



## Cover Memorandum/Staff Report

**File #:** 26-0017 CRA

**Agenda Date:** 1/27/2026

**Item #:** 7E.

**TO:** CRA Board of Commissioners  
**FROM:** Christine Tibbs, Assistant Director  
**THROUGH:** Renée A. Jadusingh, Esq., Executive Director  
**DATE:** January 27, 2026

### **APPROVAL OF TEMPORARY USE AGREEMENT WITH WAYPOINT CONTRACTING, INC., TO UTILIZE FIVE PARKING SPACES WITHIN THE CRA-OWNED PARKING LOT LOCATED AT 362 NE 3RD AVENUE**

#### **Recommended Action:**

Approve a Temporary Use Agreement with Waypoint Contracting, Inc., for the use of five (5) parking spaces within the CRA-owned parking lot located at 362 NE 3<sup>rd</sup> Avenue, and authorize the CRA Board Chair to execute the Temporary Use Agreement, and any and all related documents, in a form that is acceptable to the CRA Legal Counsel.

#### **Background:**

The Arts Warehouse is located at 313 NW 3rd Street within the Pineapple Grove Arts District in CRA Sub-Area #3 and is a two-story commercial building that the CRA acquired in 2010. Previously a one-story warehouse that was used for autobody work, the CRA completed a full renovation to the 15,000 sq. ft. space in 2017. The renovation included adding a second story for affordable artist studio rentals and building out the first story to include exhibition, gallery, and event rental spaces. The Arts Warehouse serves as a recognizable anchor on Artists Alley driving pedestrian activity and development in the area.

On March 25, 2025, the CRA Board approved the issuance of Invitation to Bid (ITB) CRA No. 2025-03 for the exterior and interior repair work to the Arts Warehouse: repairing and replacing the roof membrane for both stories, parapets, gutters and downspouts to remedy roof leaks, repairing any cracked and/or defective stucco, exterior painting, and repairing cracks and/or any defective areas in the interior concrete floor throughout the building to restore the floors to their original design strength and appearance (Project). This Project was budgeted within the CRA's Budget for Fiscal Year 2025-2026 CRA.

Maintaining the Arts Warehouse prevents slum and blight and contributes to creating additional affordable commercial spaces and economic opportunities within the CRA District as indicated in the objectives of the CRA Redevelopment Plan.

On October 28, 2025, the CRA Board awarded the ITB to Waypoint Contracting, Inc., as the second responsive and responsible Bidder. And in the event that negotiations with the first Bidder, Dan Enterprises Team, LLC, were abandoned, CRA Staff was authorized to enter into negotiations with Waypoint Contracting, Inc. as it related to the Construction Contract.

Subsequently, CRA Staff met with Dan Enterprises Team, LLC, and entered into negotiations. However, on December 30, 2025, negotiations were terminated between CRA Staff and Dan Enterprises Team, LLC.

On January 8, 2025, CRA Staff entered into negotiations with Waypoint Contracting, Inc. and on January 27, 2026, the Construction Contract will go before the CRA Board for approval for the Project with Waypoint Contracting, Inc. in an amount not to exceed \$593,700.

Temporary Use Agreement:

Waypoint Contracting, Inc., has requested to reserve and use five (5) parking spaces within the CRA-owned parking lot at 362 NE 3<sup>rd</sup> Avenue as parking for the general contractor and its subcontractors for the duration of the Project; no staging or storage of construction materials or equipment will occur within the parking spaces. The duration of the Project is expected to be approximately six (6) months.

At this time, CRA Staff is requesting the CRA Board approve the Temporary Use Agreement with Waypoint Contracting, Inc., to reserve and use five (5) parking spaces within the CRA-owned parking lot at 362 NW 3<sup>rd</sup> Avenue as parking for the general contractor and its subcontractors for the duration needed to complete the construction of the exterior and interior repairs to the CRA-owned building at 313 NE 3<sup>rd</sup> Street, also known as the Arts Warehouse, and authorize the CRA Board Chair to execute the Temporary Use Agreement, and any and all related documents, in a form that is acceptable to the CRA Legal Counsel.

Attachment(s): Exhibit A - Location Map; Exhibit B - Temporary Use Agreement

**CRA Attorney Review:**

The CRA Legal Counsel has prepared and reviewed the Temporary Use Agreement for legal sufficiency and form and determined it to be acceptable.

**Funding Source/Financial Impact:**

Funding has been allocated from GL# 7441.

**Overall need within the Community Redevelopment Area from Delray Beach**

**CRA Redevelopment Plan:**

**Removal of Slum And Blight**

Land Use

**Economic Development**

Affordable Housing

Downtown Housing

Infrastructure

Recreation and Cultural Facilities