



**DDA Mission:**

Stimulate, enhance, and sustain the economic vitality of Downtown Delray Beach and the quality of life enjoyed by locals and visitors.

**NOTICE OF THE DELRAY BEACH DOWNTOWN DEVELOPMENT AUTHORITY BOARD  
MAXIMUM MILLAGE MEETING**

**Monday, July 14, 2025 –5:01pm – 6:00pm**

**CITY HALL COMMISSION CHAMBERS  
100 NW 1st Ave, Delray Beach, FL 33444**

**AGENDA**

**Call to Order of the July 14, 2025 SPECIAL BOARD MEETING – DDA Chair**

**1: AGENDA APPROVAL**  
ADDITIONS OR DELETIONS

**ACTION**

**2: Public Comments– limited to 2 Minutes**

*For those speaking, provide name and address at check in and when speaking to the board.*

**3: NEW BUSINESS – Action**

**A. A Resolution to adopt the Proposed Maximum Millage Rate of the Delray Beach  
Downtown Development Authority for FY 2026.**

Summary:

A RESOLUTION ADOPTING THE PROPOSED MAXIMUM MILLAGE OF 1.0000 MILLS, WHICH THE DELRAY BEACH DOWNTOWN DEVELOPMENT AUTHORITY CAN ASSESS DURING THE NEXT ENSUING TAX YEAR; ESTABLISHING A TIME AND A PLACE FOR A PUBLIC HEARING TO CONSIDER SUCH PROPOSED MILLAGE AND THE TENTATIVE BUDGET; AND OTHERWISE DIRECTING THE TRANSMITTAL OF CERTAIN INFORMATION TO THE PALM BEACH COUNTY PROPERTY APPRAISER BY AUGUST 1, 2025; PROVIDING A SAVINGS CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

**Adjournment**

Notice is herewith given to all interested parties that if any person should decide to appeal any decision made at the forthcoming meeting for which this agenda constitutes notice, such person will need a record of the proceedings conducted at such meeting and for such purpose may need to ensure that a verbatim record of the proceedings is made, which record includes testimony and evidence upon which the appeal is to be based. The Delray Beach Downtown Development Authority will provide reasonable accommodations for disabled individuals requesting special assistance in order to attend or participate in this meeting; provided, however, that a request for such assistance must be made to the DDA (561) 243-1077 at least three (3) calendar days prior to the scheduled meeting.

**The Public is encouraged to attend in person.  
The DDA Meeting will be streamed Live via the**

<https://www.youtube.com/channel/UCc2j0JhnR8Hx0Hj13RhCJag/streams>

350 Southeast 1<sup>st</sup> Street, Delray Beach, FL 33483  
Tel: 561-243-1077



**DATE:** June 19, 2025  
**TO:** Mayor Carney, City Commissioners, City Manager Moore  
**FROM:** Laura Simon, Executive Director, Delray Beach DDA  
**CC:** DDA Board of Directors

**RE:** FY25/26 LEVY OF AD VALOREM TAX OF THE DELRAY BEACH DDA DISTRICT

**Background:**

*As per the State Statute House Bill 299, the DDA board is required to set the millage rate for the DDA district annually. Section 8. LEVY OF AD VALOREM TAX.—For the fiscal year of the Authority an ad valorem tax is levied annually for the purpose of financing the operation of the Authority on all property in the Downtown area that is subject to ad valorem taxation. The rate shall be no more than one mill on each dollar of tax base by written notice to the County tax collector at such time as he or she shall specify, may set a rate of less than one mill for the ensuing fiscal year.*

Palm Beach County Tax Appraisers office has provided the initial 2025 Estimated Taxable Value which is listed below showing a 11% increase over last year:

	<u>FY2024/25</u>	<u>FY2025/26</u>
Total Taxable Value of the DDA District:	<b>\$1,923,071,479</b>	<b>\$2,141,481,108</b>
Estimate of Net New Construction:	<b>\$ 26,053,950</b>	<b>\$ 94,024,324</b>

At the tentative millage levy of 1.000, this equates to the following: **\$2,034,407** for the FY25/26 budget, which is \$207,489 increase in revenue for the operating budget to be reinvested back into the DDA District. The Downtown Development Authority (DDA) meeting of July 14, 2025, the Board will seek to formally approve the tentative millage rate of 1.0000 to fund the operation of the DDA for fiscal year 2025-2026.

