$250,000 and improves both the physical appearance of the redevelopment area and the property values/marketability of surrounding properties. Targeted projects are projects that include quality office and commercial space including new and/or existing commercial buildings, hotel projects, and mixed-use buildings.

10. Land Value Investment Program

The Land Value Investment Program was established so public or private entities may lease CRA-owned land for up to 60 years at severely discounted rates during the first fifteen years. In exchange, the developer builds a multi-story building with retail on the ground floor and Class A office space and other uses on additional floors. The CRA may provide a developer with a long-term land lease of unencumbered CRA-owned property for long-term use.

2020-2021 Funding Assistance Recipients



APEX Insurance & Investment Group is a trusted multi-coverage insurance agency offering auto, home, life, and business insurance since 2006. In 2020, APEX relocated to Delray Beach in the Del Ida Historic District within the CRA District. APEX received a Rent Subsidy award to help reduce overhead costs in their first year of business.

Rent Subsidy: \$6,000



FURST is a luxury handbag retail shop owned and operated by Mr. Ronald K. Furst. With more than 50 years in the industry, Delray Beach has been home to the FURST shop for over a decade. Funding assistance has helped the business with a variety of enhancements to improve their visibility and exposure.

Site Development: \$9,359



Blairs' is in the heart of Downtown Delray Beach and received funding assistance to improve the exterior aesthetics of their commercial units.

Site Development: \$23,064



Glavidia Hair Studios (GHS) is a full-service boutique salon owned and operated by master stylist and designer, Glavidia Alexis. GHS has been successfully serving the Delray Beach community since its establishment in 2012. GHS recently relocated to the Pineapple Grove area within the CRA District. Funding assistance helped offset the costs of flooring, signage, HVAC, plumbing, and a wide range of other improvements to retrofit the space into a viable salon.

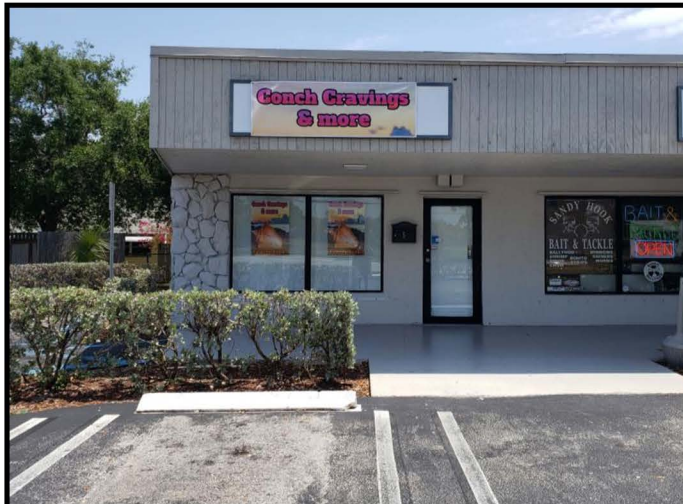
Site Development: \$16,118.44





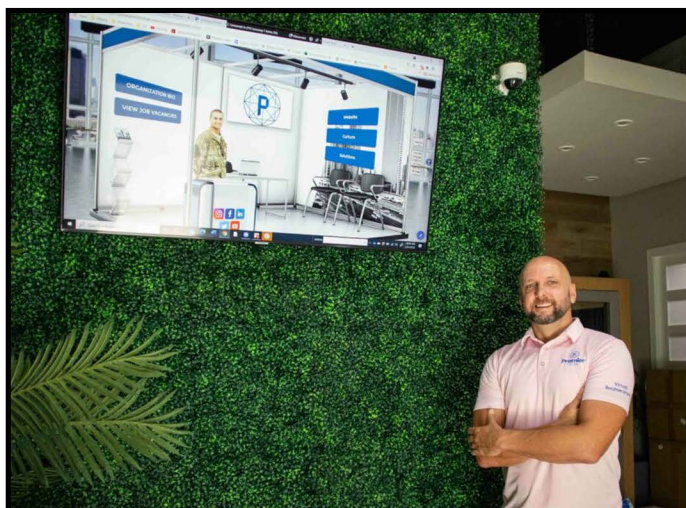
SJO World Wide owns and operates multiple businesses in various sectors ranging from retail, health and fitness, food, finance, and wealth management. Their offices are located within the Old School Square Historic District. With plans to upgrade the structure while keeping its historical integrity, funding assistance through the program was provided to help them with the cost of design services, conceptual designs, and improvement plans.

