



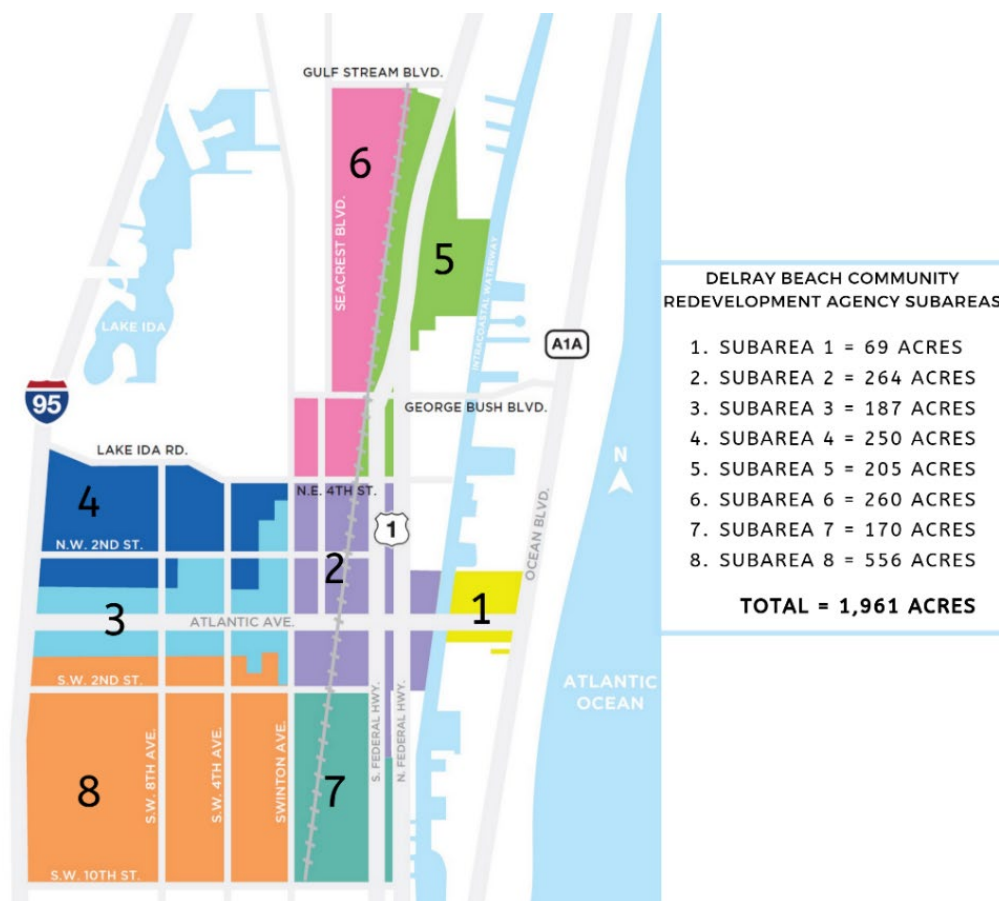
## Delray Beach Community Redevelopment Agency

### September 2025 Monthly Work Plan Report

#### OVERVIEW

On September 24, 2024, the CRA Board of Commissioners adopted the Work Plan and Budget for Fiscal Year 2024-25. The Work Plan and Budget include projects and programs that emphasize the elimination of slum and blight through street beautification, improved mobility, preservation and development of affordable housing, commercial development, planning initiatives, historic preservation, and economic development initiatives within the CRA District which is divided into 8 Sub-Areas.

This report provides an overview of the status of the projects and programs in the Work Plan and other CRA activities within the CRA District Sub-Areas.



