

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, July 23, 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. July PowerPoint Presentation (For Informational Purposes Only)****4A. JULY POWERPOINT PRESENTATION**

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

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

Attachments: [Exhibit A - Monthly Report - June & July 2026](#)

5B. ARTS WAREHOUSE REPORT

Attachments: [Exhibit B - AW Report - June & July 2026](#)

5C. FUNDING ASSISTANCE AND COMMUNITY OUTREACH REPORT

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

5D. PROPERTY MANAGEMENT REPORT

Attachments: [Exhibit D - Monthly PM Report - June & July 2026](#)

5E. DISSEMINATION OF REDEVELOPMENT INFORMATION REPORT

Attachments: [Exhibit E - Dissemination of Info Report - June & July 2026](#)

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

Attachments: [May 13, 2026 - CRA Special Board Meeting Minutes](#)

7B. REGULAR BOARD MEETING MINUTES

Attachments: [May 26, 2026 - CRA Regular Board Meeting Minutes](#)

7C. CRA FINANCIAL REPORT - April 2026

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

7D. CRA FINANCIAL REPORT - May 2026

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

7E. CRA FINANCIAL REPORT - June 2026

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

7F. RESOLUTION NO. 2026-06 - APPROVAL OF THE PURCHASE AND SALE AGREEMENT FOR A PORTION OF THE PROPERTY LOCATED AT 94 SW 5TH AVENUE FOR A PURCHASE PRICE OF \$265,000

Attachments: [Agenda Cover Report](#)
 [Exhibit A - Location Map](#)
 [Exhibit B - Purchase and Sale Agreement](#)
 [Exhibit C - Resolution 2026-06](#)

7G. APPROVAL OF THE THIRD AMENDMENT TO THE CONSTRUCTION SERVICES AGREEMENT WITH WAYPOINT CONTRACTING, INC. IN AN AMOUNT NOT TO EXCEED \$231,804.26, FOR ADDITIONAL CONSTRUCTION SERVICES NEEDED FOR ROOF REPAIRS, FOR A TOTAL CONTRACT AMOUNT NOT TO EXCEED \$1,118,692.29, FOR THE CRA-OWNED BUILDING LOCATED AT 313 NE 3RD STREET

Attachments: [Agenda Cover Report](#)
 [Exhibit A - Location Map & Photos](#)
 [Exhibit B - Agreement and Amendments with Waypoint Contracting, Inc.](#)
 [Exhibit C - Waypoint Contracting Change Order](#)
 [Exhibit D - Third Amendment to the Construction Services Agreement](#)

- 7H. APPROVAL OF A FIRST AMENDMENT TO THE AGREEMENT FOR PROFESSIONAL ARCHITECTURAL SERVICES WITH JUSTIN ARCHITECTS, P.A., FOR EXTERIOR IMPROVEMENTS OF A PARKING LOT SERVING THE CRA-OWNED BUILDING LOCATED AT 102 NW 5 AVENUE, FOR ADDITIONAL SERVICES IN AN AMOUNT NOT TO EXCEED \$13,780, FOR A TOTAL CONTRACT AMOUNT IN AN AMOUNT NOT TO EXCEED \$99,929.40

Attachments: [Agenda Cover Report](#)
 [Exhibit A - Location Map](#)
 [Exhibit B - Work Assignment with Justin Architects \(Exterior\)](#)
 [Exhibit C - Justin Architects Additional Exterior Services Proposal](#)
 [Exhibit D - First Amendment to Work Assignment with Justin Architects \(Exterior\)](#)

- 7I. APPROVAL OF A FIRST AMENDMENT TO THE WORK ASSIGNMENT FOR ARCHITECTURAL SERVICES WITH JUSTIN ARCHITECTS, P.A., FOR INTERIOR IMPROVEMENTS OF THE CRA-OWNED COMMERCIAL BUILDING AT 102 NW 5TH AVENUE, FOR ADDITIONAL SERVICES IN AN AMOUNT NOT TO EXCEED \$20,300, FOR A TOTAL CONTRACT AMOUNT IN AN AMOUNT NOT TO EXCEED \$ 132,517.60.