Project Consultancy and Design Services Program: \$15,000



Conch Cravings is a seafood take-out restaurant owned by Delray native, Gloria Denson. Conch Cravings will offer clean seafood salads, with savory menu options like conch, lobster, oysters on a half shell, smoked salmon spread, and more. Funding will help with the costs of a complete renovation to create a modern style restaurant and kitchen that accommodates a prepare-and-sell, casual, takeout ordering concept. With funding assistance from the CRA, Gloria is excited to see her lifelong dream realized.

Site Development Assistance Program: \$45,600



Premier Virtual is an online virtual job and career platform that allows employers to connect with potential employees all over the world. The company relocated to Delray Beach with plans to renovate their new commercial space to accommodate their growth. Not only did they expand their workforce, the top-ranked platform was a key collaborator with the Delray Beach Business Assistance Task Force, hosting City-wide virtual job fairs to help fill hundreds of local jobs. As a relocating business to Delray Beach, Rent Subsidy funding was awarded to help reduce overhead costs during their first year of relocation. Funding assistance awards like this help promote economic development and revitalization, and aid in job creation.

Rent Subsidy Program: \$6,000

Site Development Assistance Program: \$36,400



Mural Restoration and Relocation This Paint Up and Signage Award is a project where art meets redevelopment. Paint Up assistance was awarded to help with the costs of painting the wall to where the mural will be relocated, creating a seamless mural image. In an effort to preserve an original mural by a local muralist, the property owner John Christopher Van Reich and Pineapple Grove Main Street, Inc., (mural owner) funded the mural restoration and relocation, and the CRA Arts Warehouse served as the site for the mural restoration. The complete project consists of the relocation, restoration, and installation of nine (9) mural panels plus painting the mural on the walls of the property to create a seamless mural image.

Paint Up and Signage: \$4,912



Advanced Chiropractic of South Florida is a wellness services facility specializing in chiropractic care and is owned and operated by Dr. Louis Miller. With assistance from the CRA, Advanced Chiropractic expanded with a second location in Delray Beach. Interestingly, the building has historical roots connected to one of Delray's first Black physicians that Dr. Miller hopes to showcase with interior wall art. The Paint Up and Signage award will update the building's exterior aesthetic setting it apart from its mostly residential neighbors.

Paint Up and Signage Program: \$4,425



Corner Office Delray is an independently owned and operated licensed Amazon Hub. New to Delray Beach, and located in the heart of West Atlantic Avenue, the concept is a business services center including access to mailroom/mailbox rentals, printing services, answering services, a FedEx Ship Center and more. Whether you are a start-up, or a seasoned entrepreneur Corner Office offers services to help businesses grow. Funding assistance was awarded to help reduce overhead costs in their first year of business.

Rent Subsidy Program: \$6,000



The properties located at 132/134 SW 13th Avenue and 241/243 SW 14th Avenue are multifamily properties owned by Mr. Andrew Luchey who is also a business owner of a temporary staffing firm. The Paint Up and Signage award will update the properties' exteriors.

Paint Up and Signage Program \$2,000



Mt. Olive Baptist Church of Delray Beach, Inc. (in progress) is one of the City of Delray Beach's first Black churches, founded in 1896 and located within the West Settlers Historic District. The church is an anchor in the community and meets the diverse needs of residents. The Paint Up and Signage award will update the building's exterior while maintaining its historic façade.

Paint Up and Signage Program: \$5,000



Little WYLD is a new retail destination in the Pineapple Grove area of the CRA District and is the creative vision of local Delray fashion designer, Amanda Perna and business partner Skye Dyer. The new shop sells ethically made, unique items for women and children, home decor, and gifts from local businesses. Site Development Assistance was awarded to assist with the costs of interior and exterior improvements including signage, painting, impact rated upgrades, permanent displays/fixtures and more.

