



# ANNUAL REPORT 2024

A Year in Review





# BOARD OF COMMISSIONERS



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CHAIR  
2024 – 2027



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VICE-CHAIR  
2023 – 2026



**Tom Markert**  
DEPUTY VICE CHAIR  
2024 – 2027



**Juli Casale**  
CRA COMMISSIONER  
2024 – 2027



**Rob Long**  
CRA COMMISSIONER  
2023 – 2026



## Message from the Chair

As I reflect on my time serving as Chair of the Delray Beach Community Redevelopment Agency (CRA), I am proud of the significant progress we have made on a number of initiatives and redevelopment projects to further the CRA's mission. This report outlines the CRA's financials and the CRA team's activities during the past year, in collaboration with our community, city, and county partners, to revitalize our redevelopment areas.

Some of the highlights in this report include the completion of affordable office and retail space with the Hatcher Construction & Development building, the completion of the affordable housing development with Island Cove Apartments, and the continuous outreach efforts through CRA Socials.

As we plan for the future, we are reminded of how critical the redevelopment of the West Atlantic Corridor is to our overall success. It is time to push forward with updating redevelopment plans and creating long-term resilient solutions that invest in community-based assets, affordable housing, elimination of slum and blight, and small business development. The CRA's commitment to revitalizing underinvested business districts and neighborhoods is essential for creating a community where businesses thrive and neighborhoods flourish throughout our CRA District and the City of Delray Beach.

As a Board, we are dedicated to working hard to improve the lives of all our residents while strengthening our community, fostering a spirit of collaboration, and preserving the charm of our 'Village by the Sea.' I am eager for our future as we look forward to continuing the work set forth by the CRA Board for another productive year ahead.

Tom Carney, Chair  
2024 – 2027

# WHAT IS A CRA?

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.



## DELRAY BEACH CRA

Created in 1985



### Our 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.*



# FINANCIAL INFORMATION

Fiscal year ended Sept. 30, 2024 (unaudited)

## REVENUE

City TIF	\$ 21,243,055
County TIF	\$ 15,018,249
All Other Sources	\$ 1,133,533
<b>Total Revenue and Other Financing Sources (Unaudited)</b>	<b>\$ 37,394,837</b>

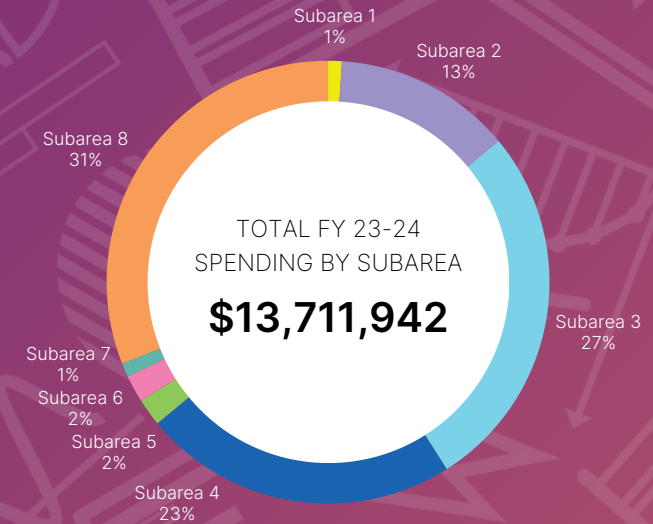
## EXPENDITURES

Administrative	\$ 1,730,560
Areawide & Neighborhood Plans	\$ 3,985,007
Downtown Master Plan	\$ 7,224
Redevelopment Projects	\$ 2,796,010
Community Improvements	\$ 7,409,652
Debt Services	\$ 1,048,175
<b>Total Expenditures (Unaudited)</b>	<b>\$ 16,976,629</b>

**Net Change in Fund Balance (Unaudited) \$ 20,418,208**

## 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 23-24	\$ 3,515,289,860
Total amount spent on low and middle income housing	\$ 1,845,511