Attachments: [Agenda Cover Report](#)
 [Exhibit A - Location Map](#)
 [Exhibit B - Work Assignment with Justin Architects \(Interior\)](#)
 [Exhibit C - Justin Architects Additional Interior Services Proposal](#)
 [Exhibit D - First Amendment to Work Assignment with Justin Architects \(Interior\)](#)

- 7J. APPROVAL OF A SECOND AMENDMENT TO THE AGREEMENT FOR PROFESSIONAL ARCHITECTURAL AND ENGINEERING SERVICES FOR THE NW 600 BLOCK OF WEST ATLANTIC AVENUE MIXED-USED REDEVELOPMENT PROJECT WITH SYNALOVSKI, ROMANIK & SAYE ARCHITECTS, LLC FOR ADDITIONAL SERVICES IN AN AMOUNT NOT TO EXCEED \$25,840, FOR A TOTAL CONTRACT AMOUNT NOT TO EXCEED \$676,790.

Attachments: [Agenda Cover Report](#)
 [Exhibit A - Location Map](#)
 [Exhibit B - Agreement with Synalovski, Romanik, & Saye and Amendment, LLC](#)
 [Exhibit C - Proposal for Additional Services](#)
 [Exhibit D - Second Amendment to the Agreement with Synalovski, Romanik, & Saye](#)

- 7K.** RESOLUTION 2026-07 - APPROVAL OF A FIRST AMENDMENT TO THE PURCHASE AND SALE AGREEMENT FOR FOUR CRA-OWNED VACANT LOTS LOCATED AT 250, 256, & 260 NW 8TH AVENUE & 259 NW 9TH AVENUE, FOR THE DEVELOPMENT OF AFFORDABLE/WORKFORCE HOUSING BETWEEN THE DELRAY BEACH COMMUNITY REDEVELOPMENT AGENCY AND THE DELRAY BEACH COMMUNITY LAND TRUST, INC.

Attachments: [Agenda Cover Report](#)
[Exhibit A - Location Map](#)
[Exhibit B – Resolution 2026-07 and First Amendment to Purchase and Sale Agr](#)
[Exhibit C - Purchase and Sale Agreement](#)
[Exhibit D - Correspondence from CLT Requesting Extension](#)

8. Old Business

- 8A.** DISCUSSION AND DIRECTION REGARDING TO THE REQUEST FOR PROPOSALS FOR THE DISPOSITION OF A CRA-OWNED VACANT LOT FOR THE DEVELOPMENT OF AFFORDABLE/WORKFORCE HOUSING - 216 NW 8TH AVENUE

Attachments: [Agenda Cover Report](#)
[Exhibit A - Location Map](#)
[Exhibit B - Previous RFP 2026-02](#)

- 8B.** APPROVAL OF THE 2026 AMENDMENT TO THE DELRAY BEACH COMMUNITY REDEVELOPMENT AGENCY'S COMMUNITY REDEVELOPMENT PLAN BY THE CITY OF DELRAY BEACH

Attachments: [Agenda Cover Report](#)
[Exhibit A - Final Draft of the 2026 Amendment to the Delray Beach Community I](#)

9. New Business

- 9A.** AWARD THE CALL TO ARTISTS FOR THE EXTERIOR MURAL FOR THE CRA-OWNED BUILDING LOCATED AT 95 SW 5th AVENUE

Attachments: [Agenda Cover Report](#)
[Exhibit A - Location Map & Photos](#)
[Exhibit B - Renderings of Approve Design](#)
[Exhibit C - Call to Artists](#)
[Exhibit D - Evaluation Committee Composite Scores – June 9, 2026](#)
[Exhibit E - Evaluation Committee Final Scores – June 30, 2026](#)
[Exhibit F - Sonata Kazimieraitiene and Symphonii Smith-Kennedy Artist Applica](#)

**9B. RESOLUTION NO. 2026-08 - APPROVAL OF THE TRANSFER OF THE CRA OWNED
215 SE 2ND AVENUE PARKING LOT TO THE CITY OF DELRAY BEACH**

Attachments: [Agenda Cover Report](#)
 [Exhibit A - Location Map](#)
 [Exhibit B - Quit Claim Deed](#)
 [Exhibit C - Resolution 2026-09](#)

10. Other Business

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

11. Adjournment