

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

Thursday, August 27, 2026

4:00 PM

Regular Meeting at 4:00 PM

Commission Chambers Delray Beach City Hall or Live Stream:
<https://www.youtube.com/@cityofdelraybeachfl/streams>

Community Redevelopment Agency

CRA Board of Commissioners

Chair Juli Casale

Vice-Chair Judy Mollica

Deputy Vice-Chair Tom Markert

CRA Commissioner Angela Burns

CRA Commissioner Thomas F. Carney, Jr.

RULES FOR PUBLIC PARTICIPATION

PUBLIC COMMENT DURING CRA BOARD MEETINGS

PUBLIC COMMENT: CRA Board meetings are business meetings and the right to limit discussion rests with the CRA Board of Commissioners ("CRA Board"). Generally, remarks by an individual will be limited to three (3) minutes or less unless otherwise specified. The Chair or upon consensus of the CRA Board has discretion to adjust the amount of time allocated.

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. If you are not able to do so prior to the start of the meeting, you may still address the CRA Board. The primary purpose of the sign-in sheet is to assist staff with record keeping. Therefore, when you come up to the to speak, please complete the sign-in sheet if you have not already done so.

ADDRESSING THE CRA BOARD: At the appropriate time, please step up to the lectern and state your name and zip code 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.

PUBLIC COMMENT PHONE SUBMISSIONS

Public comments can be made either in person during the public comments portion of the meeting or accepted via voicemail message. Any member of the public wishing to comment by phone may submit their comments by dialing 561-243-7557 and leaving a voicemail message that will be played during the CRA Board meeting and made a part of the public record:

1. State your full name
2. State your zip code
3. Leave a comment no longer than three (3) minutes

Public comments via voicemail message will be accepted until 3:00 p.m. on the day of the meeting.

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. The CRA neither provides nor prepares such record.

ACCESS ACCOMMODATIONS

Those wishing to access the public meeting virtually by means of communications media may do so by visiting our website at www.delraycra.org, where the meeting will be livestreamed for the public through the home page.

If any member of the public requires additional information about making public comments, please contact:

Delray Beach Community Redevelopment Agency
20 N. Swinton Avenue
Delray Beach, FL 33444
561-276-8640

IN ACCORDANCE WITH THE AMERICAN DISABILITIES ACT, ANY PERSON WITH A DISABILITY REQUIRING REASONABLE ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS MEETING SHOULD CALL THE CRA AT 561-276-8640 AT LEAST 48 HOURS PRIOR TO THE MEETING.

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

Attachments: [August 27, 2026 - CRA Regular Board Meeting Presentation](#)

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

Attachments: [Exhibit A - Monthly Report - August 2026](#)

5B. ARTS WAREHOUSE REPORT

Attachments: [Exhibit B - AW Report - August 2026](#)

5C. FUNDING ASSISTANCE REPORT

Attachments: [Exhibit C - Funding & Community Engagement Update - August 2026](#)

5D. PROPERTY MANAGEMENT REPORT

Attachments: [Exhibit D - Monthly PM Report - August 2026](#)

5E. DISSEMINATION OF INFORMATION REPORT

Attachments: [Exhibit E - Dissemination of Information Report - August 2026](#)

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

Attachments: [July 23, 2026 - CRA Regular Board Meeting Minutes](#)

7B. CRA FINANCIAL REPORT - JULY 2026

Attachments: [Agenda Cover Report](#)
 [Exhibit A - Financial Statements July 2026](#)

7C. DELRAY BEACH COMMUNITY REDEVELOPMENT AGENCY BUDGET AMENDMENT NO. 2, FISCAL YEAR 2025-2026

Attachments: [Agenda Cover Report](#)
 [Exhibit A - Resolution No. 2026-09](#)
 [Exhibit B - FY 2025-2026 Budget Amendment No. 2](#)

7D. INTERLOCAL AGREEMENT BETWEEN THE DELRAY BEACH COMMUNITY REDEVELOPMENT AGENCY AND THE CITY OF DELRAY BEACH – FOR LITTER PREVENTION SERVICES

7E. RESOLUTION 2026-10 -APPROVAL OF A FIRST AMENDMENT TO THE PURCHASE AND SALE AGREEMENT FOR A CRA-OWNED VACANT LOT LOCATED AT 260 NW 9TH AVENUE, FOR THE DEVELOPMENT OF AFFORDABLE/WORKFORCE HOUSING BETWEEN THE DELRAY BEACH COMMUNITY REDEVELOPMENT AGENCY AND HABITAT FOR HUMANITY OF GREATER PALM BEACH COUNTY, INC.

Attachments: [Agenda Cover Report](#)
 [Exhibit A - Location Map](#)
 [Exhibit B – Resolution 2026-10 and First Amendment to Purchase and Sale Agr](#)
 [Exhibit C – Purchase and Sale Agreement](#)
 [Exhibit D – Correspondence from Habitat Requesting Extension](#)

7F. AWARD REQUEST FOR PROPOSALS CRA NO. 2026-01 - FOR THE DISPOSITION OF THREE CRA-OWNED VACANT LOTS LOCATED AT 630, 704, & 708 SW 4th STREET, FOR THE DEVELOPMENT OF AFFORDABLE /WORKFORCE HOUSING TO DELRAY BEACH COMMUNITY LAND TRUST, INC.

