

# 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](http://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 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.

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

**Attachments:**      [November 20, 2025 - CRA Regular Board Meeting Presentation](#)

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

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

**5B. ARTS WAREHOUSE REPORT**

**Attachments:**      [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**

**Attachments:**      [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**

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

**7B. CRA FINANCIAL REPORT - SEPTEMBER 2025**

**Recommendation:**

Receive and File.

**Attachments:**      [Agenda Cover Report](#)

[Exhibit A - September 2025 Financial Statements](#)

**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](#)

## **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 DISCUSSION 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. 2025-01 - 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.

**Attachments:**

[Agenda Cover Report](#)

[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.

**Attachments:**

[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.

**Attachments:**

[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.

**Attachments:**

[Agenda Cover Report](#)

[Exhibit A - Location Map](#)

[Exhibit B - Draft RFP CRA No. 2025-07](#)

[Exhibit C - Draft RFP CRA No. 2025-08](#)

**10. Redevelopment Advisory Committee (RAC)**

**11. Other Business**

A. Comments by Executive Director

B. Comments by Board Attorney

C. Comments by Commissioners

**12. Adjournment**