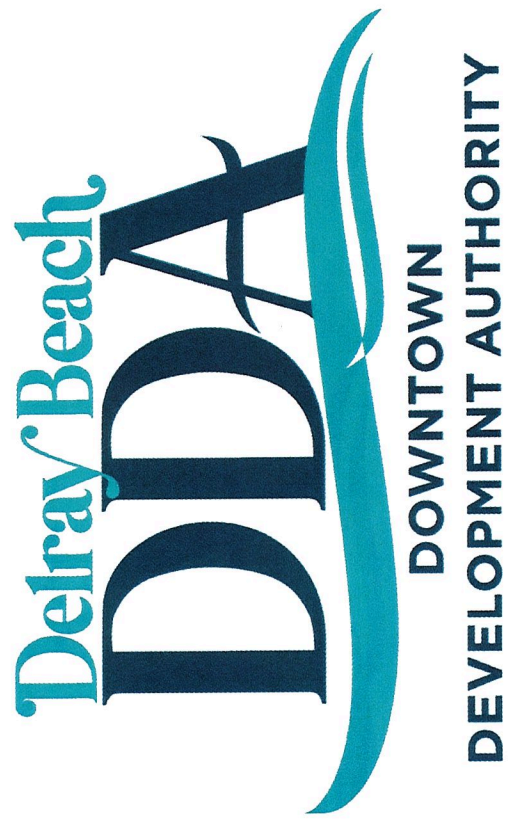
The DDA will hold budget workshops on June 24 and July 14 in preparation for the tentative and final millage and budget adoption at **two** public hearings in September. It is essential during this period that the DDA actively collaborates with its constituents and the city to ensure the development of a thoughtful and successful budget for **Fiscal Year 2025–2026**. In furtherance of this, the DDA has engaged with the City Manager's office to ensure a smooth process for the citizens, the City and the DDA.

**Summary:**

The DDA will collaborate and coordinate its millage and budget adoption responsibilities with the City Commission through the offices of the City Manager to fulfill our shared millage and budget requirements for the fiscal year 2025/2026.

Attached: Estimated Taxable Value 2025 from the Property Appraiser  
DDA to provide presentation at City Commission meeting

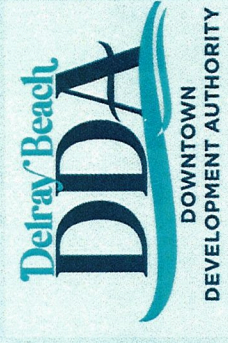




## FY25-26 Proposed Millage







# **DDA Vision & Mission**

## **Vision**

**The Delray Beach Downtown Development Authority is a model of credibility, professionalism and productivity generating valued outcomes.**

## **Mission**

**The DDA stimulates, enhances and sustains the economic vitality of Downtown Delray Beach and the quality of life enjoyed by locals and visitors.**





# DDA Millage

**The proposed millage rate of 1.0000 is recommended to fund the operation of the DDA for Fiscal Year 2025/2026.**

The 2025 Estimated Taxable Value for the DDA District showing an 11% increase over last year due to Net New Construction increase along with increase in the Downtown Value:

	<u>FY2024/25</u>	<u>FY2025/2026</u>
<b>Total Taxable Value of the DDA District:</b>	\$1,923,071,479	<b>\$2,145,242,312</b>
<b>Estimate of Net New Construction:</b>	\$ 26,053,950	<b>\$94,024,324</b>
<b>DDA Operating Budget:</b>	\$1,826,918	<b>\$2,037,980</b>

At the proposed operating millage rate of 1mills, the DDA will recognize \$2,037,980 in Ad Valorem operating revenue which 95% of the total is what is forecasted.