DELRAY BEACH COMMUNITY REDEVELOPMENT AGENCY SUBAREAS	
1. SUBAREA 1 =	69 ACRES
2. SUBAREA 2 =	264 ACRES
3. SUBAREA 3 =	187 ACRES
4. SUBAREA 4 =	250 ACRES
5. SUBAREA 5 =	205 ACRES
6. SUBAREA 6 =	260 ACRES
7. SUBAREA 7 =	170 ACRES
8. SUBAREA 8 =	556 ACRES
<b>TOTAL = 1,961 ACRES</b>	

## Overview of Projects by CRA Sub-Area

<u>Sub-Area 1</u> N/A	<u>Sub-Area 5</u> N/A
<u>Sub-Area 2</u> <ul style="list-style-type: none"> <li>Artist Alley – East of NE 3rd Avenue, between NE 3rd Street and NE 4th Street (CIP)</li> <li>Old School Square Master Plan - Implementation</li> <li>Arts Warehouse Maintenance</li> </ul>	<u>Sub-Area 6</u> N/A
<u>Sub-Area 3</u> <ul style="list-style-type: none"> <li>NW 600 Block Redevelopment</li> <li>NW 800 Block Redevelopment</li> <li>98 NW 5th Avenue Signage</li> <li>95 SW 5th Avenue Development</li> <li>102 NW 5th Avenue Maintenance</li> <li>20 N Swinton Avenue Maintenance</li> <li>Demolition               <ul style="list-style-type: none"> <li>700 West Atlantic Avenue</li> <li>23 NW 7th Avenue</li> </ul> </li> </ul>	<u>Sub-Area 7</u> <ul style="list-style-type: none"> <li>Currie Commons Restrooms</li> </ul>
<u>Sub-Area 4</u> <ul style="list-style-type: none"> <li>Pompey Park (CIP)</li> <li>NW Neighborhood Improvements (CIP)</li> </ul>	<u>Sub-Area 8</u> <ul style="list-style-type: none"> <li>SW Neighborhood Alleys (CIP)</li> <li>Carver Square Park</li> <li>Merrit Park</li> <li>SW 8th Avenue and SW 2nd Street Intersection Improvements (CIP)</li> </ul>
<u>Projects in Multiple Sub-Areas</u>	
<u>Sub-Areas 1-8</u> <ul style="list-style-type: none"> <li>Wayfinding Signage (CIP)</li> </ul>	

## Redevelopment and Capital Improvements Projects

### CRA Managed

Project Name	Phase	CRA Sub-Area	Update
95 SW 5 <sup>th</sup> Avenue Design <u>CRA GL #: 6214</u>	Construction	3	<p><u>Waiver Request</u>: SPRAB: Approved 4-28-21.  <u>City Commission (Waiver)</u>: Approved: 5-18-21.  <u>Class V (Site Plan)</u>: SPRAB: Approved 8-25-21.  <u>Easements &amp; Agreements</u>: Approved and Recorded.  <u>Site Plan Certification</u>: Approved.  <u>Building Permit Submittal</u>: 1-10-22. In review.  <u>Contract with Ahrens Companies (GC) Approved</u>: 1-24-23.  A groundbreaking ceremony on 7-12-23 was well attended. Construction is ongoing and in the final stages. Pending final elevator and fire inspections.</p>
NW 600 Block Redevelopment <u>CRA GL #: 5120</u>	Design	3	<p>FLUM and Rezoning Approved.  <u>CRA Conceptual Design</u>: CRA Board: Selected Site Plan Option A.  <u>Architectural and Design Services</u>: RFQ: Published: 3-8-21. RFQ awarded at the 8-31-21 CRA Board meeting.  CRA Board approved agreement between Synalovski, Romanik and Saye Architects and CRA at the 11-26-23 CRA Board Meeting.  Consultant is working on development options, and meetings with City staff are scheduled to discuss preliminary concerns and questions.  An update on the designs was provided at the CRA Workshop on 10-29-24.  A CRA social event held on 12-5-24 was well attended in which the community provided input about this project.  Consultant is working on updated designs and having meetings with City staff.  <u>Commercial project</u>: Consultant is preparing the application for site plan submittal.  <u>Residential project</u>: Consultant is working with City staff to coordinate project work with the NW Neighborhood Infrastructure Improvements.</p> <p><u>Hatcher Construction Project</u>: Conditional Use: Approved 1-5-2021. Site Plan Approved: 2-10-21. Easements, right of way deed and landscape maintenance agreement approved: 4-6-21. At the 7-15-21 CRA Board Meeting, CRA Staff presented a purchase and sale agreement (PSA) to the Board. Hatcher and CRA staff are finalizing details of the PSA. Building Permit Application approved in October. At the 10-20-21 CRA Board Meeting, CRA Board approved a Loan Commitment Letter to provide Hatcher a \$1.4 million loan from the CRA to bridge their private financing gap. Construction commenced. The Groundbreaking ceremony on 12-9-21 was</p>

