

City of Delray Beach

COMMUNITY REDEVELOPMENT AGENCY
20 North Swinton Avenue - Delray Beach, FL 33444
Phone: (561) 276-8640 - Fax: (561) 276-8558
www.delraycra.org



CRA Meeting

Tuesday, September 30, 2025

4:00 PM

Regular Meeting at 4:00 PM

**Commission Chambers
Delray Beach City Hall**

Community Redevelopment Agency

CRA Board of Commissioners

*Chair Angela Burns
Vice-Chair Tom Markert
Deputy Vice-Chair Juli Casale
CRA Commissioner Thomas F. Carney, Jr.
CRA Commissioner Rob Long*

RULES FOR PUBLIC PARTICIPATION

PUBLIC COMMENT: Any citizen is entitled to speak on items under the Old or New Business sections at the time the items are heard by the CRA Board of Commissioners ("CRA Board"). Comments are limited to 3 minutes unless otherwise specified.

ADDRESSING THE CRA BOARD: Members of the public will be requested to complete a form or other document in order to inform the CRA Board of a desire to be heard. At the appropriate time, please step up to the lectern and state your name and address for the record. All comments must be addressed to the CRA Board as a body and not to individuals. Any person making disruptive, impertinent, or slanderous remarks or who becomes boisterous, while addressing the CRA Board and refuses to stop may be requested to leave by the meeting Chair. Any person who, at a Board meeting, willfully interrupts or disturbs the meeting in violation of Section 871.01, Fla. Stat., entitled "Disturbing Schools and Religious and Other Assemblies," is subject to arrest by those law enforcement officers present.

SIGN IN SHEET: Prior to the start of the CRA Board Meeting, individuals attending the meeting should sign in on the sheet located on the right side of the dais. The primary purpose of the sign-in sheet is to assist staff with record keeping.

APPELLATE PROCEDURES

Please be advised that if any person decides to appeal any decision made by the CRA Board with respect to any matter considered at this meeting, that person will need a record of the proceedings, and that, for such purpose, the person may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

1. Call to Order**2. Roll Call****3. Approval of Agenda****4. September PowerPoint Presentation (For Informational Purposes Only)****4A. SEPTEMBER POWERPOINT PRESENTATION**

Attachments: [September 30, 2025 - CRA Regular Board Meeting Presentation](#)

5. Staff Reports (For Informational Purposes Only)**5A. MONTHLY WORK PLAN REPORT**

Attachments: [Monthly Work Plan Report - September 2025](#)

5B. ARTS WAREHOUSE REPORT

Attachments: [Arts Warehouse Report - September 2025](#)

5C. FUNDING ASSISTANCE AND COMMUNITY OUTREACH REPORT

Attachments: [Funding Assistance and Community Outreach Report - September 2025](#)

5D. PROPERTY MANAGEMENT REPORT

Attachments: [Property Management Report - September 2025](#)

5E. DISSEMINATION OF REDEVELOPMENT INFORMATION REPORT

Attachments: [Dissemination of Redevelopment Information Report - September 2025](#)

6. Public Comments on Agenda & Non-Agenda Items**7. Consent Agenda****7A. REGULAR BOARD MEETING MINUTES**

Attachments: [August 28, 2025 - CRA Regular Board Meeting Minutes](#)

7B. CRA FINANCIAL REPORT - AUGUST 2025

Recommendation:

Receive and File.

Attachments: [Agenda Cover Report](#)
 [Exhibit A – August 2025 Financial Statements](#)

7C. INTERLOCAL AGREEMENT BETWEEN THE CRA AND THE CITY OF DELRAY BEACH - FOR NEIGHBORHOOD PLANNING SERVICES STUDY ASSOCIATED WITH ACCESSORY DWELLING UNITS & INFILL HOUSING STUDY

Recommendation:

Approve the Interlocal Agreement between the CRA and City for the CRA to provide funding for planning services associated with the Accessory Dwelling Units & Infill Housing Study in substantially the attached form.

Attachments:

[Agenda Cover Report](#)

[Exhibit A - Interlocal Agreement for ADU Study](#)

7D. PROJECT CONSULTANCY & DESIGN SERVICES FUNDING ASSISTANCE APPLICATION - FLEUR ROUGE PREVENTIVE CARE GROUP, INC. (20 NW 6TH AVENUE)

Recommendation:

Approve a Project Consultancy & Design Services Funding Assistance Agreement (Level 2 Design Services) with Fleur Rouge Preventive Care Group, Inc. for the proposed improvement project located within the building located at 20 NW 6th Avenue, for an amount not to exceed \$11,500 and authorize the CRA Board Chair to execute all related documents for said purpose.

