

20 & 22 NORTH SWINTON AVE



DELRAY BEACH CRA
COMMUNITY REDEVELOPMENT AGENCY

ANNUAL REPORT

2022

BOARD OF COMMISSIONERS



Shirley Ervin Johnson
CHAIR
March 2020 – 2023



Angie Gray
VICE-CHAIR
June 2022 – 2026



Juli Casale
DEPUTY VICE-CHAIR
March 2020 – 2023



Ryan Boylston
CRA COMMISSIONER
March 2021 – 2024



Kelcey Cordell Brooks
CRA COMMISSIONER
June 2020 – 2024



Adam Frankel
CRA COMMISSIONER
March 2021 – 2024



Shelly Petrolia
CRA COMMISSIONER
March 2021 – 2024

MESSAGE FROM THE CHAIR

How quickly a year goes by! As I reflect on the past year, I'm inspired by how much we accomplished! This report showcases some of the many accomplishments we had in the past year including:

- Breaking ground and making progress on 98 NW 5th Avenue, an affordable commercial development.
- Completing numerous infrastructure projects, such as NE 3rd Avenue, which provided necessary improvements to lighting, landscaping, drainage, and more.
- Providing the community with new playground equipment and refurbished landscaping at Rev. Dr. J.W.H. Thomas, Jr. Park.
- Breaking ground on Carver Square, a 20 single-family home workforce housing development.
- Breaking ground on Island Cove affordable housing apartments.
- Collaborating with Habitat for Humanity and the Delray Beach Community Land Trust to support building new workforce housing.
- Winning the 'Unbuilt Award' alongside CPZ Architects, Inc. at the 2022 AIA Design Awards for the NW 800 Block Conceptual Design and making progress on the preliminary groundwork for that Project.
- Continuing to provide the community with cultural programming such as the outstanding Authors Speak Series.
- Ongoing infrastructure improvements in the Osceola Park Neighborhood.

It is bittersweet to write this message as this March marks the close of my term as Chair on the Delray Beach Community Redevelopment Agency Board. I am proud to leave this position knowing that thanks to the leadership and efforts of so many, our organization has positively impacted lives in the spaces we live, learn, play, and work. We will continue our momentum in improving the vibrant 'Village by the Sea'.

We all wear many hats, but that of Chair of the CRA Board is one that I am especially proud to have worn. It has been a sincere pleasure, honor, and privilege to be a part of it all.



Shirley Ervin Johnson
CHAIR
March 2020 - 2023



98 NW 5th Avenue



Wellbrock House



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



WHAT IS A CRA?

1985

The Delray Beach CRA was established in 1985 by the City of Delray Beach.

DELRAYCRA.ORG



A Community Redevelopment Agency (“CRA”) is a dependent special district in which any future increases in property values within the district are set aside to support redevelopment activities that would eliminate conditions of slum and blight within the district.