## PROJECT EXPENDITURES BY SUBAREA

● Subarea 1	\$10,000	● Subarea 5	\$266,394
● Subarea 2	\$1,797,193	● Subarea 6	\$266,394
● Subarea 3	\$3,824,370	● Subarea 7	\$142,124
● Subarea 4	\$3,139,820	● Subarea 8	\$4,265,650



# PROJECT LIST

15 Projects  
Completed in  
Fiscal Year  
2023-2024



Affordable Housing Land Acquisition	\$3,195,365
Schematic Design for NW 600 Block Affordable Townhouse Development	\$66,098
Carolyn Quince Affordable Housing Roof Replacement	\$20,838
Curb Appeal Residential Rehabilitation Program	\$82,045
Construction Loan for Commercial Build in NW 600 Block	\$1,400,000
West Settlers Building Mixed Use Roof Replacement	\$50,150
CRA Business Funding Assistance Programs	\$56,125
Economic Development Incentive	\$80,000
A-GUIDE Program	\$1,115,710
GreenMarket and SNAP Programs	\$198,281
Arts Warehouse Program	\$365,672
Clean & Safe Program	\$3,822,580
Sports Economic Development	\$905,000
Ongoing Property Maintenance	\$160,554
Rev. Dr. J.W.H. Thomas Park Signage Installation	\$2,345



# October 2023

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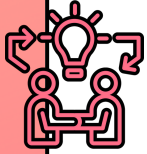
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## Florida Redevelopment Association Conference



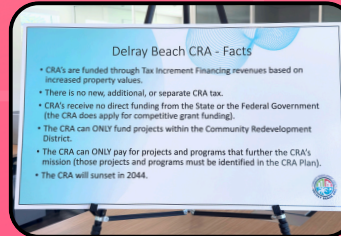
The Florida Redevelopment Association (FRA) is the leading statewide association for Florida's redevelopment stakeholders. Through its vibrant network, the FRA supports, educates and advocates for its membership. Each year the FRA holds an annual conference at different cities throughout the state which allows redevelopment professionals to come together to interact and share ideas.

"The conference focuses on redevelopment practices and what other CRAs are doing around the State of Florida, said Ivan Cabrera, CRA Redevelopment Manager. "It is important because it is an opportunity to learn, share and talk about redevelopment projects and challenges with experts and professionals from other CRAs around the state."

Uniting professionals from around the state has led to exciting changes that are transforming Florida's urban centers and improving Florida's communities. Innovative approaches to design, mixed-use areas, and cooperative development are creating vibrant commercial districts, centers for culture and entertainment, and stimulating places to live. At the conference in October 2023, Delray Beach CRA Executive Director, Renee Jadusingh was named President Elect of the Florida Redevelopment Association. Delray Beach CRA also participated in a few panels as part of conference programming.



## CRA Social Topic: CRA Basics



"CRA Socials" are an opportunity to get to know the Delray Beach CRA staff, learn about projects, and to disseminate redevelopment information to the community. This month's topic was "CRA Basics" where CRA staff shared information about what a CRA is, how a CRA is funded, and what a CRA can do with its funding. We also invited attendees to provide us with input on future development in their neighborhood through various methods, such as comment cards, online surveys, and group discussion.





# November 2023

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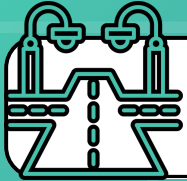
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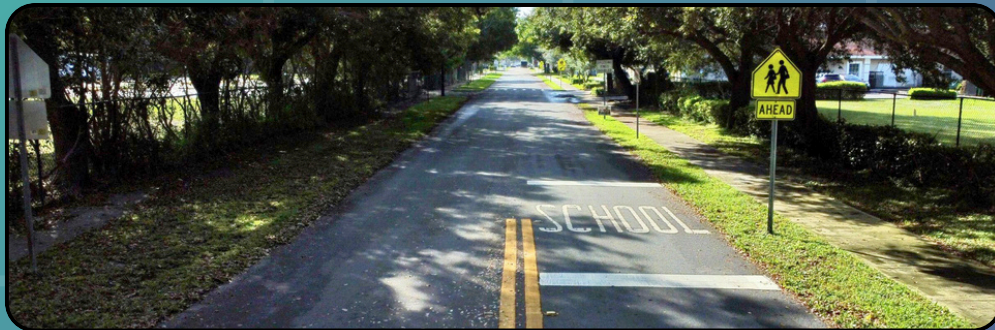
## SW Neighborhood Three Alleys

