

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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20 North Swinton Avenue
Delray Beach, FL 33444
561-276-8640

Arts Warehouse
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Delray Beach, FL 33444
561-330-9614

Delray Beach GreenMarket
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Delray Beach
Community
Redevelopment
Agency
2021

Annual Report



GreenMarket

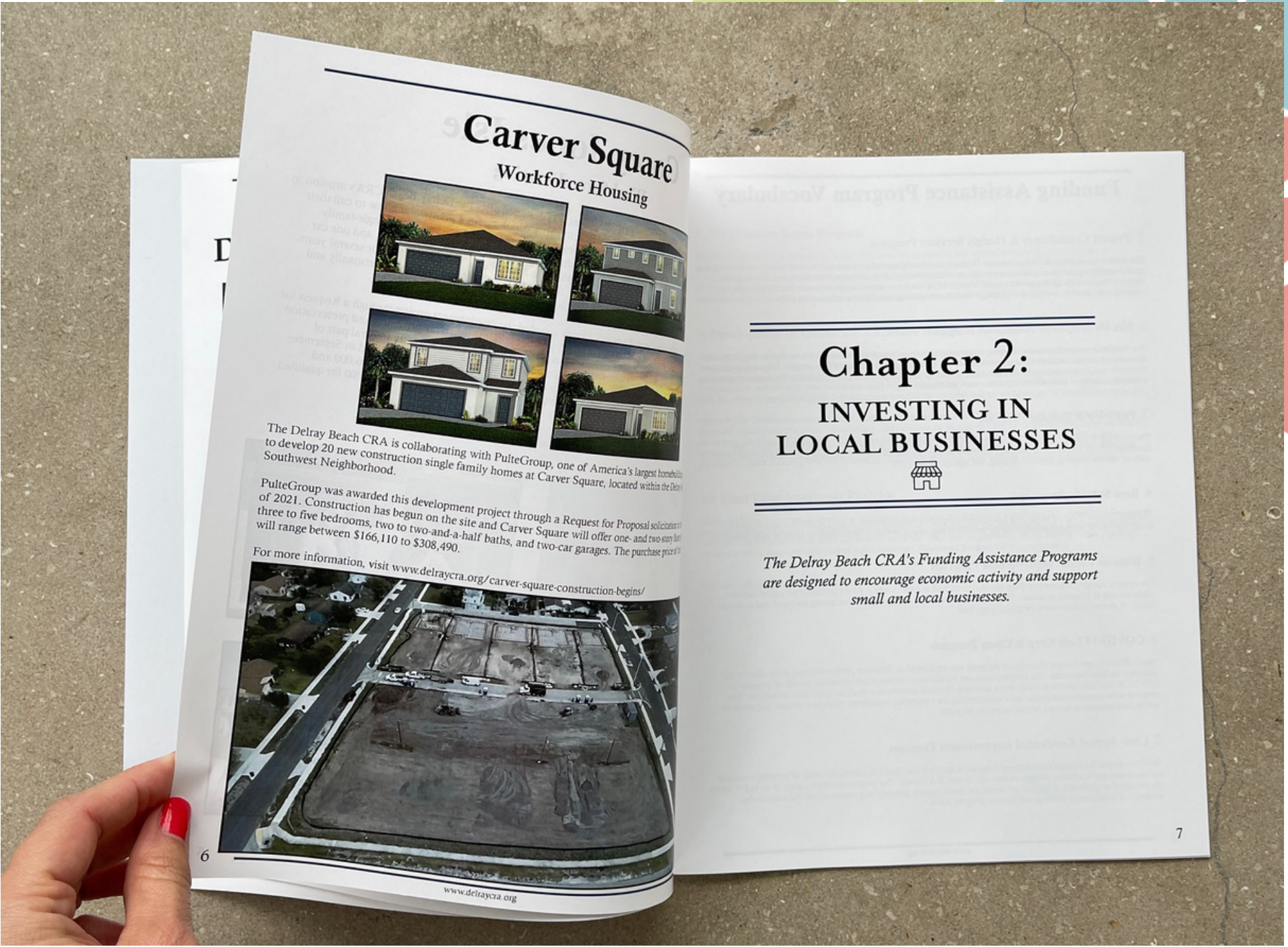
Arts
WAREHOUSE

Delray Beach CRA
20 North Swinton Avenue
Delray Beach, FL 33444
561-276-8640



<https://delraycra.org/>

Digital Version



Print Version

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



Glavdia Hair Studios (GHS) is a full-service boutique salon owned and operated by master stylist and designer, Glavdia 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 Reach 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