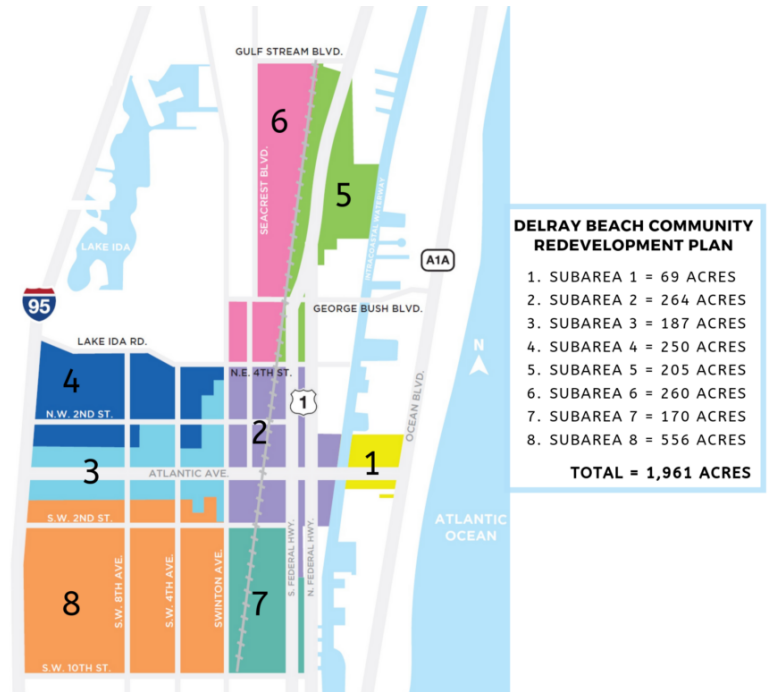
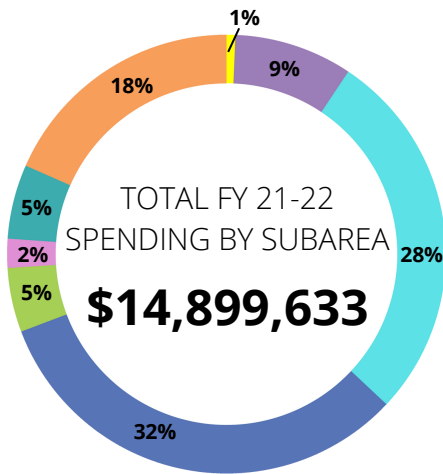
A CRA can only be created by adhering to the statutory requirements of Chapter 163, Part III, Florida Statutes. Specifically, a Finding of Necessity demonstrating the existence of conditions of slum and blight must be prepared and accepted by the governing board of the county or the municipality in which the potential CRA is to be located.

After creation, a Redevelopment Plan setting forth the manner in which the conditions of slum and blight are to be eliminated within the district by the CRA must be approved by the same governing body.

To view the Delray Beach CRA Redevelopment Plan, please visit our website, delraycra.org, or scan the QR code.

FINANCE

FISCAL YEAR ENDED SEPT. 30, 2022 (UNAUDITED)



PROJECT EXPENDITURES BY SUBAREA

● Subarea 1	\$97,197	● Subarea 5	\$705,541
● Subarea 2	\$1,298,347	● Subarea 6	\$318,039
● Subarea 3	\$4,116,255	● Subarea 7	\$815,866
● Subarea 4	\$4,806,434	● Subarea 8	\$2,741,954

REVENUE

City TIF	\$ 16,063,100
County TIF	\$ 11,521,341
All Other Sources	\$ 1,526,873
Total Revenue and Other Financing Sources (Unaudited)	\$ 29,111,314

EXPENDITURES

Administrative	\$ 2,456,146
Areawide & Neighborhood Plans	\$ 4,518,826
Downtown Master Plan	\$ 497,440
Redevelopment Projects	\$ 4,381,349
Community Improvements & Economic Development	\$ 5,899,877
Debt Services	\$ 1,686,222
Total Expenditures (Unaudited)	\$ 19,439,860
Net Change in Fund Balance (Unaudited)	\$ 9,671,454

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 21-22	\$2,538,398,516
Total amount spent on low and middle income housing	\$ 3,511,449

Finance Team



Lori



Gina



Nikki

PROJECTS LIST

19 PROJECTS COMPLETED IN FY 2021-2022

Carver Square Workforce Housing – 20 Single-Family Houses	\$ 1,603,903.00
Workforce Housing Funding Agreement for Construction and Land Acquisition	\$ 1,224,650.00
Island Cove Affordable Rental Apartments	\$ 1,000,000.00
Affordable Housing Land Acquisition	\$ 907,545.92
Demolition for Future Affordable/Workforce Housing – 34 NW 6th Avenue	\$ 16,250.00
Rev. Dr. J.W.H. Thomas, Jr. Park Renovation	\$ 156,529.23
95 SW 5th Avenue Construction Bid and Permitting	\$ 46,966.66
Historic Wellbrock House Renovation	\$ 618,196.10
Historic Preservation – 182 NW 5th Avenue	\$ 56,510.25
Public Parking Lot Improvements – 40 NW 5th Avenue	\$ 4,726.00
A-GUIDE Program	\$ 569,315.00
CRA Business Funding Assistance Programs	\$ 233,804.48
Economic Development Incentives	\$ 120,661.90
GreenMarket Program	\$ 164,783.17
Arts Warehouse Program	\$ 223,376.65
Clean & Safe Program	\$ 2,852,024.30
Delray Beach Open 2022 Tennis Tournament	\$ 905,000.00
Seacrest Park and Hilltopper Athletic Fields Re-sodding	\$ 350,000.00
Curb Appeal Residential Rehabilitation Program	\$ 76,479.92



