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, November 20, 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 compete 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. November PowerPoint Presentation (For Informational Purposes Only)
- 4A. NOVEMBER POWERPOINT PRESENTATION
- 5. Staff Reports (For Informational Purposes Only)
- **5A.** MONTHLY WORK PLAN REPORT

<u>Attachments:</u> Monthly Work Plan Report - November 2025

5B. ARTS WAREHOUSE REPORT

Arts Warehouse Report - November 2025

5C. FUNDING ASSISTANCE AND COMMUNITY OUTREACH REPORT

Attachments: Funding Assistance and Community Outreach Report - November 2025

5D. PROPERTY MANAGEMENT REPORT

<u>Attachments:</u> Property Management Report - November 2025

5E. DISSEMINATION OF REDEVELOPMENT INFORMATION REPORT

Attachments: Dissemination of Redevelopment Information Report - November 2025

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

<u>Attachments:</u> October 28, 2025 - CRA Regular Board Meeting Minutes

7B. CRA FINANCIAL REPORT - SEPTEMBER 2025

7C. AMENDMENT TO DELRAY BEACH COMMUNITY REDEVELOPMENT AGENCY BYLAWS

Recommendation:

Approve the amendment to Article III, Section 3.12 (5) of the Delray Beach Community Redevelopment Agency Bylaws.

Attachments: Agenda Cover Report

Exhibit A - Proposed Amendment CRA Bylaws

7D. DELRAY BEACH COMMUNITY REDEVELOPMENT AGENCY BUDGET AMENDMENT NO. 3, FISCAL YEAR 2024-2025

Recommendation:

Approve Delray Beach Community Redevelopment Agency Resolution No. 2025-16 adopting Budget Amendment No. 3 for Fiscal Year 2024-2025.

Attachments: Agenda Cover Report

Exhibit A - Resolution No. 2025-16

Exhibit B - FY 2024-2025 Budget Amendment No. 3

7E. DELRAY BEACH COMMUNITY REDEVELOPMENT AGENCY REDEVELOPMENT ADVISORY COMMITTEE RESOLUTION 2025-17

Recommendation:

Approve Resolution 2025-17, the third amendment to the Redevelopment Advisory Committee Resolution.

Attachments: Agenda Cover Report

Exhibit A - RAC Resolution 2025-17
Exhibit B- RAC with Updated Terms

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

Recommendation:

Approve the Second 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 \$2,872.56 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. and First Amer

Exhibit C - Change Order Requests

Exhibit D - Second Amendment to Construction Agreement

7G. ELEVENTH AMENDMENT TO THE AGREEMENT BETWEEN THE DELRAY BEACH COMMUNITY REDEVELOPMENT AGENCY AND AHRENS COMPANIES - 95 SW 5TH AVENUE

Recommendation:

Approve the Eleventh Amendment to the Agreement between the Delray Beach Community Redevelopment Agency and Ahrens Companies 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 - Eleventh Amendment to Agreement

Exhibit B - Location Map

Exhibit C - Agreement and Amendments

Exhibit D - Change Order

7H. RESOLUTION NO. 2025-18- FIRST AMENDMENT TO THE AUDITING AGREEMENT FOR FISCAL YEARS ENDING ON SEPTEMBER 30, 2025, THROUGH SEPTEMBER 30, 2026

8. Old Business

8A. CANCEL REQUEST FOR QUALIFICATIONS CRA NO. 2025-01 - NW 800 BLOCK OF WEST ATLANTIC AVENUE - PROGRESSIVE DESIGN-BUILD REDEVELOPMENT PROJECT, REJECT ALL SUBMITTED PROPOSALS, AND DISCISSION ON ISSUING A SOLICITATION FOR DEVELOPING - NW 800 BLOCK OF WEST ATLANTIC AVENUE

Recommendation:

- 1. Cancel and reject all submitted proposals for Request for Qualifications (RFQ) CRA No. 2024-04 NW 800 Block of West Atlantic Avenue Progressive Design-Build Redevelopment Project; and
- 2. Discussion on issuing a solicitation for developing NW 800 Block of West Atlantic Avenue.

<u>Attachments:</u> <u>Agenda Cover Report</u>

Exhibit A - Location Map

Exhibit B - RFQ CRA No. 2025-01

Exhibit C - Excerpts from the West Atlantic Master Plan

8B. UPDATE ON PROFESSIONAL COMMERCIAL PROPERTY REAL ESTATE MARKETING SERVICES SOLICITATION

Recommendation:

Discussion and direction.

Attachments: Agenda Cover Report

Exhibit A - RFQ CRA No. 2024-09

Exhibit B - RFQ Responses

Exhibit C - April 2025 Proposals

Exhibit D - JLL Agreement and Work Assignment Scopes

Exhibit E - JLL Market Sounding Work Assignment Scope

Exhibit F - CBRE Scope of Services Proposal

8C. DEVELOPMENT OF SW 600 - 800 BLOCKS OF WEST ATLANTIC AVENUE

Recommendation:

Discussion and direction on preparation of a Request for Proposals the Development of SW 600 - 800 Blocks of West Atlantic Avenue.

<u>Attachments:</u> 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

9. New Business

9A. REQUEST TO ISSUE CALL TO ARTISTS - 95 SW 5th AVENUE

Recommendation:

Authorize the issuance of Call to Artists for the mural for the CRA-owned commercial building located at 95 SW 5th Avenue.

<u>Attachments:</u> Agenda Cover Report

Exhibit A - Location Map & Photos

Exhibit B - Renderings of Approved Design

Exhibit C - Draft Call to Artists

9B. FOLLOW UP INFORMATION REGARDING PROPERTIES REFERENCED AT THE SEPTEMBER 30, 2025 CRA BOARD MEETING

9C. DISCUSSION DIRECTION ON FUNDING METHOD FOR DEVELOPING AFFORDABLE/WORKFORCE HOUSING ON CRA-OWNED VACANT LOTS

Recommendation:

Board discussion and direction.

<u>Attachments:</u> <u>Agenda Cover Report</u>

Exhibit A - Location Map

10. Redevelopment Advisory Committee (RAC)

11. Other Business

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

12. Adjournment