



## Cover Memorandum/Staff Report

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**File #:** 25-071 CRA

**Agenda Date:** 4/30/2025

**Item #:** 9C.

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**TO:** CRA Board of Commissioners  
**FROM:** Christine Tibbs, Assistant Director  
**THROUGH:** Renée A. Jadusingh, Executive Director  
**DATE:** April 30, 2025

**FIRST AMENDMENT TO THE INTERLOCAL AGREEMENT BETWEEN THE CITY OF DELRAY BEACH AND DELRAY BEACH COMMUNITY REDEVELOPMENT AGENCY FOR FUNDING CONSTRUCTION/PROFESSIONAL SERVICES - FISCAL YEAR 2024-2025**

### **Recommended Action:**

Discuss and provide direction as to a First Amendment to the Interlocal Agreement ("ILA") between the City of Delray Beach ("City") and Delray Beach Community Redevelopment Agency ("CRA") for funding for Construction/Professional Services within the CRA District for Fiscal Year 2024-2025, in substantially the attached form.

### **Background:**

The implementation of many of the projects contained in the Community Redevelopment Plan, particularly the public infrastructure projects resulting from the adopted Neighborhood and Redevelopment Plans, require a joint City/CRA effort. The typical arrangement involves the CRA funding all or a portion of the project, and the City's staff overseeing the bidding and construction processes. Each year the City and CRA enter into an interlocal agreement to formalize the CRA's commitment to fund the specific projects.

On November 18, 2024, the CRA Board approved the Projects for this Fiscal Year 2024-2025. At this time, CRA staff would like to provide additional information for one approved project and request that two projects be added to the Projects list as part of the First Amendment to the Fiscal Year 2024-2025 ILA with the City for Construction/Professional Services.

### **Implementation of Old School Square Master Plan and Improvements to Crest Theatre**

Prior to the approval of the CRA Budget and Workplan, the CRA receives funding requests from the City. For Fiscal Year 2024-2025, the CRA initially received a funding request of \$500,000 for improvements to the Old School Square Campus (OSS Campus).

The approved Fiscal Year 2024-2025 CRA Budget and Workplan included that request and in turn, allocated \$500,000 towards improvements to the OSS Campus that implement the Old School Square Master Plan that was approved by the City on November 20, 2017.

However, it was later understood that in an updated City funding request to the CRA, the City had revised their request so that the \$500,000 would go towards the renovation of Crest Theatre instead of improvements to the OSS Campus. The City's Fiscal Year 2024-2025 Budget currently has the CRA funding earmarked for improvements to Crest Theatre.

At this time, there is a difference in the projects for which the \$500,000 of CRA funds is allocated in the Fiscal Year 2024-2025 Budgets for the CRA and the City. CRA staff and City staff have discussed the issue, and have determined that the CRA budgeted funds for the implementation of the Old School Square Master Plan at OSS Campus would remain as-is allocated within the CRA's approved Fiscal Year 2024-2025 Budget, and at this time, the City is requesting an additional \$500,000 from the CRA for improvements to the Crest Theatre.

#### Implementation of Old School Square Master Plan

OSS Master Plan Proposed Site Plan  
Approved by City on November 20, 2017



The \$500,000 allocated within CRA's Fiscal Year 2024-2025 Budget for the OSS Campus would go towards implementing portions of the improvements to the OSS Campus contemplated within the approved Old School Square Master Plan.

To that end, CRA staff has met with City staff to discuss the current and future needs of the OSS Campus, and potential improvements to determine which would best meet those current and future needs, while taking into account the most effective use of the current budgeted CRA funds, and have determined that the funds should go towards:

- 1) the purchase and installation of turf block pavers along the NE 1<sup>st</sup> Avenue section of OSS Campus grounds that is currently sodded; and
- 2) updates to the electrical system that services the OSS Campus grounds.

These improvements would resolve current issues experienced throughout the year with the sod and electrical system, and would provide a better experience for all current and future users of the OSS Campus as more events and programming take place on the grounds. Furthermore, Project 2.3 in the CRA's Community Redevelopment Plan emphasizes the importance of creating strong pedestrian linkages between the OSS Campus and downtown Delray Beach. Additionally, Project 2.3, includes the CRA as a funding source, along with the City, for future improvements to the OSS Campus.