Renee
Executive Director

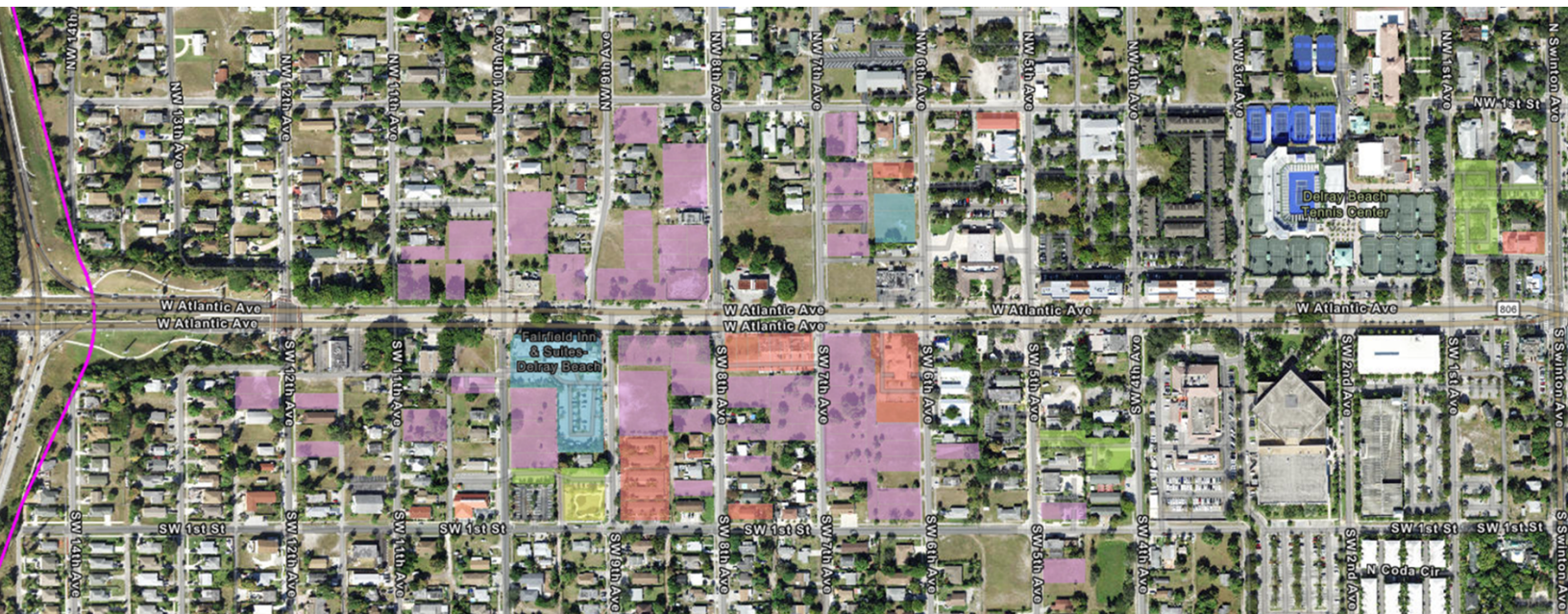


Christine
Assistant Director



Kim
Legal Advisor

GIS PROPERTY MAP



CRA Property Legend



In 2022, we developed a GIS Map to identify CRA-owned properties. This important tool makes this information easily accessible to everyone, including the general public and/or potential investors who may be interested in knowing more about the CRA-owned properties and CRA project locations in a quick and user-friendly way. The map includes a wealth of information in just a few clicks.