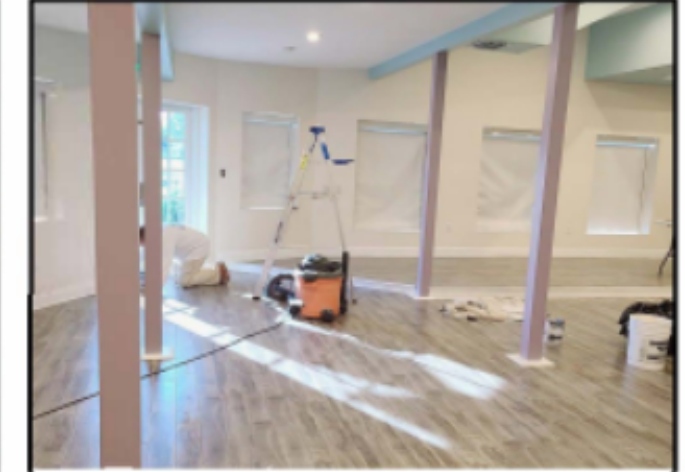
Mt. Olive Baptist Church of Delray Beach, Inc. (in progress) is one of the City of Delray Beach's first Black churches, founded in 1896 and located within the West Settlers Historic District. The church is an anchor in the community and meets the diverse needs of residents. The Paint Up and Signage award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



FY 2019-2020 Funding Recipient AGT Land Ribbon Cutting August 11, 2021

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.

For more information, visit www.delraycra.org/hatcher-construction-development-groundbreaking/



Chapter 3: INVESTING IN COMMUNITY



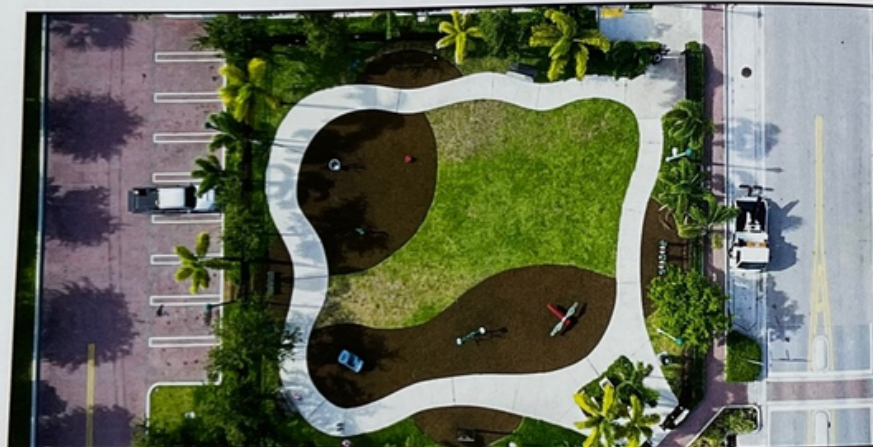
Through consistently forming new partnerships and collaborations, the Delray Beach CRA creates more opportunities to bring projects to fruition within the CRA District that positively effect the community as a whole.

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

For more information, visit www.delraycra.org/reverend-j-w-h-thomas-jr-park/

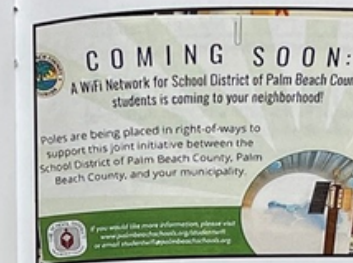


Coming Soon

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Digital Inclusion Initiative