This project is a collaboration between the City of Delray Beach and the Delray Beach CRA. The primary goal is to design and construct three alleys in the SW residential neighborhood of the West Atlantic area and to upgrade the underground utilities, stormwater, and drainage through pervious concrete. The City Commission selected a contractor for this project in August 2023 and they began work in November 2023. The contractor continued construction of these three alleys, and is expected to be completed in 2025.

**Total amount of CRA funding: \$2,462,421**



## NW Neighborhood Project



This infrastructure improvement project is a collaboration between the City and the CRA. The goal of this project is to reconstruct and retrofit the existing public infrastructure by constructing alleys, rehabilitating utilities, improving sidewalks, improving landscaping, installing LED street lighting, and implementing traffic calming measures.

We started the project several years ago when there was a desire to implement complete neighborhood improvement projects in Delray Beach. This neighborhood was identified as one of the priority neighborhoods to receive these improvements. This fiscal year the City continued with design plans and traffic calming initiatives for the overall project.

**Total amount of CRA funding: \$3,763,186**



## Osceola Park Neighborhood Project



After years of planning and construction, the Osceola Park Complete Streets Neighborhood project is nearing completion. The primary components of the project include; resurfacing or reconstruction of roadways and alleyways; traffic calming "pilot projects"; improving the existing potable water, sanitary and storm sewer systems; improving sidewalk deficiencies; improving landscaping; and improving lighting.

Phase 1 was completed in Fall of 2021 and Phase 2 was completed in Summer 2023. CRA funding in Fiscal Year 2023-24 is allocated for the design and reconstruction of SW 1st Avenue in the amount of \$1.150,000.

**Total amount of CRA funding: \$12,648,331**



# December 2023

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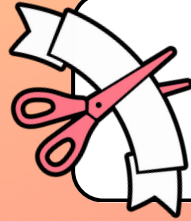
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## Ribbon Cutting Ceremony Hatcher Construction & Development



After a thriving presence in Delray Beach for over two decades and years of construction anticipation, Hatcher Construction & Development, Inc., a local Delray Beach business, completed construction on the first redevelopment project in the West Atlantic Avenue corridor since 2015. We held a ribbon cutting for their new 8,000 square foot building a block away from Atlantic Avenue on NW 6th Avenue in December 2023.

This project is particularly significant as Hatcher Construction leveraged two CRA Incentive Programs: the Land Value Investment Program and the Development Infrastructure Assistance Program. The CRA owns the lots under the terms of the Land Value Investment Program which reduces the overall initial outlay of capital for this project.



The CRA also provided a low interest Construction Loan in the amount of \$1,400,000 to assist with the construction of this project.

Hatcher Construction will utilize 2,000 square feet of the newly constructed property, with the remaining space allocated for office and retail businesses. Moreover, 25% of the leasable floor area will be offered at a discounted rate over a seven-year span. This additional space will serve as a fertile ground for the Hatcher team and other small businesses to flourish in their new, permanent location.

**Total amount of CRA funding: \$1,000,000 (excluding land acquisition funds)**



# January 2024

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## Island Cove Apartments Ribbon Cutting Ceremony



The Housing Authority partnered with the Delray Beach CRA to receive a local government contribution for a \$1 million local government contribution to support their request for 4% Low-Income Housing Tax Credits in 2020, which support construction and infrastructure costs for the project. It was an amazing opportunity to leverage CRA funds to support affordable housing efforts in our District.

By contributing \$1,000,000 to this project, the Housing Authority was able to secure tax credit financing for the project and we now have 60 new gorgeous affordable rental units in our District for families in the 30%-80% of the area median income. This project highlights how our CRA leverages TIF dollars and increases the stock of affordable homes.