Scan the QR Code below to view the interactive map on our website:



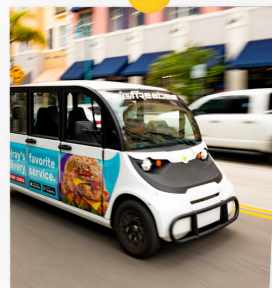
Ivan
Redevelopment
Manager



Huseyin
Redevelopment
Coordinator



#DelrayCRAatWork





PROJECTS

Check out what we accomplished in 2022!

Wellbrock House HISTORIC PRESERVATION

The Historic Wellbrock House was designed by the first registered architect in Delray Beach, Samuel Ogren, Jr. Its roots were established at 215 NE 7th Avenue for almost 100 years, but found reason to move when the property was going to be redeveloped. In an effort to preserve the home, the CRA managed the relocation and redesign of the house to fit its new purpose. In its new location at 22 N. Swinton Avenue, the Historic Wellbrock House marked its final journey with renovations completed Summer 2022 as additional CRA office space.

The entire project entailed prepping the current site of the house and building out the foundation on which the building is tied down, moving the house to its current location, repairing the exterior siding, part of the chimney, part of the roof, and balconies, and renovating the interior space for office use.



NOW, AS NEW CRA OFFICES



WELLBROCK STORY



BEFORE



NOVEMBER 2019 RELOCATION

City of Delray Beach Historic Preservation Board's Certificate of Historic Significance

In recognition of the designation of
Wellbrock House to the Local
Register of Historic Places

NW 800 Block Conceptual Design

REMOVAL OF SLUM & BLIGHT

In 2021, the CRA hired CPZ Architects, Inc. to develop a conceptual design for the CRA-owned properties located within the NW 800 Block of West Atlantic Avenue to activate this area using shipping containers. The goal is to create affordable commercial rental space for the local business community and a food and retail destination that creates synergy between the downtown core of Delray Beach and West Atlantic Avenue. Through this design process, the CRA took into account the nearby residential neighborhood and want this project to be inclusive of the surrounding community.

This area was once the location of a gas station, which subsequently went through remediation to clean up the site. Now the CRA is working to develop this AIA Award winning design with the neighboring community in mind.



2022 AIA Fort Lauderdale Design Awards: Unbuilt Award

The Unbuilt Award recognizes
outstanding examples of recent,
initially commissioned
architectural designs not yet built
or complete.



800 BLOCK STORY

Pompey Park

CULTURAL & RECREATIONAL FACILITIES



The Pompey Park Recreation Center is undergoing a full renovation to receive new state-of-the-art facilities and amenities.

Renovations will include the addition of two new pools, a new baseball field, a playground, basketball courts, more restrooms, a park shelter, parking spaces, and the construction of a new recreational building. Enhancements will also be made to the existing pool and pool building, as well as the existing little league field.

The project goals were developed with neighborhood engagement throughout each phase of the project; meeting the needs of our City's increasingly diverse patrons; reflecting a commitment to equality, growth and education; and providing access to a best-in-class venue, resources, and park programming.

The project progressed from the schematic design phase into the design development phase. Design Development documents reached 60%. Additionally, public input was included on the exterior elevations (color). The site plan application was submitted, and the consultant has started to address comments from the City's Technical Advisory Committee. For more information on the renovations, visit Pompeyparkproject.com

POMPEYPARKPROJECT.COM



NE 3rd Avenue/Street

INFRASTRUCTURE IMPROVEMENTS

At the end of fiscal year 2021-2022, the NE 3rd Avenue/Street Infrastructure Project was completed. This innovative project features decorative glow-in-the-dark sidewalks, tropical landscaping, new irrigation, decorative street lighting, improved drainage, water main improvements, as well as new signing and pavement markings.

For many years, the NE 3rd Avenue/Street area was blighted and neglected. One of the main challenges was flooding and no walkable space. Additionally, lighting and parking were also needed. Through the years, artists moved to the area along with a few businesses. This area started to have more activity, however, the same infrastructure challenges remained.