Site Development Assistance: \$11,900



Moon and Flower Coffeeshouse, Tea & Apothecary

(in progress) is a new retail business selling uniquely made gifts by local artisans and locally roasted coffee, artisan crafted beverages, organic tea blends, and healthy snacks options. Owned and operated by Jaclyn Tufford, Moon and Flower is new to Delray Beach and hopes to be a creative community space. Funding assistance helped offset the costs of a range of improvements, including installation of an ADA-compliant ramp and railing, upgrading the pre-existing kitchen to make it code-compliant for food service among other key renovations.

Site Development Assistance: \$21,835



HATCHER CONSTRUCTION & DEVELOPMENT

Land Value Investment Program

By leveraging the Delray Beach CRA's Land Value Investment Program, Hatcher Construction and Development (Hatcher) is building a two-story, 6,000 SF building within the West Atlantic Avenue Corridor.

Hatcher is a full-service construction company, general contractor, design-builder, and construction manager that has been in Delray Beach Florida since 1999. Brothers William and Jeff Hatcher launched their business with a goal of providing superior quality and craftsmanship to this region's construction industry. Since its beginning, Hatcher has been a family-run business, providing solutions at any phase of development, from concept through completion.

Hatcher will occupy 2,000 SF of the space, and the remaining space will be used as rental space for office and retail businesses. In addition, 25% of the leasable floor area will be offered at a discounted rate over a seven-year period.

This project provides an opportunity for one local business to help spur redevelopment efforts while also creating additional, affordable space for other small businesses.



Chapter 3:

INVESTING IN COMMUNITY



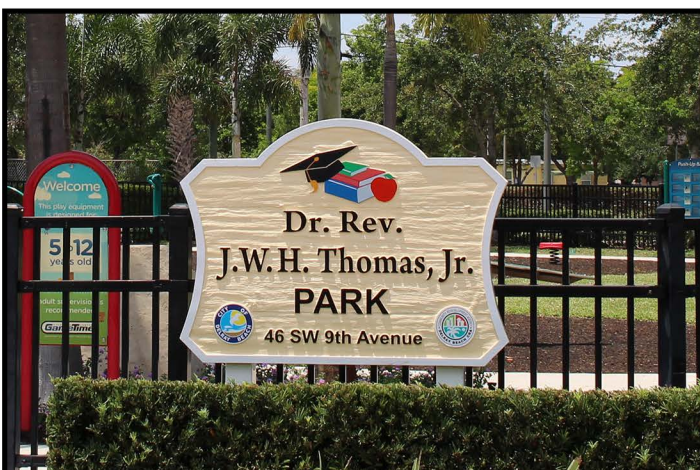
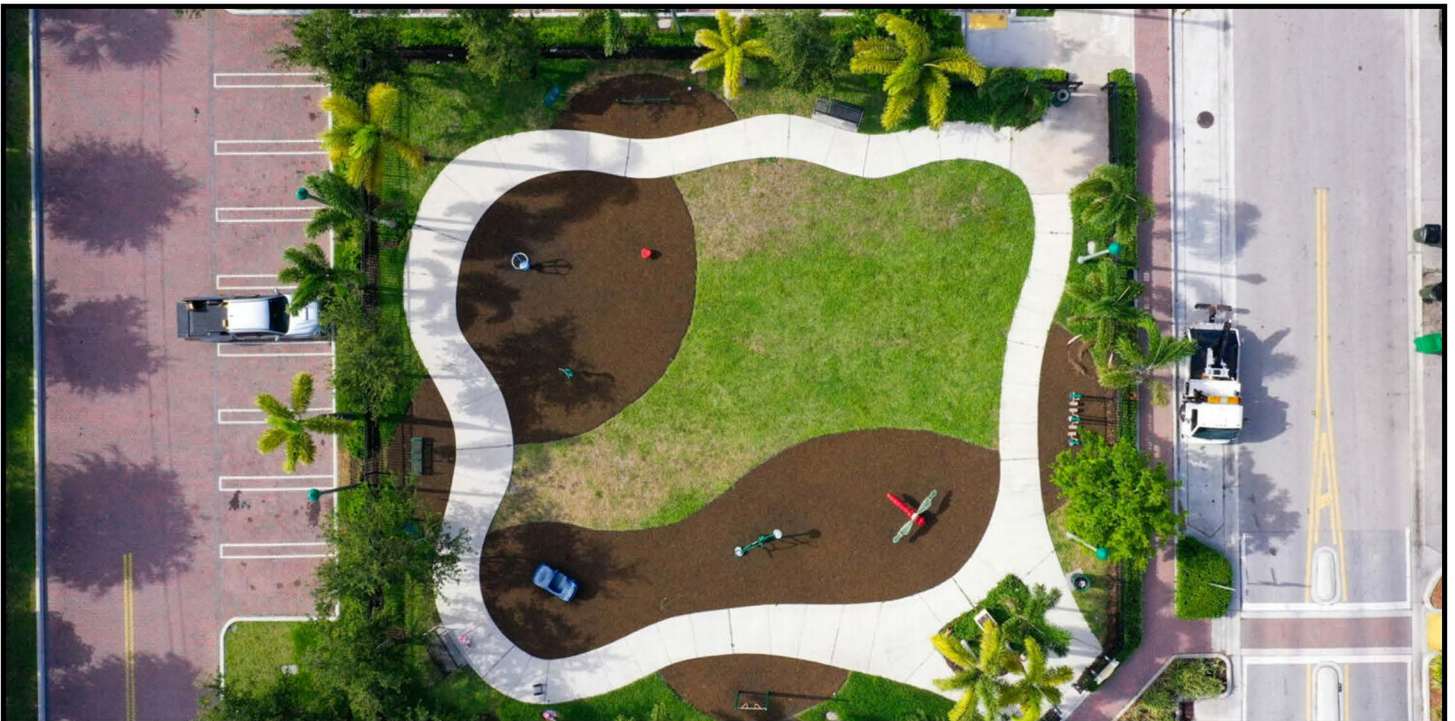
Through consistently forming new partnerships and collaborations, the Delray Beach CRA creates more opportunities to bring projects to fruition within the CRA District that positively effect the community as a whole.

