



ANNUAL

REPORT

2023



BOARD OF COMMISSIONERS



Adam Frankel
CHAIR
2018 – 2024



Angela Burns
VICE-CHAIR
2023 – 2026



Shelly Petrolia
DEPUTY VICE CHAIR
2018 – 2024



Ryan Boylston
CRA COMMISSIONER
2018 – 2024



Rob Long
CRA COMMISSIONER
2023 – 2026





MESSAGE FROM THE CHAIR

As I reflect back on this past year as Chair of the Delray Beach Community Redevelopment Agency, I am overjoyed with our accomplishments that continue to shape and foster a thriving, sustainable, and inclusive community for our residents. This last year, we saw the completion of a new affordable commercial development, progress on several infrastructure projects, we celebrated completion of 20 workforce housing developments, and offered unique year-round programming. The Delray Beach CRA remains a driving force behind these transformative changes to our City.

It has been an honor to serve as Chair of such a wonderful organization and witness the tremendous growth this year to make our 'Village by the Sea' the best it can be.

Efficiency is important to me, and this past year I feel that we have accomplished so much in a short timeframe. This is a testament to our dedicated staff who work tirelessly to serve our community and support the CRA Board.

As we enter the new year, we remain steadfast in our mission of eliminating and preventing the growth of slum and blight, creating activation and economic growth, and providing attainable housing. We have so many exciting things ahead and we look forward to continuing to serve you and connect with you.

Chair

2023 – 2024



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 will 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.

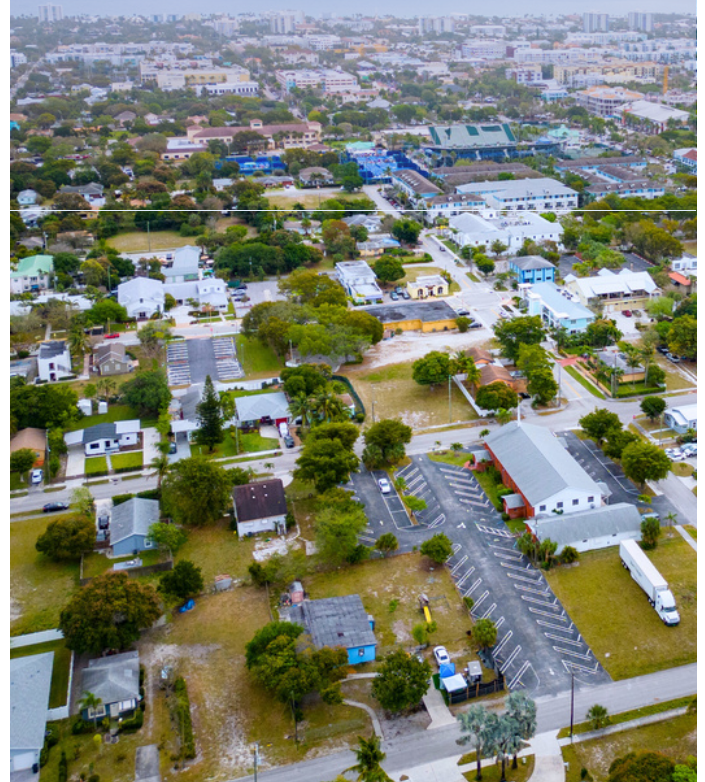
To view the Delray Beach CRA Redevelopment Plan, please visit our website, delraycra.org, or scan the QR code.



DELRAY BEACH CRA
CREATED IN 1985

MISSION STATEMENT

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.



FINANCE

FISCAL YEAR ENDED SEPT. 30, 2023 (UNAUDITED)



REVENUE

City TIF	\$ 18,555,761
County TIF	\$ 13,427,840
All Other Sources	\$ 1,001,338
Total Revenue and Other Financing Sources (Unaudited)	\$ 32,984,939