This area is part of the Pineapple Grove Arts District, which features local artist shops and galleries. Also, the CRA's Arts Warehouse, a 15,000-square-foot warehouse conversion to an art incubator supports small arts businesses, and is a catalyst for economic development and growth within the Pineapple Grove Arts District and the Community Redevelopment Area as a whole. And now a safe two-way traffic street, along with well-lit sidewalk pathways for pedestrian connections welcomes visitors to area restaurants, workspaces, and other local businesses.



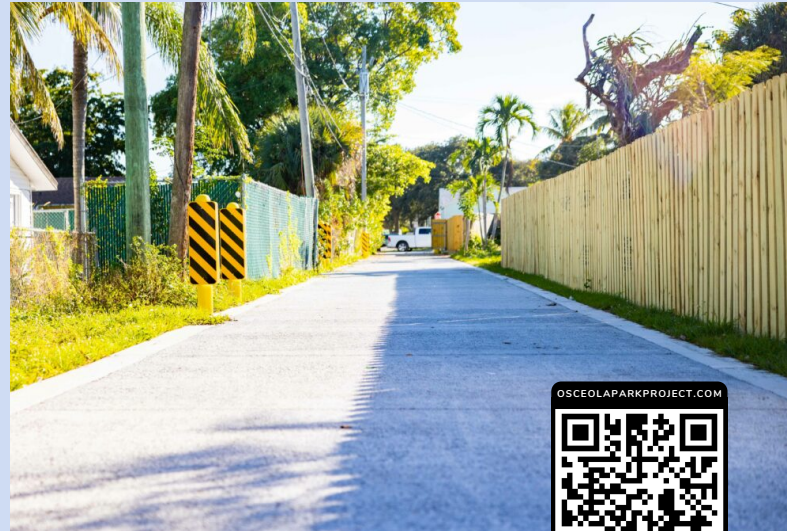
Osceola Park

INFRASTRUCTURE IMPROVEMENTS

Phase II of the Osceola Park Neighborhood Improvements in Delray Beach began in November 2021 with the overall goal of the project to design roadway, alley, and utility infrastructure improvements that meet the needs of area residents, businesses, and visitors.

Phase II preliminary work included alley cleaning and grubbing and with project improvements to include roadway and alleyway paving, landscaped traffic calming features, upgraded pedestrian ramps and sidewalks, decorative LED street lighting, signing and pavement marking, gravity sanitary sewer improvements, and water main improvements.

Phase II improvements are being done on SW and SE 4th Street to SE 10th Street, and from SE 2nd Avenue to SE 5th Avenue. Phase II's work is held primarily south of the Phase I improvements that were completed in December, 2021.



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

REMOVAL OF SLUM & BLIGHT

The CRA was awarded the 2020 Solid Waste Authority Grant for Blighted and Distressed Properties Clean-Up and Beautification in the amount of \$22,800 for the park. As a result, the CRA was able to begin renovations in the spring of 2021, which included removing and replacing 12 dead trees; replacing other dead landscaping such as shrubs, grass and ornamental flowers; perform landscaping maintenance, fertilization and irrigation repair; and restoring the entrance sign.

But, we couldn't just stop there! After that initial round of improvements, it was determined that some playground pieces were broken and beyond repair. In an effort to make the playground safe and fun for kids, it was decided it was a good time to upgrade the playground equipment, add a shade canopy, and add play turf so that kids can safely run around and use the play structure in the South Florida sun.



NW Neighborhood

INFRASTRUCTURE IMPROVEMENTS

This project is currently in the design phase with the end goal being reconstructing and retrofitting existing public infrastructure to meet the growing needs of area residents, businesses, and visitors.

The primary components of the project include:

- Resurfacing or reconstructing 8.4 miles of roadway
- Constructing 2 miles of new permeable pavement alleyways
- Rehabilitating the existing potable water, sanitary, and storm sewer systems
- Improving area drainage and landscaped parkways
- Improving sidewalk deficiencies to meet ADA standards
- Installing decorative LED street lighting
- Constructing traffic calming improvement.