Dr. Rev. J.W.H. Thomas Jr. Park

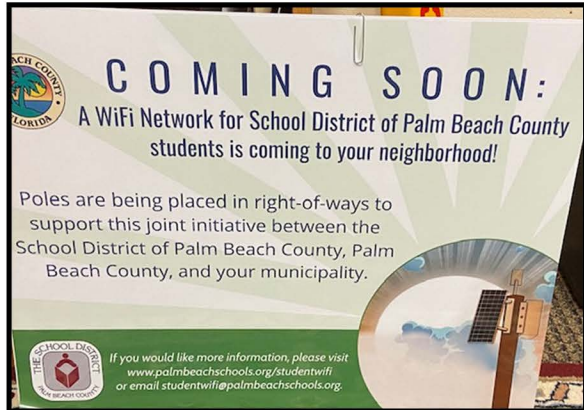
Solid Waste Authority 2020 Grant

Dr. Rev. J.W.H. Thomas Jr. Park is located in the Delray Beach Southwest Neighborhood and was renovated in March 2021. The renovation included irrigation repairs, replacement of dead or missing palm trees, shrubs and flowering plants, as well as refurbishment of the park entry sign. Funding was provided through the **SWA 2020 Blighted and Distressed Properties Clean-Up and Beautification Grant**. The installation of new playground equipment with a shade canopy is forthcoming.

Funding Amount Awarded: \$52,800



Digital Inclusion Initiative



The Delray Beach CRA and the City of Delray Beach (City) partnered with the Palm Beach County School District (District) to participate in the Digital Inclusion Initiative (Initiative). This Initiative identifies households with students in the City that are located in a "Red Zone", meaning those households have little or no access to internet service. The District identified 755 households with students in the City located in a Red Zone; 658 of those households are located within the CRA District. The CRA partnered with the City and District to provide funds to facilitate the purchase of Wi-Fi extenders to those households as part of the Initiative.

CRA:	\$15,321.50
City:	\$13,000.00
Total Funding:	\$28,321.50

With this partnership, the CRA helped to improve technology infrastructure within the City and reduce the digital divide within the CRA District.



Chapter 4:

HISTORIC PRESERVATION



*With Delray's rich history, the Delray Beach CRA strives
to preserve historically significant structures while
allowing for their adaptive reuse.*

Wellbrock House

Over the years, the Delray Beach CRA has forged partnerships with local businesses, property owners, residents, and other government agencies in order to preserve historically significant structures while allowing for their adaptive reuse.