EXPENDITURES

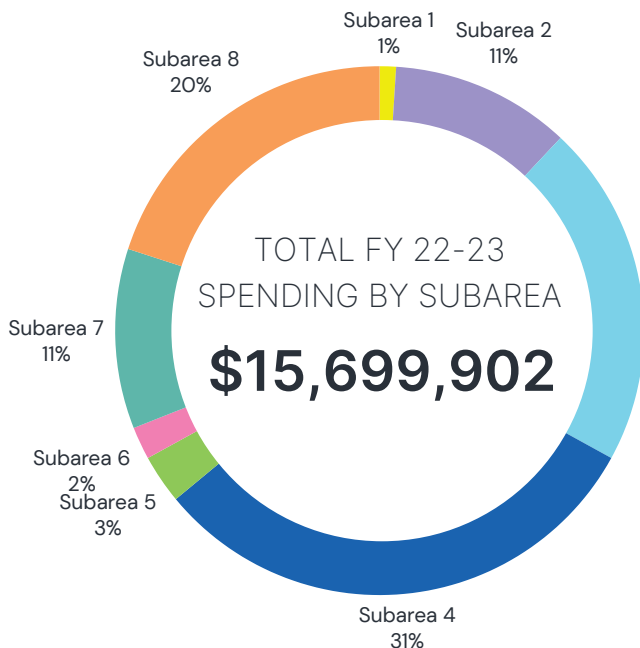
Administrative	\$ 1,930,618
Areawide & Neighborhood Plans	\$ 5,180,653
Downtown Master Plan	\$ 1,320,192
Redevelopment Projects	\$ 2,946,942
Community Improvements	\$ 6,775,228
Debt Services	\$ 1,686,222
Total Expenditures (Unaudited)	\$ 19,767,855
Net Change in Fund Balance (Unaudited)	\$ 13,217,084

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 22-23	\$ 2,999,858,728
Total amount spent on low and middle income housing	\$ 2,340,804

PROJECT EXPENDITURES BY SUBAREA

● Subarea 1	\$167,002	● Subarea 5	\$409,201
● Subarea 2	\$1,165,969	● Subarea 6	\$373,271
● Subarea 3	\$3,301,597	● Subarea 7	\$1,641,192
● Subarea 4	\$4,886,382	● Subarea 8	\$3,155,289



Did you know, the CRA District encompasses 20% of the City of Delray Beach?

PROJECT LIST

13 PROJECTS COMPLETED IN FY 2022-2023



Affordable Housing Land Acquisition	\$1,030,805
<i>Workforce Housing Funding Agreement for Construction and Land Acquisition</i>	\$643,610
<i>Demolition for Future Affordable/Workforce Housing</i>	\$15,875
<i>Affordable Commercial Construction Project</i>	\$904,512
<i>Point-to-Point Transportation Initiative</i>	\$66,927
<i>CRA Business Funding Assistance Programs</i>	\$80,827
<i>Economic Development Incentive</i>	\$43,162
<i>A-GUIDE Program</i>	\$1,063,000
<i>GreenMarket and SNAP Programs</i>	\$179,849
<i>Arts Warehouse Program</i>	\$267,974
<i>Clean & Safe Program</i>	\$3,340,553
<i>Delray Beach Open 2023 Tennis Tournament</i>	\$905,000
<i>Curb Appeal Residential Rehabilitation Program</i>	\$79,356





CARVER SQUARE WORKFORCE HOUSING CELEBRATION



The Carver Square Workforce Housing Redevelopment Project consists of a two block area containing a total of 20 single-family lots. Due to its previous uses as a pond and informal dump site, homes that had been previously built on the properties in the 1960s through 1980s experienced severe settlement problems. The CRA acquired the properties, relocated the residents, demolished the existing homes, had the site designated as a brownfield, and completed a soil remediation and environmental mitigation program. The CRA received clearance from the Florida Department of Environmental Protection on November 17, 2014. CRA Staff then began working with the community to determine how to develop the properties. Construction began in February 2022 and was completed in Summer of 2023. Home sale prices ranged from \$166,110 to \$308,490. All homes were successfully sold and are restricted as workforce housing for a period of 40 years. The CRA was honored to work with Pulte Home Company, the City of Delray Beach, Palm Beach County and many community partners and residents over the years to bring this project to fruition.





In 2008, the CRA acquired 95 SW 5th Avenue, a 7,125 square foot vacant lot. In 2010, the CRA developed a 7-space public parking lot on the east portion of the property to help serve the existing area and the west portion was left vacant for future development.

In years past, the Historic NW/SW 5th Avenue corridor was a thriving commercial area of black-owned businesses, however this energy was lost as time passed. In 2016, the CRA launched the “Focus on 5th Initiative” as a way to activate CRA owned properties on NW/SW 5th Avenue in an effort to facilitate an economic resurgence and activation of the business community.