In 2022

Over
5000
Visitors

In 2022

14
Exhibitions

Arts WAREHOUSE

The CRA's rehabilitated warehouse opened in late 2017, and is located on Artist Alley in the Pineapple Grove Arts District of Delray Beach.

Fiscal Year 2021- 2022 was a busy and exciting year for Arts Warehouse. Arts Warehouse provided space for exploration, education, and creative expression for artists and art enthusiasts alike through exhibitions, new hands-on workshops, and artist studios.

The workshop programming grew to offer 8 - 10 workshops monthly including new mediums and techniques such as figure drawing, watercolor, and even dance. Arts Warehouse relaunched the "Warehouse Market" event in April, welcoming almost two dozen small business vendors into the building for the special event. It was a wonderful year for art gallery exhibitions, which saw 14 exhibitions that featured 74 visual artists. Four new Resident Studio Artists moved in, bringing the affordable arts studio rental program to capacity with all 15 studios filled!

For more information about Arts Warehouse programs and happenings, visit www.artswarehouse.org, or scan the QR code.



2013

The Arts Warehouse used to be storage for a car collection/car parts before being sold to the CRA in 2013!



Before



After



Grace



Lui



Dominique

Arts Warehouse Team



Did you know?
The CRA has managed
and operated the
Delray GreenMarket
since 1996.

In 2022
8
Local Farmers

In 2022
60+
Artisan Vendors

In 2022
One vendor
opened a brick
and
mortar store.

In 2022
40
Markets



Lori J.



Rob

Greenmarket Team



The GreenMarket is an open-air farmers market located in downtown Delray Beach that has been a Saturday morning destination for over 26 years.

Started in 1996 by the CRA, you'll find more than 60 premier artisan vendors featuring just picked produce, fresh pressed juice, farm fresh eggs, hand crafted cheese and jams, fragrant baked goods, plenty of gluten-free, vegan and organic products, fresh cut flowers, and other unique gourmet fare along with live musical entertainment each Saturday from 9am to 2pm.



SNAP at the GreenMarket

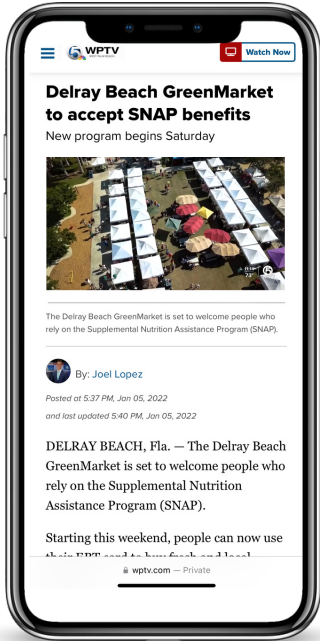
The first and only Farmers Market in Palm Beach County that accepts SNAP Benefits!

In 2022
\$1,971
FREE money distributed through FAB Program to purchase produce.



In Fiscal Year 2021-2022, the GreenMarket became a licensed Supplemental Nutrition Assistance Program (SNAP) vendor, becoming a part of the solution to ending food insecurity within the Delray Beach community. In Spring 2022, the GreenMarket was selected to become a part of Feeding Florida's Fresh Access Bucks (FAB) program. FAB is an initiative that increases access to healthy, local, fresh produce for SNAP recipients.

Through FAB, SNAP recipients can receive a dollar for dollar match of up to \$40 every Saturday, thereby increasing their access to healthy, locally grown produce and making nutritious food more affordable.



SNAP Team



Alexina



Christine



Dominique



Rachelle

MESSAGE FROM THE EXECUTIVE DIRECTOR



Renée Jadusingh, Esq., FRA-RA

Each year we strive to be better and do better so that the lives of the people in the community that we serve will be better. This year has been no different. We made notable progress in developing affordable commercial office space on NW/SW 5th Avenue, workforce housing, and infrastructure in several of our redevelopment subareas. We also continued to focus on strengthening and deepening our relationships with the City of Delray Beach, residents, community partners, and visitors. With the major projects that we are partnering on with the City of Delray Beach, to redevelop Pompey Park, fabricating and installing new Wayfinding Signage, NW Neighborhood Infrastructure Improvements, and SW Neighborhood Infrastructure Improvements, we are well on our way to making significant improvements in our community.

