



Item 9A.

Delray Beach Community Redevelopment Agency Fiscal Year 2026-2027 Draft Budget Overview



Overall needs within the Community Redevelopment Area:

- **Removal of Slum and Blight**
 - Land Use
- **Economic Development**
 - Affordable Housing
 - Downtown Housing
 - Infrastructure
- **Recreation and Cultural Facilities**



CRA Sunset – 18 Years Remaining

Current Sunset Date per F.S. 163.3755 - September 30, 2044

Possible Extension to 2045

163.3755 Termination of community redevelopment agencies.–

(1) A community redevelopment agency in existence on October 1, 2019, shall terminate on the expiration date provided in the agency’s charter on October 1, 2019, or on September 30, 2039, whichever is earlier, unless the governing body of the county or municipality that created the community redevelopment agency approves its continued existence by a majority vote of the members of the governing body.

(2)(a) If the governing body of the county or municipality that created the community redevelopment agency does not approve its continued existence by a majority vote of the governing body members, a community redevelopment agency with outstanding bonds as of October 1, 2019, that do not mature until after the termination date of the agency or September 30, 2039, whichever is earlier, remains in existence until the date the bonds mature.

(b) A community redevelopment agency operating under this subsection on or after September 30, 2039, may not extend the maturity date of any outstanding bonds.

(c) The county or municipality that created the community redevelopment agency must issue a new finding of necessity limited to timely meeting the remaining bond obligations of the community redevelopment agency.





Fiscal Year 2025 -2026 – CRA Priorities

- Short Term and Long-Term Planning Initiatives:

- Complete CRA Redevelopment Plan – **Draft on May 26, 2026 CRA Board Agenda**
- ~~Complete The Set Transformation Plan Update (West Atlantic Master Plan) – **COMPLETED**~~
- West Atlantic Avenue – Development Strategy for CRA Properties – **Draft RFPs on May 26, 2026 CRA Board Agenda**
- Identify Sites for Acquisition - **Ongoing**

- CRA Property Maintenance and Activation:

- Maintenance, Repair, and Enhanced Security Measures for CRA Properties (including Parking Lots) – **Quotes Received**
- Complete Construction and Activation of 95 SW 5th Avenue – **TCO expected May 2026**
- Complete Tenant Buildout and Signage for 98 NW 5th Avenue – **4 out of 5 Tenants in Operation, Signage Complete**
- Complete Repairs for 102 NW 5th Avenue and Activation of Units 108/110 – **Exterior Building Repairs Complete, Tenant selected for Units 108/110**

Fiscal Year 2025 -2026 – CRA Priorities



- *CRA Property Development:*

- Bid for Commercial Property Management for CRA Properties
- NW 600 Block (Affordable/Workforce Housing/Mixed Use) – Construction Documents, Assess Funding Sources for Construction, Issue Bid for Construction – **City Approved ADU Ordinance in April 2026, Submitted for Federal Grant Funding, Pending Site Plan Approval, and Completion of Construction Documents**
- NW 800 Block (Container/Modular Commercial Activation) – Construction Documents, Permitting & Construction – **RFQ Cancelled and Draft RFP on May 26, 2026 CRA Board Agenda**
- Re-platting Lots for Future In-fill Affordable/Workforce Housing Units – **Pending**
- RFPs for Disposition of Infill Lots for Affordable/Workforce Housing – **Ongoing**
- Continue with Property Acquisition – **Ongoing**

- *Demolitions for Future Development (Commercial and Affordable/Workforce Housing):*

- Demolition of Dilapidated Structure on 111 NW 11th Avenue – **Pending Closing on Abutting Property to Commence Demolition; Demolition Expected in FY 2025-2026**
- Demolition of Dilapidated Structure at 235 SE 2nd Avenue – **Received Funding Assistance from PBC for Asbestos Survey and Phase II Remediation; Demolition Expected in FY 2025-2026**

Fiscal Year 2025 -2026 – CRA Priorities



- Continue to work with City on:
 - OSS Master Plan Implementation – **Ongoing**
 - Crest Theatre Historic Preservation – **Ongoing**
 - SW 8th Avenue Streetscape Improvements – **Ongoing**
 - SW 8th Avenue and SW 2nd Street Improvements – **Ongoing**
 - Merritt Park Shade Enhancement – **COMPLETE**
 - Pompey Park Renovation Project – **Ongoing**
 - Northwest Neighborhood Infrastructure Improvements – **Ongoing**
 - Next Steps for Accessory Dwelling Units Study / Land Developments Regulations Amendments – **COMPLETE**
- FUTURE INFRASTRUCTURE PROJECT –
Southwest Neighborhood Infrastructure Improvement Project