			<p>well attended. A ribbon cutting ceremony on 12-6-23 was well attended.</p> <p>Hatcher moved to the new offices and the first tenant moved in June, 2024.</p> <p>A second tenant received a CRA Site Development Funding Assistance award in July 2025. The permit is going under review.</p>
<p>NW 800 Block of West Atlantic Avenue</p> <p><u>CRA GL #: 5124</u></p>	RFQ	3	<p>805 W. Atlantic Ave. Site: Consultant is working on delineating the plume. A remediation process will follow. Pending State/County determination of median remediation – August 2025 plume delineation work began.</p> <p><u>Conceptual Design:</u> CRA Board approved the proposed next steps at 1-25-22 CRA Board Meeting. CRA staff and consultant are working on the next tasks.</p> <p>CRA Board approved the final conceptual design presented at the 9-29-22 CRA Board Meeting.</p> <p>CRA staff issued a Request for Qualifications (RFQ) with the following dates:</p> <p>RFQ Issued: October 4, 2024.</p> <p>A voluntary pre-proposal meeting was scheduled on October 18, 2024.</p> <p>Questions submittal deadline on November 13, 2024.</p> <p>Submission Deadline: December 18, 2024.</p> <p>3 proposals were received. CRA Board approved the cancelation of the received proposals and directed staff to reissue the RFQ.</p> <p>RFQ Issued: January 30, 2025.</p> <p>A voluntary pre-proposal meeting was scheduled for February 12, 2025.</p> <p>Questions submittal deadline: February 21, 2025.</p> <p>Submission Deadline: March 18, 2025.</p> <p>Selection committee meeting: June 12, 2025</p> <p>CRA Board requested presentations from all bidders at the August CRA Board meeting. Presentations are scheduled for the October CRA Workshop meeting.</p>
<p>182 NW 5<sup>th</sup> Avenue – Interior Repairs</p> <p><u>CRA GL #: TBD</u></p>	Design	3	<p>Consultant and CRA staff are working to finalize design and construction documents that will be included with the ITB. The repair work will restore the interior of the building to its original state.</p>
<p>102 NW 5<sup>th</sup> Avenue – Exterior Repairs</p> <p><u>CRA GL #: 6303</u></p>	Construction	3	<p>Contractor is working on exterior stucco repairs, electrical and lighting repairs, signage repairs, and installation of new hurricane impact windows and doors.</p> <p>Stucco and paint work have been completed. Windows and doors are expected to be completed in mid-October.</p>
<p>20 N Swinton CRA Office – Exterior and Interior Repairs</p> <p><u>CRA GL #: 6303</u></p>	Design	3	<p>Consultant and CRA staff are working to finalize design and construction documents that will be included with the ITB. The repair work will include repairing the roof, siding, and HVAC.</p>
<p>313 NE 3<sup>rd</sup> Street – Exterior and Interior Repairs</p> <p><u>CRA GL #: 7441</u></p>	ITB	2	<p>The repair work includes the roof, gutters, and interior concrete flooring.</p> <p>ITB Issued: July 3, 2025.</p> <p>A voluntary pre-proposal meeting: July 15, 2025.</p> <p>Questions submittal deadline: July 25, 2025.</p> <p>Bid submission deadline: August 20, 2025.</p> <p>Consultant and CRA staff are reviewing the bids for compliance.</p>
<p>235 SE 2<sup>nd</sup> Avenue – Property Demolition</p> <p><u>CRA GL #: TBD</u></p>	Planning	7	<p>CRA staff is requesting quotes for demolition.</p>