Attachments:

[Agenda Cover Report](#)

[Exhibit A - Location Map](#)

[Exhibit B - Photos of Existing Conditions](#)

[Exhibit C - Funding Assistance Detail Sheet](#)

[Exhibit D - Application Form](#)

[Exhibit E - Project Consultancy & Design Services Program Guidelines](#)

[Exhibit F- Funding Agreement](#)

7E. PROJECT CONSULTANCY & DESIGN SERVICES FUNDING ASSISTANCE APPLICATION - SUN UP SKIN, LLC (98 NW 5th AVENUE, SUITE 104)

Recommendation:

Approve a Project Consultancy & Design Services Funding Assistance Agreement (Level 2 Design Services) with Sun Up Skin, LLC for the proposed improvement project located within the Edmonds Baine Building located at 98 NW 5th Avenue, Suite 104, for an amount not to exceed \$7,000 and authorize the CRA Board Chair to execute all related documents for said purpose.

Attachments:

[Agenda Cover Report](#)

[Exhibit A - Location Map](#)

[Exhibit B - Photos of Existing Conditions](#)

[Exhibit C - Funding Assistance Detail Sheet](#)

[Exhibit D - Application Form](#)

[Exhibit E - Project Consultancy & Design Services Program Guidelines](#)

[Exhibit F- Funding Agreement](#)

7F. RETROACTIVE APPROVAL TO APPLY FOR FISCAL YEAR 2025-2026 SOLID WASTE AUTHORITY OF PALM BEACH COUNTY BLIGHTED AND DISTRESSED PROPERTY CLEAN-UP GRANT

Recommendation:

Retroactive approval of the CRA's application to the Solid Waste Authority of Palm Beach County for its annual Blighted and Distressed Property Clean-Up Grant.

Attachments:

[Agenda Cover Report](#)

[Exhibit A - Location Map and Photos](#)

[Exhibit B - 2026 SWA Grant Application](#)

7G. APPROVE WORK ASSIGNMENT WITH AGTLAND, P.A. FOR LANDSCAPE ARCHITECTURAL SERVICES AT 135 NW 5TH AVENUE

Recommendation:

Approve the Work Assignment for Landscape Architect Services with AGTLAND, P.A., for the property located at 135 NW 5th Avenue.

Attachments:

[Agenda Cover Report](#)

[Exhibit A - Location Map & Photos](#)

[Exhibit B - Continuing Consulting Services Agreement with AGTLAND, P.A.](#)

[Exhibit C - Work Assignment](#)

[Exhibit D - AGTLand P.A. Proposal](#)

7H. FIRST AMENDMENT TO THE CONSTRUCTION AGREEMENT BETWEEN THE DELRAY BEACH COMMUNITY REDEVELOPMENT AGENCY AND PERSONS SERVICES CORP.

Recommendation:

Approve the First Amendment to the Agreement between the Delray Beach Community Redevelopment Agency (CRA) and Persons Services Corp. for the construction of exterior improvements for the CRA-owned commercial building located at 102 NW 5th Avenue in an amount not to exceed \$6,518.40 and authorize the CRA Board Chair to execute all related documents for said purpose.

Attachments:

[Agenda Cover Report](#)

[Exhibit A - Location Map & Photos](#)

[Exhibit B - Construction Agreement with Persons Services Corp.](#)

[Exhibit C - Change Order Requests](#)

[Exhibit D - First Amendment to Construction Agreement](#)

7I. APPROVAL OF EIGHTH AMENDMENT TO THE CONSULTING WORK ASSIGNMENT WITH SONG + ASSOCIATES, INC. FOR DESIGN, CONSULTING, AND CONSTRUCTION ADMINISTRATION SERVICES FOR 95 SW 5TH AVENUE

Recommendation:

Approve the Eight Amendment to the Consulting Work Assignment with Song + Associates, Inc. for 95 SW 5th Avenue and authorize the CRA Board Chair to execute all related documents for said purpose.

Attachments:

[Agenda Cover Report](#)

[Exhibit A - Original Work Assignment and Amendments](#)

[Exhibit B- Eighth Amendment Song and Associates](#)

[Exhibit C - Additional Service Proposal](#)

7J. SIXTH AMENDMENT TO EMPLOYMENT AGREEMENT FOR THE EXECUTIVE DIRECTOR

Recommendation:

Approve the Sixth Amendment to the Employment Agreement for the Executive Director.

Attachments:

[Agenda Cover Report](#)

[Sixth Amendment to Employment Agreement ED 8.2025 4917-0832-6756 v.1](#)

7K. RESOLUTION 2025-13 APPROVE A PURCHASE AND SALE AGREEMENT WITH DELRAY COMMUNITY MISSIONARY BAPTIST CHURCH INC. FOR THE PURCHASE OF A PORTION OF THE PROPERTY LOCATED AT 94 SW 5TH AVENUE

Recommendation:

1. Approve a Purchase and Sale Agreement with Delray Community Missionary Baptist Church Inc. for the purchase of a portion of the property located at 94 SW 5th Avenue for a purchase price of \$265,000, in a form acceptable to CRA Legal Counsel;

AND

2. Authorize the CRA Board Chair to execute the Purchase and Sale Agreement, and any related documents, in a form legally acceptable to the CRA Legal Counsel.