# DDA Millage

## **Summary:**

On June 26, 2025 the Palm Beach County Tax Collectors office, certified the preliminary value for Palm Beach County. In accordance with the Truth in Millage Act (TRIM) the DDA is required to provide the proposed Millage rate for FY25-26. The proposed millage rate set by the DDA is the maximum rate that can be levied for Fiscal Year 2026. The rate can be lowered at the Public Hearings.

## **PUBLIC HEARING DATES:**

- 1<sup>st</sup> Hearing: Monday, September 8, 2025 at 5:01pm
- Final Hearing: Friday, September 12, 2025 at 5:01pm

**Recommend Approval of the proposed millage rate: 1 Mill**

RESOLUTION NO. 2025-01

A RESOLUTION ADOPTING THE PROPOSED MAXIMUM MILLAGE OF 1.0000 MILLS, WHICH THE DELRAY BEACH DOWNTOWN DEVELOPMENT AUTHORITY CAN ASSESS DURING THE NEXT ENSUING TAX YEAR; ESTABLISHING A TIME AND A PLACE FOR A PUBLIC HEARING TO CONSIDER SUCH PROPOSED MILLAGE AND THE TENTATIVE BUDGET; AND OTHERWISE DIRECTING THE TRANSMITTAL OF CERTAIN INFORMATION TO THE PALM BEACH COUNTY PROPERTY APPRAISER BY AUGUST 1, 2025; PROVIDING A SAVINGS CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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WHEREAS, the Delray Beach Downtown Development Authority Act created a special taxing district known as the Delray Beach Downtown Development Authority; and

WHEREAS, there has been prepared a budget estimate of the revenue and expenditures for the Delray Beach Downtown Development Authority for the ensuing operating fiscal year beginning October 1, 2025 through September 30, 2026; which at this point constitutes the tentative budget for the Delray Beach Downtown Development Authority; and

WHEREAS, the Delray Beach Downtown Development Authority is required by laws of the State of Florida to advise the Property Appraiser of its proposed millage rate for the fiscal year beginning October 1, 2025 through September 30, 2026, its roll-back millage rate, and the date, time, and place at which a public hearing will be set to consider the proposed millage rate and the tentative budget, as same may be revised;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE DELRAY BEACH DOWNTOWN DEVELOPMENT AUTHORITY, THAT:

Section 1: The proposed maximum millage rate for the Delray Beach Downtown Development Authority for the operating fiscal year beginning October 1, 2025 through September 30, 2026 is herewith adopted at 1.0000 mills.

Section 2: The First Public Budget Hearing to consider the proposed millage rate and tentative budget will be held at 5:01 pm on Monday September 8, 2025, in the City of Delray Beach Commission Chambers.

Section 3: Delray Beach Downtown Development Authority Executive Director is directed to coordinate with the City of Delray Beach to forward the above information and the rolled-back millage rate calculation to the Property Appraisers office by August 1, 2025.

Section 4: Should any section, paragraph, sentence, clause, phrase or other part of this Resolution be declared by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of this Resolution as a whole or any portion or part thereof, other than the part so declared to be invalid.

Section 5: This Resolution shall take effect immediately upon passage by the Board of Directors of the Delray Beach Downtown Development Authority and signature by its Chairperson of the Board.

PASSED AND ADOPTED by the Board of Directors of the Delray  
Beach Downtown Development Authority on this 14<sup>th</sup> day of July, 2025.

SIGNED by the Chairperson of the Board of Directors of the Delray  
Beach Downtown Development Authority on this 14<sup>th</sup> day of July, 2025.

A handwritten signature in black ink, appearing to read 'Alan Costilo', written over a horizontal line.

Alan Costilo, Chair  
Board of Directors Delray Beach  
Downtown Development Authority

ATTEST:

A handwritten signature in blue ink, written over a horizontal line.  
Executive Director