

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, February 25, 2025

Regular Meeting at 4:00 PM

Commission Chambers
Delray Beach City Hall

Or livestream: [https://www.youtube.com/
@cityofdelraybeachfl](https://www.youtube.com/@cityofdelraybeachfl)

Community Redevelopment Agency

CRA Board of Commissioners

*Chair Tom Carney
Vice-Chair Angela Burns
CRA Commissioner Juli Casale
CRA Commissioner Rob Long
CRA Commissioner Tom Markert*

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.

PUBLIC COMMENT 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 publicly on any matter, including public comment or public hearing items, 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 address
3. Leave a comment no longer than 3 minutes

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

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 Ave.
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. February PowerPoint Presentation (For Informational Purposes Only)****4A. FEBRUARY POWERPOINT PRESENTATION**

Attachments: [February 25, 2025 - CRA Regular Board Meeting Presentation](#)

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

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

5B. ARTS WAREHOUSE REPORT

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

5C. FUNDING ASSISTANCE AND COMMUNITY OUTREACH REPORT

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

5D. PROPERTY MANAGEMENT REPORT

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

5E. DISSEMINATION OF REDEVELOPMENT INFORMATION REPORT

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

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

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

7B. CRA FINANCIAL REPORT - JANUARY 2025

Recommendation: Receive and File.

Attachments: [Agenda Cover Report](#)
[Exhibit A - January 2025 Financial Statements](#)

7C. RATIFICATION OF SECOND AMENDMENT TO THE PURCHASE AND SALE AGREEMENT WITH LAKE IDA CHURCH OF CHRIST, INC. FOR A PORTION OF THE PROPERTY LOCATED AT 1300 LAKE IDA ROAD TO AMEND THE APPROVALS PERIOD AND CLOSING DATE

Recommendation:

Ratify the Second Amendment to the Purchase and Sale Agreement with Lake Ida Church of Christ Inc. for a portion of the property approximately located at 1300 Lake Ida Road amending and extending the Approvals Period and Closing Date.

Attachments:

[Agenda Cover Report](#)

[Exhibit A - Location Map](#)

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

[Exhibit C – Executed Second Amendment to Purchase and Sale Agreement](#)

7D. RESOLUTION 2025-02 - APPROVAL OF PURCHASE AND SALE AGREEMENT WITH HABITAT FOR HUMANITY OF GREATER PALM BEACH COUNTY, INC. FOR THE PURCHASE OF THE PROPERTY LOCATED AT 260 NW 9TH AVENUE FOR THE CONSTRUCTION OF AFFORDABLE/WORKFORCE HOUSING

Recommendation:

1. Approve a Purchase and Sale Agreement with Habitat for Humanity of Greater Palm Beach County, Inc., for the purchase of one property approximately located at 260 NW 9th Avenue (Subject Property) for a total purchase price of \$10,000 for the construction of affordable/workforce housing;

AND

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

Attachments:

[Agenda Cover Report](#)

[Exhibit A - Location Map](#)

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

[Exhibit C - Resolution 2025-02](#)

7E. APPROVAL OF NINTH AMENDMENT TO THE AGREEMENT BETWEEN THE DELRAY BEACH COMMUNITY REDEVELOPMENT AGENCY AND AHRENS COMPANIES - 95 SW 5TH AVENUE

Recommendation:

Approve the Ninth Amendment to the Agreement between the Delray Beach Community Redevelopment Agency and Ahrens for the construction of a commercial building located at 95 SW 5th Avenue and authorize the CRA Board Chair to execute all related documents for said purpose.

Attachments:

[Agenda Cover Report](#)

[Exhibit A - Ninth Amendment to Agreement](#)

[Exhibit B - Location Map](#)

[Exhibit C - Agreement and Amendments w COs final3](#)

[Exhibit D - Change Orders](#)

[Exhibit E - Updated Project Schedule](#)

7F. APPROVAL OF SEVENTH 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 Seventh 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 - Seventh Amendment to Work Assignment](#)

[Exhibit C - Additional Service Proposal - Song + Associates](#)

- 7G.** APPROVAL OF WORK ASSIGNMENT FOR ARCHITECTURAL SERVICES WITH CPZ ARCHITECTS, INC. FOR ARCHITECTURAL SERVICES TO UPDATE CONCEPTUAL RENDERINGS FOR THE NW 800 BLOCK OF WEST ATLANTIC AVENUE REDEVELOPMENT PROJECT ON AN HOURLY BASIS FOR AN AMOUNT NOT TO EXCEED \$12,580

Recommendation:

Approve the Work Assignment for Architect Services with CPZ Architects Inc. for the CRA Redevelopment Project located within the NW 800 Block of West Atlantic Avenue Redevelopment Project on an hourly basis for an amount not to exceed \$12,580, and authorize the CRA Board Chair to execute any and all related documents.

Attachments:

[Agenda Cover Report](#)

[Exhibit A - Location Map](#)

[Exhibit B - Continuing Consulting Services Agreement with CPZ Architects](#)

[Exhibit C - CPZ Architects Proposal](#)

[Exhibit D - Work Assignment - CPZ Architects - NW 800 Block of W Atlantic Ave](#)

- 7H.** REQUEST TO ISSUE INVITATION TO BID CRA NO. 2025-02 FOR CONSTRUCTION OF EXTERIOR IMPROVEMENTS FOR THE CRA-OWNED COMMERCIAL BUILDING LOCATED 102 NW 5TH AVENUE

Recommendation:

Authorize the issuance of an Invitation to Bid (ITB) for construction of exterior improvements for the CRA-owned one-story commercial building located at 102 NW 5th Avenue.

Attachments:

[Agenda Cover Report](#)

[Exhibit A - Location Map](#)

[Exhibit B - Draft Invitation to Bid CRA No. 2025-02](#)

8. Old Business

- A. None

9. New Business

- A. None

10. Other Business

- A. Comments by Executive Director

- B. Comments by Board Attorney

C. Comments by Commissioners

11. Adjournment