The property consists of five, two-story buildings with 12 units each, and include resort-style amenities such as a clubhouse, gym, playground space, and more. Of the 60 rental units, 18 are reserved for "hometown heroes," meaning those who are teachers, fire fighters, police officers and other essential workers. At this time, all units are rented and being enjoyed by residents who might not have been able to otherwise live in Delray Beach.

The ribbon cutting took place in January 2024 and many members of our community came together to celebrate this wonderful new affordable housing development in Delray Beach.

**Total amount of CRA funding: \$1,000,000**



# February 2024

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This CRA Socials outreach took place at the CRA Owned Arts Warehouse building, where we showcased sketches for potential development ideas for West Atlantic Avenue.



**25th Anniversary!**  
**Lori Johnson**  
**CRA GreenMarket Manager**



The Delray GreenMarket was established by the CRA in 1996 with a goal to provide the Delray Beach community with access to local, affordable, and healthier food options as the downtown area of our District was and is still considered a food desert. At its inception, the CRA also envisioned utilizing the GreenMarket as an affordable space for local, small businesses to grow into brick and mortar stores. In February 1, 1999, Lori Johnson began managing the GreenMarket. Lori has seen the GreenMarket grow into a Saturday morning destination all while continuing to ensure that the GreenMarket continues to serve as a reliable source of local, fresh food, and affordable commercial space in a growing downtown.

"During the first couple of years the GreenMarket was not very well known, and we only had 25 vendors," said Lori. "Fast forward to 2024, we now welcome approximately 75 vendors in the Winter season from October to May and approximately 50 vendors in the Summer season from June to July."





# March 2024

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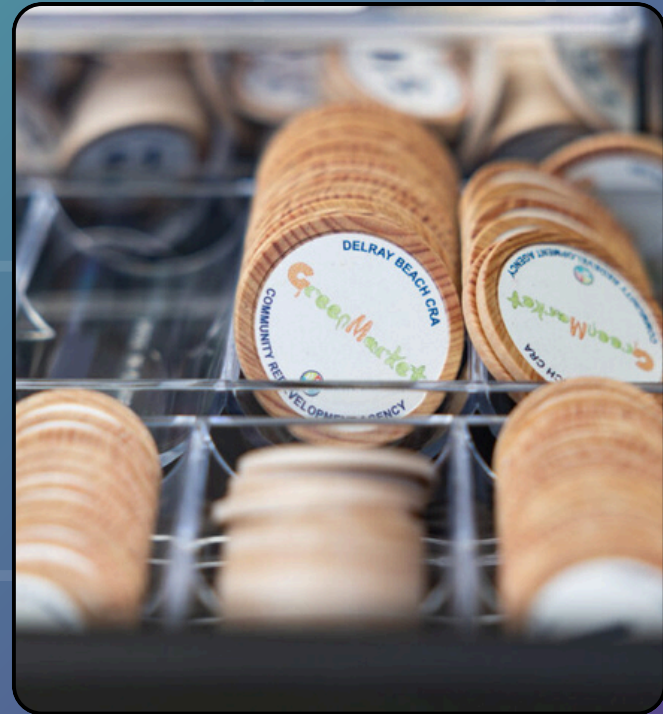
## SNAP Program Outreach



The Supplemental Nutrition Assistance Program (SNAP) was launched at the Delray GreenMarket in January 2022. Shortly after the launch of SNAP, the Delray Beach CRA was selected as a grant recipient and an approved Fresh Access Bucks (FAB) provider by Feeding Florida, Florida's network of food banks working to solve hunger.

The FAB program increases the purchasing power of SNAP recipients to buy fresh Florida-grown fruits and vegetables. Where recipients may have previously used a portion of their SNAP dollars on fresh produce, now they can use FAB dollars on fresh produce instead, allowing them to spend their SNAP dollars on a wider range of other eligible food items. Customers simply need to go to the SNAP tent at the GreenMarket and purchase tokens using their SNAP cards, which can be redeemed with a number of Delray GreenMarket vendors. SNAP purchases will be matched dollar-for-dollar (up to \$40 each GreenMarket day) under the FAB grant, meaning if a customer spends \$10 using their SNAP card, they will automatically receive an extra \$10 for FREE in FAB benefits, to spend on fresh, Florida-grown produce!