Attachments: [Agenda Cover Report](#)
 [Exhibit A - Location Map](#)
 [Exhibit B - RFP CRA No. 2026-01 and Addenda](#)
 [Exhibit C – Delray Beach Community Land Trust, Inc. Proposal](#)
 [Exhibit D - Evaluation Committee Composite Scores](#)
 [Exhibit E – Delray Beach Community Land Trust, Inc., Letter](#)

- 7G.** APPROVAL OF A WORK ASSIGNMENT FOR ARCHITECTURAL SERVICES WITH THE TAMARA PEACOCK COMPANY ARCHITECTS OF FLORIDA, INC. DBA PEACOCK ARCHITECTS, FOR SITE PLAN MODIFICATION, MAJOR PLAT APPLICATION, AND DEVELOPMENT OF ARCHITECTURAL DESIGN AND CONSTRUCTION DOCUMENTS FOR THE CRA-OWNED PROPERTY LOCATED AT THE CORNER OF ROOSEVELT AVENUE AND LAKE IDA ROAD IN AN AMOUNT NOT TO EXCEED \$243,500.

Attachments: [Agenda Cover Report](#)
[Exhibit A - Location Map](#)
[Exhibit B – Continuing Consulting Services Agreement with Peacock Architects](#)
[Exhibit C - Peacock Architects Proposal](#)
[Exhibit D – Work Assignment – Peacock Architects – Roosevelt Avenue Afforda](#)

- 7H.** APPROVAL OF A WORK ASSIGNMENT FOR ARCHITECTURAL SERVICES WITH CPZ ARCHITECTS, INC. FOR CONSTRUCTION DOCUMENTS FOR THE INTERIOR BUILDOUT OF THE CRA-OWNED COMMERCIAL BUILDING AT 95 SW 5TH AVENUE IN AN AMOUNT NOT TO EXCEED \$86,270.

Attachments: [Agenda Cover Report](#)
[Exhibit A - Location Map](#)
[Exhibit B – Continuing Consulting Services Agreement with CPZ Architects, Inc.](#)
[Exhibit C - CPZ Architects Proposal](#)
[Exhibit D – Work Assignment – CPZ Architects – 95 SW 5th Avenue Interior Imr](#)

- 7I.** APPROVAL OF AN INDEPENDENT CONTRACTOR AGREEMENT WITH SONATA KAZIMIERAITIENE (MANOTILES, LLC), AND SYMPHONII SMITH-KENNEDY FOR THE EXTERIOR MURAL FOR THE CRA-OWNED BUILDING LOCATED AT 95 SW 5th AVENUE, IN AN AMOUNT NOT TO EXCEED \$50,216

Attachments: [Agenda Cover Report](#)
[Exhibit A - Location Map & Photos](#)
[Exhibit B - Renderings of Approve Design](#)
[Exhibit C - Call to Artists](#)
[Exhibit D - Sonata Kazimieraitiene and Symphonii Smith-Kennedy Artist Applica](#)
[Exhibit E - Independent Contractor Agreement](#)

8. Old Business

- 8A.** DISCUSSION - UPDATE ON THE DELRAY BEACH COMMUNITY REDEVELOPMENT AGENCY BUDGET PRESENTATION FOR FISCAL YEAR 2026-2027

Attachments: [Agenda Cover Report](#)
[Exhibit A - Preliminary FY 2026-2027 Budget](#)

9. New Business

- 9A.** AUTHORIZATION TO CREATE AND ESTABLISH A HOMEOWNERS OR CONDOMINIUM ASSOCIATION FOR THE NORTHWEST 600 BLOCK OF WEST ATLANTIC AVENUE AFFORDABLE/WORKFORCE TOWNHOMES WITH ACCESSORY DWELLING UNITS

Attachments: [Agenda Cover Report](#)
 [Exhibit A - Location Map](#)
 [Exhibit B - NW 600 Block Townhomes Design](#)

- 9B.** A RESOLUTION OF THE DELRAY BEACH COMMUNITY REDEVELOPMENT AGENCY TO OBSERVE FLORIDA REDEVELOPMENT WEEK

Attachments: [Agenda Cover Report](#)
 [Exhibit A - Resolution 2026-11 Redvelopment Week](#)

- 9C.** CRA EXECUTIVE DIRECTOR ANNUAL REVIEW

Attachments: [Agenda Cover Report](#)

10. Redevelopment Advisory Committee (RAC)

- 10A.** DELRAY BEACH COMMUNITY REDEVELOPMENT AGENCY REDEVELOPMENT ADVISORY COMMITTEE

Attachments: [Agenda Cover Report](#)
 [Exhibit A – RAC Reports Fiscal Year 2025-2026](#)

11. Other Business

- A. Comments by Executive Director
- B. Comments by Board Attorney
- C. Comments by Commissioners

11. Adjournment