



Cover Memorandum/Staff Report

File #: 25-186 CRA

Agenda Date: 10/28/2025

Item #: 7E.

TO: CRA Board of Commissioners
FROM: Christine Tibbs, Assistant Director
THROUGH: Renée A. Jadusingh, Esq., Executive Director
DATE: October 28, 2025

APPROVAL TO APPLY FOR THE FISCAL YEAR 2025-2026 SOLID WASTE AUTHORITY OF PALM BEACH COUNTY BLIGHTED AND DISTRESSED PROPERTY CLEAN-UP GRANT - 101 NW 10th AVENUE

Recommended Action:

Approval to apply for the Solid Waste Authority of Palm Beach County for its annual Blighted and Distressed Property Clean-Up Grant for the clean-up of the property located at 101 NW 10th Avenue.

Background:

On August 28, 2025, the CRA Board approved a Purchase and Sale Agreement for the property located at 101 NW 10th Avenue. The Property is located within the Northwest Neighborhood (CRA Sub-Area #4) and is a R-1-A Single Family Residential vacant lot that is approximately 8,712 sq. ft. The CRA is currently scheduled to close on the Property on November 14, 2025.

On October 9, 2025, the Solid Waste Authority (SWA) of Palm Beach County's Blighted and Distressed Property Clean-up and Beautification Grant Application (Grant) re-opened for a second round of applications with a due date of November 10, 2025. The primary goal of the SWA Grant is to assist in the cleanup of distressed, blighted or otherwise impacted properties and to maintain safe, habitable and viable neighborhoods. Additionally, the SWA is allowing Grant applications to include properties that are in the process of being purchased by a governmental entity.

The CRA's Grant application will request funds to address activities related to demolishing the remaining dilapidated and unsafe structures at 101 NW 10th Avenue for future redevelopment of affordable and/or workforce housing, the removal of demolition products, rubble and other debris, and completing the necessary post-demolition activities, including significant grading of the lot, sodding, and fencing.

The demolition and clean-up project aligns with the objectives of the SWA Grant in that it will improve the quality of life and provide a safer, healthier and more aesthetically pleasing built environment for the residents of the City of Delray Beach. Additionally, it will also aid in increasing the affordable and/or workforce housing stock. If awarded, the CRA would receive SWA grant funds on a reimbursement basis to perform the demolition and post-demolition activities. The CRA has previously been awarded SWA Grant funds for various projects, including \$80,000 for the demolition of the dilapidated warehouse structure at 235 SW 2nd Avenue, for which the CRA Board recently approved the submission of a grant application in September 2025.

CRA Staff is planning on submitting this second application for the 2025-2026 SWA Grant by the SWA's deadline of November 10, 2025. At this time, CRA Staff is requesting the CRA Board provide approval to apply for the 2025-2026 Solid Waste Authority of Palm Beach County for Blighted and Distressed Property Clean-Up Grant for the clean-up of the Property located at 101 NW 10th Avenue, that which the CRA is currently scheduled to close on November 14, 2025.

Attachments: Exhibit A - Location Map and Photos

CRA Attorney Review:

N/A

Finance Review:

N/A

Funding Source/Financial Impact:

N/A

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