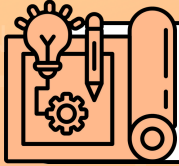
The CRA's mission is to revitalize the physical environment and the economy of the District. To achieve our goals and fulfill our mission, our projects and programs are designed to be mutually supportive, and multifaceted. With the layered SNAP and FAB Programs at the Delray GreenMarket, the CRA not only has the opportunity to increase the customer base for 75 local, small businesses, but the ability to also help local community members enjoy a better quality of life through easier and greater access to local, affordable, healthy food options.





# April 2024

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## Pompey Park Project: Owner's Rep Selected



Pompey Park is named after long-time Delray Beach resident, educator, civil rights activist, and author C. Spencer Pompey, and has provided recreational resources and facilities, senior programming, and school-age programming since its construction in the 1950s. Pompey Park remains an integral part of community, CRA District, and the City of Delray Beach as an estimated 150,000 people continue to utilize the facilities and participate in the programming each year. Plans to improve Pompey Park began in January 2018 and since that time designs have been completed with renovations 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 brand new community center. In total, the renovations are estimated to be over \$40 million, and will bring new state of the art recreational facilities to the CRA District for the enjoyment of the entire community. In the Summer of 2024, the City of Delray Beach awarded an Owner's Rep contract and the entire community is eagerly awaiting construction to break ground on this CRA-funded project!

**Total amount of CRA funding: \$2,804,912**

WED



## Spotlighting the Delray Beach Litter Prevention Officers



The CRA partnered with the City of Delray Beach to establish Litter Prevention Officers whose sole job is to keep the streets within CRA subareas 3, 4 and 8 clean and litter-free. Their job benefits not only our District residents, but also our community as a whole.

The Litter Prevention Officers focus heavily on the residential neighborhoods that surround our main commercial corridor of West Atlantic Avenue - the Northwest and Southwest Neighborhoods of The Set. Not only do they canvas these areas every day and address any and all litter concerns, they also identify hotspots and hyper focus their efforts in these areas to prevent any small issues from becoming larger issues.

**Total amount of CRA funding: \$133,109**



## Rock the Block Annual Event



Rock the Block has been a City of Delray Beach tradition since 1989. In 2018, the event evolved into exciting partnership with Habitat for Humanity of Greater Palm Beach County. Now, 35 years later, the event is still going strong and continues to promote the same mission of working together to better our community and those who call it home.

This annual event revitalizes 10 homes with facia/stucco repair, paint, and landscaping in our District, and does so by uniting the CRA, the City, and hundreds of volunteers.

**Total amount of CRA funding: \$15,000**



# May 2024

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## In Honor of Historic Preservation Month

The Delray Beach CRA used the month of May to share about past projects with lasting historical impact. The history of these significant buildings were disseminated through blog articles, social media posts, and e-newsletters. This was also a great avenue to re-emphasize the importance of historical preservation and its connection to further fulfilling the CRA's purpose and mission.

### Wellbrock House



Before



After

In 2019, the Wellbrock House, which was designed in 1920s by Samuel Ogren, Jr., the first registered architect of Delray Beach, was relocated and saved from demolition by the CRA and added to the local historic register. In 2022, the Wellbrock House received a complete restoration and renovation and it now serves as an extension of the Delray Beach CRA offices and continues to remain an important part of Delray Beach's architectural history.

### LaFrance Apartments

The LaFrance Hotel was the only African-American owned hotel between Delray Beach and Fort Lauderdale that welcomed African Americans during the turbulent segregation era in the 1950s and 1960s. Completed in 1949 by the Charles Patrick family, the 20-room hotel was the home away from home for seasonal laborers.

In an effort to preserve history, the structure was purchased by the CRA in 2004. It has since been reincarnated as an apartment building that serves Delray Beach low-income seniors. The CRA renovated the original structure and added a second structure, which provided another 14 residential units. The Apartments sit on the original site at 140 NW 4th Avenue, Delray Beach in the West Settler's Historic District.