CRA Redevelopment Plan Amendment <u>CRA GL #: 8409</u>	Planning – 50%	1-8	CRA Board approved the resuming of the project at 1-25-22 CRA Board Meeting. Interviews are completed. An agenda item was presented at the CRA Board meeting on 8-29-24 to request Board input on the draft report. CRA staff and consultant are working on a final draft report. <a href="https://www.surveymonkey.com/r/CRAPlanSurvey">https://www.surveymonkey.com/r/CRAPlanSurvey</a>
Set Transformation Plan Update <u>CRA GL #: TBD</u>	Planning	3, 4, 8	An update on the Set Transformation Plan was presented at the CRA Workshop on 10-29-24. A CRA social event held on 12-5-24 was well attended in which the community provided input on the Set Transformation Plan update. CRA staff and community members have had several meetings to discuss the plan update. CRA engaged with a consultant. May 28, 2025 - A public outreach meeting was well attended in which the community provided input on the Plan. August 18, 2025 - A public outreach meeting was well attended in which the community provided input on the Plan. September 8, 2025, CRA staff and consultants scheduled a public outreach meeting, but it was postponed due to weather conditions to September 29, 2025, from 5 to 7 PM, at the Delray Beach Public Library at 100 W. Atlantic Avenue. Another public outreach meeting is being scheduled for October: date to be determined.

## Projects Completed

Historic Wellbrock House Relocation <u>CRA GL#: 8405</u>	Corey Jones Isle Replat (Lot 1 and Lot 2) <u>CRA GL#: 6621</u>
Historic Wellbrock House Local Historic Designation <u>CRA GL#: 8405</u>	NW 600 Block Future Land Use Map Amendment and Rezoning <u>CRA GL#: 5120</u>
Historic Wellbrock House Certified Site Plan Approval <u>CRA GL#: 8405</u>	Rev. J.W.H. Thomas Jr. Park – Landscaping Upgrades <u>SWA Grant</u>
Corey Jones Isle Workforce Housing <u>CRA GL#:6621</u>	98 NW 5 <sup>th</sup> Avenue Renovation – Certified Site Plan Approval <u>CRA GL #: 6208</u>
95 SW 5 <sup>th</sup> Avenue Design – Certified Site Plan Approval <u>CRA GL #: 6214</u>	34 NW 6 <sup>th</sup> Avenue – Property Demolition <u>CRA GL #: 6214</u>
Historic Wellbrock House - Historic Preservation <u>CRA GL #: 8405</u>	Historic Wellbrock House - Historic Preservation Project <u>CRA GL #: 8405</u>
Rev. J.W.H. Thomas Jr. Park - SWA Grant <u>CRA GL #: 5366</u>	606 W. Atlantic Avenue (Schuler's) – Property Demolition <u>SWA Grant</u> <u>CRA GL #: 5123</u>
Carver Square <u>CRA GL #: 6621</u>	250 NW 8 <sup>th</sup> Avenue -Property Demolition <u>CRA GL #: TBD</u>

324 & 325 NE 3 <sup>rd</sup> Ave/Water Main Infrastructure Improvement Grant <u>CRA GL #: 5251</u>	Fixed-Route Transportation Services <u>CRA GL #: 5320</u>
Point-to-Point Transportation Services (Transferred) <u>CRA GL #: 5320</u>	98 NW 5 <sup>th</sup> Avenue Renovation <u>CRA GL #: 6208</u>
700 W. Atlantic Avenue – Property Demolition <u>CRA GL #: TBD</u>	27 NW 7 <sup>th</sup> Ave – Parking Demolition <u>CRA GL #: TBD</u>