Considering the CRA’s interest in activating 5th Avenue, in 2018, the CRA developed plans to demolish the parking lot and construct a two-story commercial building on the site with reconfigured parking dedicated to the new building. During the FY 2022-2023 fiscal year, the CRA completed the design phase of the project, awarded the construction bid, and broke ground on construction in July 2023. The project is scheduled to be completed in Summer of 2024. At that time, the CRA will work with the community to determine the end use of the building.





98 NW 5TH AVENUE

Continuing with the Focus on 5th Initiative, the CRA purchased 98 NW 5th Avenue in 2018, a mixed-use commercial building built in 1972 with five apartment units, one commercial space, and parking. This property is located in the West Settlers Historic District of The Set and zoned for commercial use. Previously, this property was



owned by several African American residents of Delray Beach over the years - H. Edmonds and Leroy & Yvonne Baines. A building was constructed on the property in 1935 and demolished in August 1971. A new structure was built on the site in that year.

With the CRA's acquisition of this property, the CRA was presented with the opportunity to renovate the property into affordable leasable small business space. Acquiring this site was also inline with the West Atlantic Master Plan, also known as The Set Transformation Plan, in that it encourages assembling properties on NW/SW 5th Avenue for retail and restaurants.

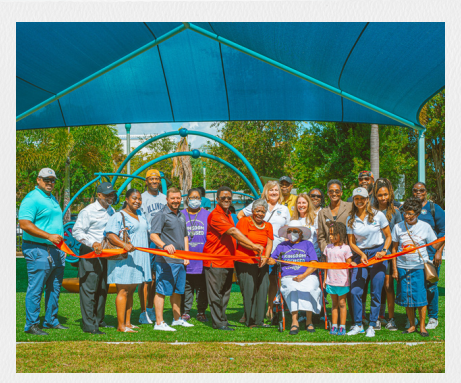
Over the next few years, we embarked on a complete redesign and renovation of the building. In June 2023, we welcomed a new 7,903-square-foot, two-story building with 5 affordable rental rate retail spaces on the first floor and a fully furnished co-working space on the second floor to the CRA district. Rents on the first floor range from \$975-\$1,272 per month and the CRA has welcomed it's first tenants to the building.





SPOTTED

#DELRAYCRAATWORK





SPOTTED

#DELRAYCRAFTWORK



DISSEMINATING INFORMATION

This year, the Delray Beach CRA continued to disseminate redevelopment information in the community. The goal was sharing updates about projects and CRA information through tabling opportunities, CRA staff hosted Socials, Social Media, and video content.

These opportunities along with CRA programs aid the CRA in fulfilling our mission on a day to day basis.

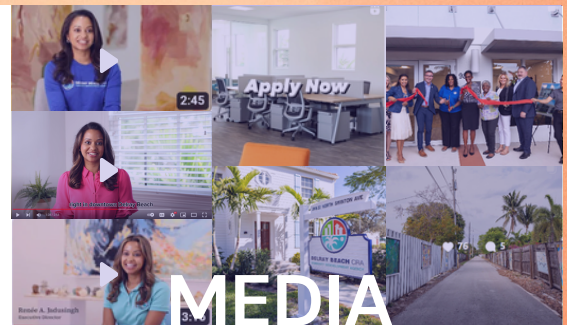


Held quarterly in 2023, this series of socials was designed to foster more communication with residents and locals. We discussed the future of our district and the basics of a CRA. CRA Socials were an excellent opportunity for the public to connect with the CRA team, while discussing projects and sharing ideas. The socials were held in the evening to accommodate more participation outside of working hours.



The Delray Beach CRA participated in several community and city-run events. Tabling is a way for the CRA to disseminate information and allows for the CRA staff to meet locals and visitors. This outreach method is a great way for the CRA to show support for other organizations, while also passing out CRA related flyers, takeaways, and conducting surveys. It's a direct connection with our community and a learning opportunity for all!

A significant way that the CRA shares information is through the Quarterly Update video series, and through weekly Social Media, E-Newsletters, and monthly Blog Articles. The information shared through varying media is informative, relaying information about grant opportunities, bids, and community centered stories such as recaps on ribbon cuttings, ground breakings, information about historic preservation, and neighborhood updates.