### Muse House and Harvel Cottage



Before



After

In 2010, Harvel Cottage was relocated to join the Muse House on the historic Northwest and Southwest 5th Avenue corridor within the West Settlers Historic District. Originally, both single family homes, the historic preservation and adaptive reuse of the Muse House and Harvel Cottage from residential to commercial uses and the clustering of these structures in Delray Beach's historic African-American commercial district, not only preserved the cultural context and character of the Historic West Settler's District but also provides recognizable commercial anchors and helps to spur economic development and commercial sustainability for the entire Northwest and Southwest 5th Avenue commercial corridor.



Before



After



# June 2024

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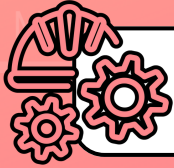
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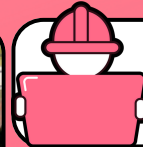
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## Habitat for Humanity of Greater Palm Beach County Affordable Housing Partnership

Welcome home! In collaboration with Habitat for Humanity of Greater Palm Beach County, the CRA proudly welcomed two new families to the District and City of Delray Beach! By selling CRA-owned land to Habitat at a very reduced rate, we were able to further our mission by increasing the affordable housing stock within our community. These homes will remain affordable for 40-year period under the City of Delray Beach's 40-year Workforce Housing Program.



## Artist Alley Drainage Improvement

The Pineapple Grove Arts District continues to transform through investments made into public infrastructure improvements. Flooding in Artist Alley proved to be an ongoing challenge to the area's visitors, residents, and business owners. CRA funding in fiscal year 23-24 was allocated for the installation of new drainage system and connecting that system to existing drainage system at the intersection of NE 3rd Avenue/Street. The project is scheduled to be completed in fall of 2024.

**Total amount of CRA funding: \$2,348,460**



## Carver Square Park

Carver Square Park is located at the corner of SW 7th Avenue and SW 3rd Street within the Southwest Neighborhood of The Set. The park has an existing playground and walking path. CRA funding was allocated in FY 2023-24 to fully renovate the park through upgraded playground equipment, installation of a shade structure to cover the playground area, and landscape improvements.

**Total amount of CRA funding: \$360,000**





# July 2024

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## CRA Socials Townhall with the City of Delray Beach

This month we joined the City of Delray Beach for a Townhall Meeting to share the proposed budget for the upcoming Fiscal Year 2024-2025. At this meeting, we shared information about important projects such as the Pompey Park Improvement Projects (CRA Funding \$45,000,000), and land acquisitions for affordable housing (CRA Funding \$12,000,000).



## Budget Season



The CRA begins its budget season in the summer through a series of public meetings. By gathering important feedback on the prioritization of projects and goals, the CRA is able to allocate funds where they are needed the most and set the foundation for the next fiscal year's success.



# August 2024

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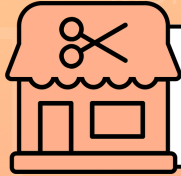
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**Blanc Fresh Cut Barber Shop  
Moved to Hatcher Building**



Norcibien Monhomme has been a resident of Delray Beach for almost 40 years. He held various jobs while building his barber business part time. After a decade of hard work growing his customer base, he decided to make the barbershop his full-time commitment and rented a space at 700 W. Atlantic Avenue for 35 years. The CRA purchased the building where his business was located about 20 years ago and is the future home to a mixed used development.

When the Hatcher Construction lease opportunity came available, Norcibien decided that the new building would be the perfect location to relocate his barbershop.

After Norcibien secured a lease agreement, Norcibien utilized one of the CRA funding assistance programs - Site Development Assistance - to assist with build out for the barbershop.