Additional Details

- CRA Office Maintenance – Painting, HVAC Maintenance & Relocate Duct Work from Crawl Space, Roof Repair, & Siding Repair – ***Building Permit Pending Approval; ITB Pending Issuance***
- 182 NW 5th Avenue – Maintenance & Interior Repairs – ***Building Permit Pending Approval; ITB Pending Issuance***
- 102 NW 5th Avenue & Lots - Maintenance & Exterior Repairs – ***Exterior Building Repairs Complete, Pending Construction Documents for Parking Lot***
- Arts Warehouse Maintenance – Replace Air Conditioning Units, Repair Floors, Repair Roof, Exterior Painting – ***Construction Ongoing***
- Security Cameras at CRA Properties to Tie in with Delray Beach PD – ***Quotes Received***





Ongoing Activities

- GreenMarket/SNAP
 - Arts Warehouse
- CRA Workspace- Co-Working
 - Maintenance and Repair
- Funding Assistance Programs
 - Groundbreakings
 - Ribbon Cuttings
 - Demolitions
 - Acquisitions
- Affordable/Workforce Housing Development
 - Single Family & Multifamily

Affordable/Workforce Housing Development CRA-owned Lots



PROPERTY ADDRESS	STATUS
250 NW 8 th Avenue	PSA with CLT – Pending Building Permit Approval
256 NW 8 th Avenue	PSA with CLT – Pending Building Permit Approval
260 NW 8 th Avenue	PSA with CLT – Pending Building Permit Approval
259 NW 9 th Avenue	PSA with CLT – Pending Building Permit Approval
260 NW 9 th Avenue	PSA with Habitat – Pending Building Permit Approval
238 SW 14 th Avenue	PSA with Boynton Beach CDC – Pending Closing
106 NW 10 th Avenue	Pending Major Plat Application Submittal; Future RFP
111 NW 11 th Avenue	Pending Closing (abutting property), Demolition, and Major Plat Application Submittal; Future RFP
630 SW 4 th Street	RFP Issued – Pending Award
704 SW 4 th Street	RFP Issued – Pending Award
708 SW 4 th Street	RFP Issued – Pending Award
NW 600 Block of West Atlantic Avenue (multiple parcels)	Pending Site Plan Approval and Completion of Construction Drawings; Future ITB
216 NW 8 th Avenue	RFP Cancelled April 2026; Pending further discussion
101 NW 10 th Avenue	Pending site grading and sodding; Future RFP
618 NW 1 st Street	Future RFP
622 NW 1 st Street	Future RFP
29 SW 6 th Avenue	Included in RFP for SW 700 & 800 Blocks of West Atlantic Avenue
1300 Lake Ida Road	Pending Site Plan Amendment Submittal and Major Plat Application Submittal; Future RFP

Typical City of Delray Beach Funding Requests

- Capital Improvement Projects
- Clean & Safe Program
- Contractual Services
 - Housing Rehabilitation Inspector
 - NW/SW Neighborhood Code Enforcement Officers (3)
 - NW/SW Litter Prevention Officers (2)
 - Engineering Inspector
 - Capital Improvements Project Managers (2)
 - IT Services





Long Term Major Capital Improvement Projects Funded by the CRA/Managed by City Public Works

- Pompey Park Renovation Project
- NW Neighborhood Infrastructure Improvements (Pending bond issuance for project funding - estimate \$80 million)
- SW Neighborhood Infrastructure Improvements (Future Project)









Long Term Major Projects - CRA Managed

- Development of West Atlantic Avenue
- Assessing Opportunities in All Subareas



NW 600 Block

Current development concept:
Mixed Use Affordable/Workforce
Townhomes

CATEGORY	
	CRA BUILDING
	GROUND LEASE
	PUBLIC PARKING LOT
	VACANT LAND









NW 800 Block

Current development concept:
Draft RFP – Mixed Use

CATEGORY

-  CRA BUILDING
-  GROUND LEASE
-  PUBLIC PARKING LOT
-  VACANT LAND










NW 900 Block

Open for discussion

CATEGORY

-  CRA BUILDING
-  GROUND LEASE
-  PUBLIC PARKING LOT
-  VACANT LAND
-  PARK










NW 1000 Block

Open for discussion

CATEGORY

-  CRA BUILDING
-  GROUND LEASE
-  PUBLIC PARKING LOT
-  VACANT LAND
-  PARK









SW 600 Block

Current development concept:

Grocery Store

CATEGORY

-  CRA BUILDING
-  GROUND LEASE
-  PUBLIC PARKING LOT
-  VACANT LAND






SW 700 Block

Current development concept:
Draft RFP – Mixed Use

CATEGORY

-  CRA BUILDING
-  GROUND LEASE
-  PUBLIC PARKING LOT
-  VACANT LAND







SW 800 Block

Current development concept:
Draft RFP – Mixed Use

CATEGORY

-  CRA BUILDING
-  GROUND LEASE
-  PUBLIC PARKING LOT
-  VACANT LAND










SW 900 Block

Open for discussion

CATEGORY

-  CRA BUILDING
-  GROUND LEASE
-  PUBLIC PARKING LOT
-  VACANT LAND
-  PARK





Next Steps for Fiscal Year 2026-2027 Budget Preparation

- Review City Funding Request
- Prepare Draft Budget
- Prepare Fiscal Year 2026-2027 Work Plan