The CRA's rehabilitated warehouse opened in late 2017, and is located on Artist Alley in the Pineapple Grove Arts District of Delray Beach. The Arts Warehouse supports artists as small businesses by providing studio space and gallery exhibition opportunities. The events held at Arts Warehouse allow for CRA information to be shared by staff to visitors. It's a great way to share the ways the CRA is impacting small business and the arts in the community.

The GreenMarket is an open-air farmers market located in downtown Delray Beach that has been a Saturday morning destination for over 27 years. The GreenMarket event has a CRA information table that patrons can visit to learn more about the CRA and its initiatives. Patrons can also learn about how the GreenMarket, a CRA Program, supports local businesses. The GreenMarket also accepts SNAP and FAB benefits, to further assist the community.





CITY COLLABORATION

CLEAN AND SAFE

The beautification of Atlantic Avenue has contributed to the overall charm of downtown Delray Beach and has added pedestrian appeal to the area. The Clean & Safe Program was created in 2004 to enhance the maintenance efforts and public safety measures in Downtown Delray Beach. Through this program, the CRA funds community policing initiatives, increased levels of maintenance, lighting, code enforcement and police patrols.

LITTER PREVENTION

The mission of the Sanitation Division is to ensure the best possible solid waste collection service to both residential and commercial customers, enforce compliance with service contracts, ensure that customer service problems are resolved within 24 hours, and provide effective litter control and graffiti abatement. The CRA funds two Litter Prevention Officers in this division to aid in this mission.

The Litter Prevention Officers work within the CRA boundaries focusing heavily on the NW and SW neighborhoods. They canvas these areas every day and address litter concerns they observe. They also identify hotspots to focus their efforts on in these areas. The officers engage in outreach with the residents and encourage them to dispose of trash and recycling properly, participate in City sponsored neighborhood cleanups, and volunteer for our Adopt-A-Street program. On average, these two Litter Prevention Officers remove over 100 cubic yards of improperly disposed of materials from within the CRA zones every month.

CAPITAL IMPROVEMENTS

The provision of enhanced infrastructure and community service projects are part of our overall redevelopment plan. The CRA has committed to funding part or all of several infrastructure projects that are called for in many of the adopted redevelopment and neighborhood plans. This year the CRA continued to support the Pompey Park Renovation Project, NW Neighborhood Improvement Project, Osceola Park Neighborhood Improvement Project, Wayfinding Signage Project, and the SW Neighborhood Alleys Project.

CURB APPEAL

The Curb Appeal Residential Improvement Program was created in 2007 in order to address a need for property improvements in residential areas within The Set Neighborhood. Minor improvements, such as fresh paint, landscaping, and driveway repairs, have the potential to dramatically impact the visual appearance of single-family units and their surrounding areas in a positive manner. This year the program was expanded to include fence installation.

Scan the QR Code
for more info on
improvements
happening around
the City





EXECUTIVE DIRECTOR'S MESSAGE

This year we focused on listening and connecting. In addition to continuing with our redevelopment projects, we launched the CRA Social series. Through this initiative, residents and visitors met with the CRA staff at our CRA buildings after 5 PM to engage with us about current and future projects. What we found is that using this format allows us to connect with people on a more individual basis and address questions and concerns in real time. Before our eyes, we saw lightbulbs go off in peoples heads, and in ours as well, about how we can better our community.

We all care so much about the work that we do and want to make a difference. At the end of the day our focus is to serve, but in order to do that, we need to have a solid understanding of the cares and concerns of the people whom we serve. In the coming year I encourage you to come by our office, attend a Social, stop by one of our projects, or if you see us around town say "Hello!"

Renée Jadusingh

Executive Director
2019 – Present

CRA STAFF 2023

Renée Jadusingh, Esq., FRA-RA
Executive Director

Christine Tibbs, FRA-RP
Assistant Director

Gina Clayton
Finance and Operations Director

Ashlyn Darden, Esq.
Legal Advisor

Grace Gdaniec
Program Director

Lui Acosta
Arts Warehouse Assistant

Huseyin Badak
Redevelopment Coordinator

Ivan Cabrera, AICP, FRA-RA
Redevelopment Manager

Lori Johnson
GreenMarket Manager

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Operations Assistant

Dominique Pelissier
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Janice Trojan
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Veronica Alfonso
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Executive Coordinator

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