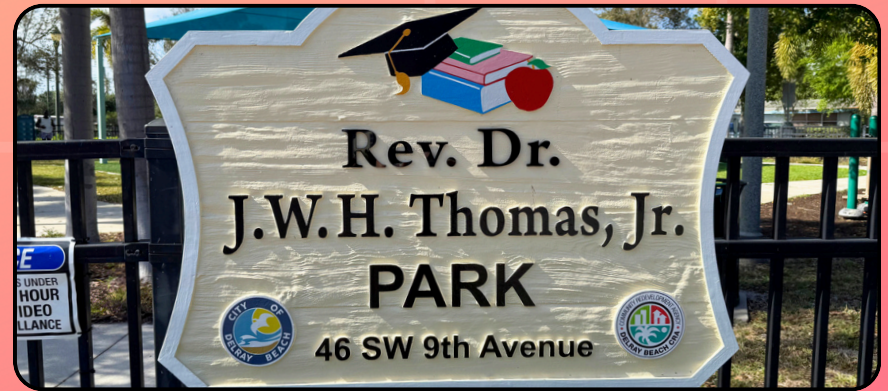


"The increase of space at this location provides room for me to increase my services. Also, the new and modern equipment creates a wonderful experience for my customers' hair care," Norcibien said. "Looking ahead, my goal is to create opportunities for others by adding additional barbers, as well as a braiding specialist, to expand upon the services offered to the community."

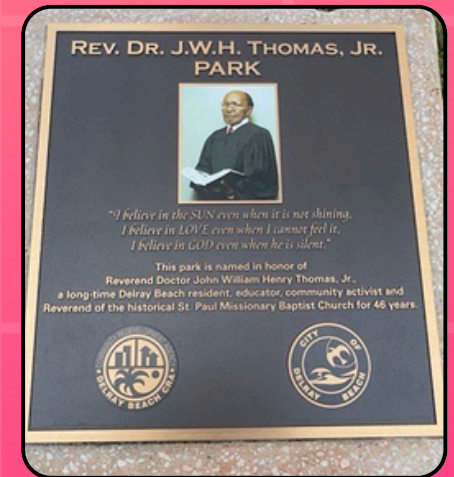
**Total amount of CRA funding: \$39,671**



**Rev. Dr. J.W.H. Park  
New Signage**



Rev. Dr. JWH Thomas Jr. Park, located at 46 S.W. 9th Ave. in Delray Beach's Southwest Neighborhood, is a beloved community asset. Named in honor of Dr. Rev. JWH Thomas Jr., a pastor at the Saint Paul Missionary Baptist Church for 46 years, the park has become a gathering place for residents since its completion in 2015. In August 2023, the CRA installed 2 new signs for the park.



**REV. DR. J.W.H. THOMAS, JR.  
PARK**



*"I believe in the SUN even when it is not shining,  
I believe in LOVE even when I cannot feel it,  
I believe in GOD even when he is silent."*

This park is named in honor of  
Reverend Doctor John William Henry Thomas, Jr.,  
a long-time Delray Beach resident, educator, community activist and  
Reverend of the historical St. Paul Missionary Baptist Church for 46 years.





# September 2024

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## CRA Socials

As one Fiscal Year comes to an end, another begins. What a great time to invite in community members to learn more about the work the CRA will be doing in Fiscal Year 2024 - 2025. The theme for this CRA Social was looking at the overall vision for our West Atlantic Avenue and continuing the good work.



## Special District Report



The CRA published its first Special District Report in Fiscal Year 2023-2024 as required by Florida Statute § 189.062, which provides a summary of the methods which the Delray Beach CRA utilizes to address the "Overall Needs" identified in the Delray Beach CRA Redevelopment Plan as well provides an additional outlet to inform the public about the Delray Beach CRA's Redevelopment Activities.



## Quarterly Updates



The CRA publishes video updates every fiscal quarter hosted by Executive Director, Renee Jadusingh. The videos summarize recent project development, notify the public about opportunities and events, and speak on our future plans for the CRA district as a whole. It's a great way to disseminate information and can be shared through newsletters, social media, and the CRA website.



Hi, it's Renee Jadusingh,  
Executive Director of the





# FOLLOW OUR SOCIALS





DELRAY BEACH CRA



 561-276-8640


 delraybeachcra


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 delraycra.org


## Arts WAREHOUSE



 561-330-9614

 artwarehousedelray


 artwarehousedelray


 artwarehouse.org


## GreenMarket


Delray GreenMarket



 561-276-7511

 delraygreenmarket

 delraybeachgreenmarket

 delraycra.org/green-market