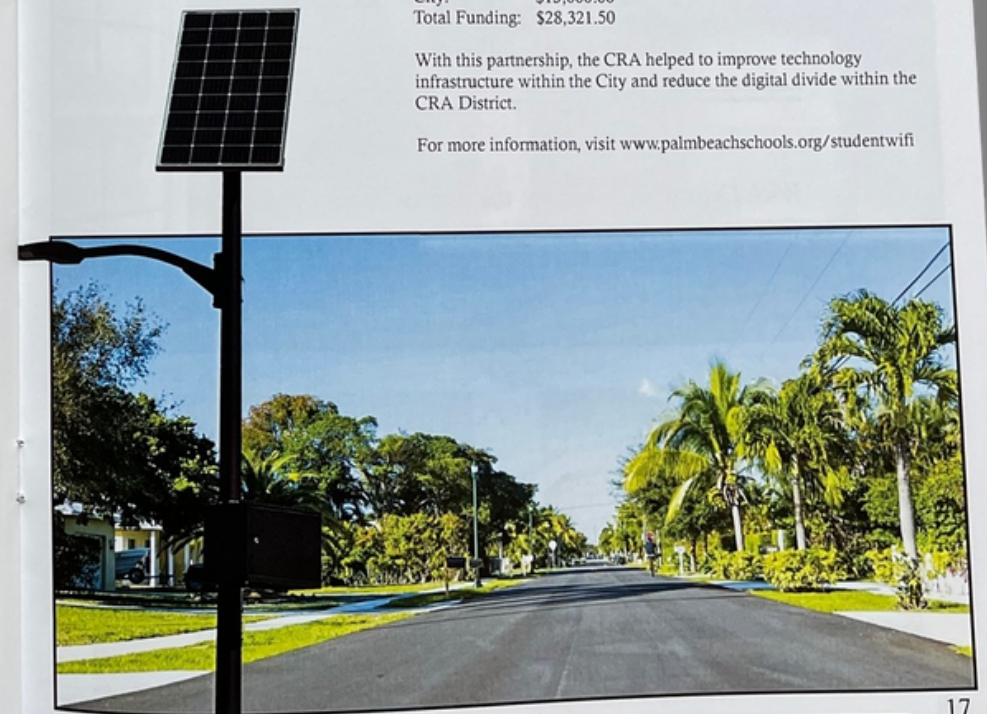


The Delray Beach CRA and the City of Delray Beach (City) partnered with the Palm Beach County School District (District) to participate in the Digital Inclusion Initiative (Initiative). This Initiative identifies households with students in the City that are located in a "Red Zone", meaning those households 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.

For more information, visit www.palmbeachschools.org/studentwifi



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www.delraycra.org

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.

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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.

For more information, visit www.delraycra.org/wellbrock-house-historic-designation/



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www.delraycra.org

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.

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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.

For more information, visit www.delraycra.org/snap/



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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

FY 2020-21

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

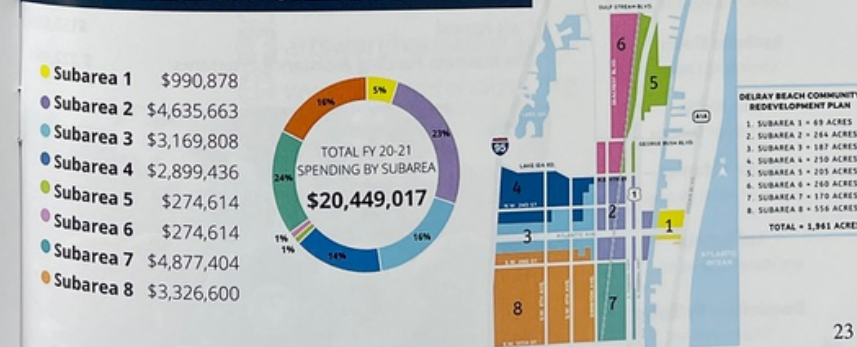
EXPENDITURES

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

PROJECT EXPENDITURES BY SUB AREA



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 Finance Manager	Ivan Cabrera Redevelopment Manager	Huseyin Badak Redevelopment Coordinator	Nikki Temple Finance Coordinator	Tracy Waterlander Executive Coordinator	Rob Massi Operations Assistant	Rachelle Eloizin Community Liaison	Lori Nolan GreenMarket Manager	Grace Gdaniec Arts Warehouse Manager	Lui Acosta Arts Warehouse Assistant	Dominique Pelissier Program Assistant
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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



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