At this time, CRA staff is seeking input and direction in utilizing the allocated \$500,000 of CRA funds for:

- 1) the purchase and installation of turf block pavers along the NE 1<sup>st</sup> Avenue section of OSS Campus grounds that is currently sodded; and
- 2) updates to the electrical system that services the OSS Campus grounds.

#### Improvements to Crest Theatre

The City of Delray Beach is currently in the process of renovating and modernizing the interior of Crest Theatre. The planned renovations include updates and modernization to the auditorium, stage, backstage areas, dressing rooms, bathrooms, corridors, balcony, lighting/sound and their associated control rooms, follow spot booth, and all other adjacent areas as necessary.

At this time the City has estimated that the entirety of the project will cost about \$5.5 million, and the City is requesting \$500,000 of CRA funds to go towards accomplishing the planned improvements to Crest Theatre.

A Request for Qualifications (RFQ) for the architectural/engineering design & construction administration portion of the project was issued by the City in January 2025 and is currently progressing through the procurement phase. The City's RFQ for Crest Theatre stated that the CRA would be the funding source for the renovations and improvements. The Redevelopment Strategy contained in the CRA's Community Redevelopment Plan for Sub-Area #2 supports the restoration and preservation of historic structures in the Old School Square Historic Arts District, however, the CRA has not yet considered such a request.

At this time, CRA staff is seeking input and direction in allocating \$500,000 of CRA funds for improvements to Crest Theatre.

#### **Removal of Roundabout at SW 8<sup>th</sup> Avenue and SW 2<sup>nd</sup> Street**

The City of Delray Beach is currently working with a consultant to develop a design plan for the removal of the roundabout on SW 8<sup>th</sup> Avenue and SW 2<sup>nd</sup> Street and installation of a raised intersection. This project will complement a larger City infrastructure improvement project along SW 8<sup>th</sup> Avenue between SW 4<sup>th</sup> Street and SW 10<sup>th</sup> Street that is planned for completion in Fiscal Year 2026. At this time, the City is requesting \$31,000 for the engineering design and \$180,000 for the construction related to the removal of the roundabout and installation of the raised intersection at SW 8<sup>th</sup> Avenue and SW 2<sup>nd</sup> Street, for a total request of \$211,000.

At this time, CRA staff is seeking input and direction in allocating \$211,000 of CRA funds for the removal of the roundabout at SW 8<sup>th</sup> Avenue and SW 2<sup>nd</sup> Street for the installation of a raised intersection.

#### **CRA Board Action**

In summary, CRA staff is seeking input and direction from the CRA Board as to:

- 1) the improvements to the OSS Campus that implement the Old School Square Master Plan utilizing the \$500,000 allocated within the CRA's Fiscal Year 2024-2025 Budget; and
- 2) the funding requests from the City as stated below:

City Funding Requests for Fiscal Year 2024-2025 Projects			
CRA GL#	City Project #	Project Name	CRA Funding
5203	TBD	Improvements to Crest Theatre	\$500,000
5367	TBD	Removal of Roundabout at SW 8 <sup>th</sup> Ave and SW 2 <sup>nd</sup> ST	\$211,000

Funds will be transferred to the City at the time that a contract is awarded, or service authorization (consultant agreement) is approved for each project.

Attachments: Exhibit A - ILA for FY 2024-2025 for Funding Construction/Professional Services - FY 2024-2025; Exhibit B - First Amendment to ILA for FY 2024-2025 for Funding Construction/Professional Services - FY 2024-2025; Exhibit C - City Funding Requests - Crest Theatre and SW 8<sup>th</sup> Ave & SW 2<sup>nd</sup> Street

**CRA Attorney Review:**

The CRA Attorney has prepared the attached Interlocal Agreement as to form and determined it to be acceptable, in substantially the attached form.

**Funding Source/Financial Impact:**

Funding has been allocated in General Ledger #'s identified above in the FY 2024-2025 CRA Budget.

**Overall need within the Community Redevelopment Area from Delray Beach CRA****Redevelopment Plan:**

Removal of Slum And Blight

Land Use

Economic Development

Affordable Housing

Downtown Housing

**Infrastructure**

Recreation and Cultural Facilities