The work that we did this year and every year extends beyond the outcome of any individual project and instead is a reflection of how much we are striving to better the CRA District and the City of Delray Beach as a whole. Our work impacts so many lives in many different ways, I am proud of the enthusiasm and hard work that our Board and Staff put in this year. Our CRA sunsets in 2044 and we still have work to do and plenty to accomplish. My hope is that as we continue to work towards our mission, we remember that we are here to serve first and foremost.



CRA STAFF 2022

Renée Jadusingh, Esq., FRA-RA
Executive Director

Christine Tibbs, FRA-RP
Assistant Director

Lori Hayward
Finance and Operations Director

Alexina Jeannite
Community Engagement Director

Kim N. Phan, Esq., FRA-RA
Legal Advisor

Lui Acosta
Arts Warehouse Assistant

Huseyin Badak
Redevelopment Coordinator

Ivan Cabrera, AICP, FRA-RA
Redevelopment Manager

Gina Clayton
Finance Manager

Rachelle Eloizin
Community Liaison

Grace Gdaniec
Arts Warehouse Manager

Lori Johnson
GreenMarket Manager

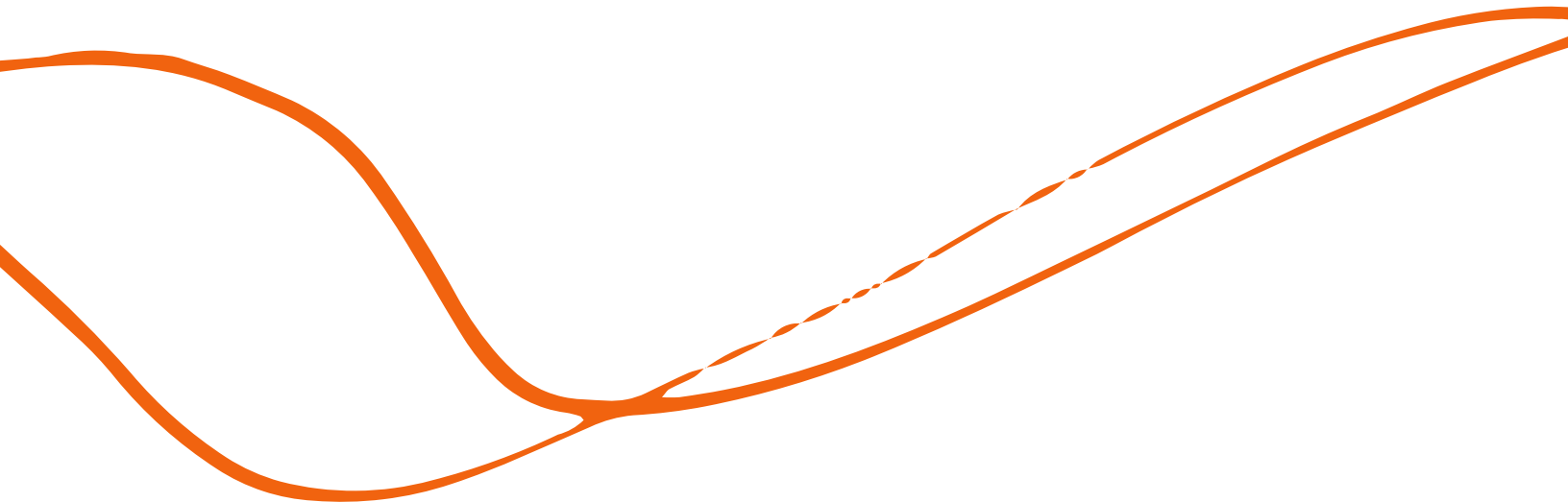
Rob Massi
Operations Assistant

Dominique Pelissier
Program Assistant

Nikki Temple
Finance Coordinator

Tracy Waterlander
Executive Coordinator

See You Around Town!



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Arts
WAREHOUSE



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