Attachments:

[Agenda Cover Report](#)

[Exhibit A - Location Map](#)

[Exhibit B - Purchase and Sale Agreement](#)

[Exhibit C - Resolution 2025-13](#)

8. Old Business

8A. UPDATE AND NOTICE OF INTENT TO LEASE FOR ONE (1) FIRST FLOOR TENANT BAY - 98 NW 5TH AVENUE, EDMONDS BAINE BUILDING

Recommendation:

Provide direction on issuing the Notice of Intent to Lease, in substantially the same form as attached as Exhibit B, one (1) first-floor tenant bay at the CRA-owned property at 98 NW 5th Avenue.

Attachments:

[Agenda Cover Report](#)

[Exhibit A - Manual for Notice of Intent to Lease for Tenants](#)

[Exhibit B - Tenant Application Form](#)

[Exhibit C - Excerpt CRA Community Redevelopment Plan Project](#)

9. New Business

9A. REQUEST FROM CONCOURS D'ELEGANCE REGARDING THE 30TH SEASON OF THE DELRAY BEACH GREENMARKET - APRIL 18, 2026

Recommendation:

Board direction.

Attachments:

[Agenda Cover Report](#)

[Exhibit A - Approval Letter and GreenMarket 2025-2026 Application](#)

[Exhibit B - July 16, 2025 - Concours Public Comment Handout](#)

[Exhibit C - RE April 18th follow up](#)

[Exhibit D - August 28, 2025 - Concours Public Comment Handout](#)

[Exhibit E - Emails with Alternatives from Concours](#)

9B. RESOLUTION NO. 2025-14 - ADOPTION OF DELRAY BEACH COMMUNITY REDEVELOPMENT AGENCY FISCAL YEAR 2025 - 2026 BUDGET

Recommendation:

Approve CRA Resolution No. 2025-14 adopting Delray Beach Community Redevelopment Agency Fiscal Year 2025-2026 Budget.

Attachments:

[Agenda Cover Report](#)

[Exhibit A - Resolution 2025-14](#)

[Exhibit B - Delray Beach CRA Work Plan and Budget 25-26](#)

9C. APPROVAL OF THE GOALS & OBJECTIVES ANALYSIS ESTABLISHING GOALS, OBJECTIVES, AND PERFORMANCE MEASURES AND STANDARDS FOR PROGRAMS AND ACTIVITIES UNDERTAKEN BY THE DELRAY BEACH COMMUNITY REDEVELOPMENT AGENCY DURING FISCAL YEAR 2025-2026 TO COMPLY WITH THE FLORIDA STATUTE § 189.0694

Recommendation:

Approve the Goals & Objectives Analysis establishing goals, objectives, and performance measures and standards for programs and activities undertaken by the Delray Beach Community Redevelopment Agency during Fiscal Year to comply with the Florida Statute § 189.0694

Attachments:

[Agenda Cover Report](#)

[Exhibit A - Goals and Objectives Analysis for Fiscal Year 2025-2026](#)

9D. DELRAY BEACH COMMUNITY REDEVELOPMENT AGENCY REDEVELOPMENT ADVISORY COMMITTEE FOLLOW UP

Recommendation:

Follow up discussion concerning modifying Article 3 of the Redevelopment Advisory Committee Resolution on committee member terms.

Attachments:

[Agenda Cover Report](#)

[Exhibit A - Current RAC Terms](#)

[Exhibit B - Proposed Resolution 2025-15](#)

9E. UPDATE ON THE WEST ATLANTIC MASTER PLAN/THE SET TRANSFORMATION PLAN AMENDMENT

Recommendation:

Update on the West Atlantic Master Plan/The Set Transformation Plan Amendment.

Attachments:

[Agenda Cover Report](#)

[Exhibit A - October 29, 2024 CRA Workshop Presentation](#)

[Exhibit B - May 28, 2025 Public Outreach Meeting](#)

[Exhibit C - August 18, 2025 Public Outreach Meeting Summary](#)

9F. DEVELOPMENT OF SW 600 - 800 BLOCKS OF WEST ATLANTIC AVENUE

Attachments:

[Agenda Cover Report](#)

[Exhibit A - Location Map](#)

[Exhibit B - West Atlantic Avenue Sketches](#)

[Exhibit C - West Atlantic Avenue Analyses](#)

[Exhibit D - 2018 Request for Proposals](#)

[Exhibit E – DRAFT 2025 RFP for SW 600 Block of West Atlantic Avenue](#)

[Exhibit F - Land Value Investment Program Guidelines](#)

[Exhibit G - Development Infrastructure Assistance Program Guidelines](#)

10. Other Business

A. Comments by Executive Director

B. Comments by Board Attorney

C. Comments by Commissioners

11. Adjournment