The Historic Wellbrock House was built in 1937 as a private residence for John Charles Wellbrock. The two-story, wood frame Colonial Revival structure was designed by Samuel Ogren, Sr., the first licensed Architect of Delray Beach. The preservation of Mr. Ogren's work has been instrumental in the continuance of Delray Beach's revitalization efforts and historic and cultural preservation.

In April 2019, the Delray Beach CRA team took action to preserve the historic Wellbrock House through relocation after learning it was slated for demolition. In 2020, the Delray Beach CRA successfully got the Historic Wellbrock House designated to the Delray Beach Local Register of Historic Places. Soon this historic home will be fully renovated to historical standards on the exterior and the interior will be converted into office space to fit the needs of the growing Delray Beach CRA team.



Chapter 5:

DELRAY BEACH GREENMARKET

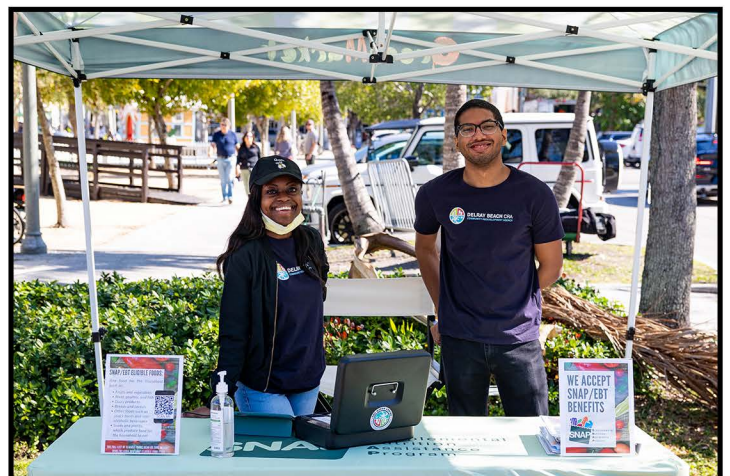


The GreenMarket was established by the Delray Beach CRA in 1996 as a way to attract visitors to the downtown area to encourage business activity; it has grown to support over 65 local small businesses each Saturday.

Approved Supplemental Nutrition Assistance Program Provider

In 2021, the Delray Beach GreenMarket was approved as a Supplemental Nutrition Assistance Program (SNAP) provider. SNAP, formerly known as the Food Stamp Program, is the nation's most important anti-hunger program. SNAP provides important nutritional support for low wage working families, low-income seniors, and people with disabilities living on fixed incomes, and other individuals and households in need.

With areas within the CRA District considered food deserts, the benefits of having SNAP at the GreenMarket are manifold. It's a local, convenient, and affordable solution that ensures residents have access to fresh and healthy food options much closer to home. Having SNAP at the GreenMarket also allows the local vendors to reach a greater customer base. To date the Delray Beach GreenMarket is the only farmers market in Palm Beach County that accepts SNAP.



Chapter 6:

FINANCIAL INFORMATION



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 in the area.

CRA OPERATING FUNDS

REVENUES

City TIF	\$5,432,083
County TIF	\$11,068,769
All Other Sources	\$12,144,028
Total Revenue and Other Financing Sources (Unaudited)	\$28,644,880

EXPENDITURES

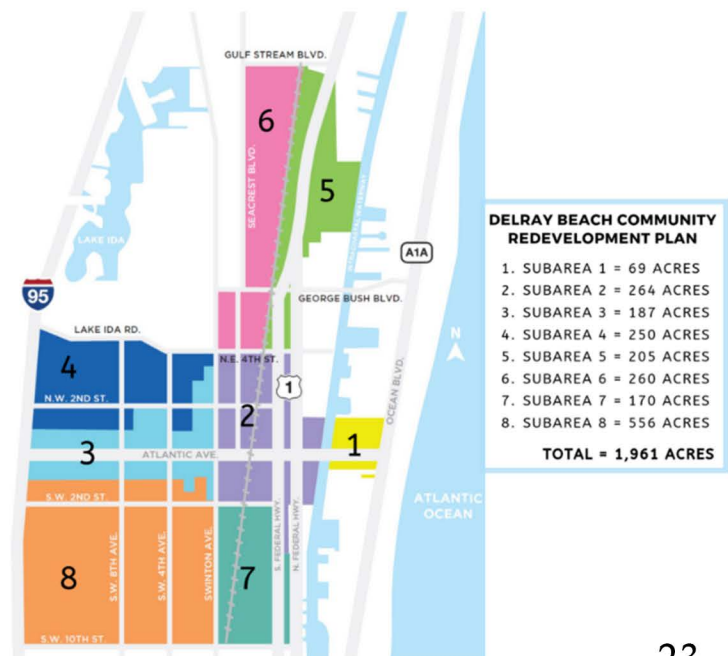
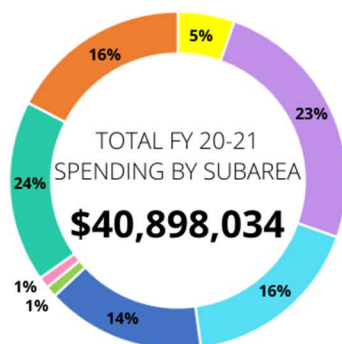
Administrative	\$1,644,431
Areawide & Neighborhood Plans	\$7,462,883
Downtown Master Plan	\$2,396,946
Redevelopment Projects	\$3,617,474
Community Improvements & Economic Development	\$7,081,715
Debt Services	\$1,686,222
Total Expenditures (Unaudited)	\$23,889,671
Net Change in Fund Balance (Unaudited)	\$4,755,209

OTHER FINANCIAL INFORMATION

Original assessed real property values in the CRA District in 1985	\$245,631,067
Assessed real property values in the CRA District FY 20-21	\$2,684,312,037
Total amount spent on low and middle income housing	\$3,341,561

EXPENDITURES BY SUBAREA

● Subarea 1	\$990,878
● Subarea 2	\$4,635,663
● Subarea 3	\$3,169,808
● Subarea 4	\$2,899,436
● Subarea 5	\$274,614
● Subarea 6	\$274,614
● Subarea 7	\$4,877,404
● Subarea 8	\$3,326,600



DELRAY BEACH CRA AT WORK

CRA STAFF MEMBERS

Renee Jadusingh, Esq., FRA-RA

Executive Director

Christine Tibbs

Assistant Director

Lori Hayward

Finance & Operations Director

Alexina Jeannite

Community Engagement Director

Kim N. Phan, Esq.

CRA Legal Advisor

Gina Clayton

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Ivan Cabrera

Redevelopment Manager

Huseyin Badak

Redevelopment Coordinator

Nikki Temple

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Tracy Waterlander

Executive Coordinator

Rob Massi

Operations Assistant

Rachelle Eloizin

Community Liason

Lori Nolan

GreenMarket Manager

Grace Gdaniec

Arts Warehouse Manager

Lui Acosta

Arts Warehouse Assistant

Dominique Pelissier

Program Assistant

22 PROJECTS STARTED AND COMPLETED IN FY 2020-2021

Corey Jones Isle Workforce Housing	\$2,431,173
Corey Jones Isle Workforce Housing Subsidies	\$276,750
Affordable Housing Land Acquisitions	\$245,956
La France Senior Housing Roof Replacement	\$19,975
600 Block Land Use Amendments	\$4,940
800 Block Conceptual Design and Public Outreach	\$17,455
98 NW 5th Avenue Construction Documents	\$138,998
95 NW 5th Avenue Construction Documents	\$34,136
Historic Wellbrock House Renovation Permitting	\$23,287
Osceola Infrastructure Improvements (Phase II)	\$4,602,790
NE 3rd St/Ave Alley Improvements	\$1,851,784
Pompey Park Construction Documents & Repairs	\$2,453,616
Wayfinding Signage	\$60,455
A-GUIDE Program	\$1,918,615
Clean & Safe Program	\$2,765,416
Downtown Mobility Program	\$484,141
Arts Warehouse Program	\$212,696
GreenMarket Program	\$151,420
Delray Beach Open 2021 Tennis Tournament	\$905,000
Economic Development Incentives	\$187,385
Curb Appeal	\$150,000
CRA Business Funding Assistance Programs	\$ 222,981

TOTAL

\$19,158,969





Arts WAREHOUSE

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