## City Managed

Project Name	Phase	CRA Sub-Area	Percentage Complete	Update
NW Neighborhood Improvements <u>City Project #: 17-020</u> <u>CRA GL #: 5622</u>	Design	4	60%	<p><u>Design Services:</u> 100% Design plans for Phase 1 were submitted to City in June 2025. Phase 2 and 3 plans will be completed in Fall 2025. Next Public Outreach effort may be in Fall 2025 with Owner's Rep.</p> <p><u>Construction:</u> City issued CMAR RFQ Solicitation advertised December 18, 2024. The committee scoring meeting was held on Friday May 30<sup>th</sup>. Negotiations are ongoing with the highest-ranking proposer.</p> <p><u>Owner's Representative:</u> Owner's Representative RFQ was posted on 11/2/24 and closed on 12/11/24. Selection Committee scoring meeting occurred on 3/14/25. Negotiations are ongoing with the highest-ranking proposer.</p> <p>Additional information is available on the website: <a href="http://nwneighborhoodproject.com/">http://nwneighborhoodproject.com/</a></p>
Wayfinding Signage <u>CRA GL #: 5236</u>	Design & Implementation	1-3	N/A	Substantial/Final construction walk-thru occurred on 7/11/25. Contractor is working on completing punch list items. Final payment and project close out is expected in September 2025.
Pompey Park Master Plan <u>City Project #: 16-102</u> <u>CRA GL #: 5661</u>	Pre-Construction	4	N/A	A project kick-off meeting for Phase 1 Pre-construction services was conducted on 7/1/25. Project team is reviewing plans for constructability and potential value engineering. The first outreach event occurred on 9/10/25 at Pompey Park.



				Guaranteed Maximum Price development and City Commission approval will take approximately 5 to 6 months. Construction is anticipated to begin early 2026.
Carver Square Park <u>City Project #: TBD</u> <u>CRA GL #: 5364</u>	Design & Implementation	8	N/A	<p>The vendor is estimating a mid-April start time for the installation. The Parks Department is preparing the site by trimming trees and removing the current playground. Beginning on 4/18/25, the park will be closed for approximately 2-3 weeks for playground removal and renovations. The current playground has been removed from the site. Three (3) palm tree stumps to be removed from the new play equipment area next week.</p> <p>The design of the new playground needs to be modified to include only one ADA swing in a bay. The changes will be submitted to permitting. The three (3) palm tree stumps have been removed.</p> <p>The permit has been accepted for preliminary review. Equipment is expected to be shipped by mid-July. Permit resubmitted with corrections on 7/16. City is requiring a Level 1 Site Plan modification, which was submitted on 7/31. Playground equipment delivered. The permit has been obtained, and the start date is pending.</p>
Palm Tree Replacement <u>CRA GL #: 7335</u>		1-8	N/A	<p>Solicitation opened: April 2, 2025, at 2:00pm for two (2) weeks. Solicitation closes on April 16, 2025, at 2:00pm. Solicitation to be re-opened, Purchase Department is currently drafting the ITB.</p> <ul style="list-style-type: none"> <li>•Solicitation was put out for advertisement on June 4, 2025.</li> <li>•The Pre-Proposal Conference/Site Visit was scheduled for June 17, 2025, at 10:00 a.m.</li> <li>•Solicitation deadline is on June 30, 2025, at 2:00 p.m.</li> </ul> <p>A bidder was not selected. Working with a consultant to edit the scope of work.</p> <p>Due to challenges in identifying a vendor qualified to complete the scope of work, the work will be completed under a citywide tree trimming and pruning RFP.</p>
SW 8th Ave and SW 2nd St Intersection Improvements <u>CRA GL #: TBD</u>	Design	8	N/A	<p>Design and construction of improvements to implement a raised, all-way stop intersection with decorative crosswalks. A design kickoff meeting with the consultant occurred on 7/28/25. Design is expected to be completed in November 2025. Construction is anticipated to begin Winter 2025/2026.</p>

## Projects Completed

SW 3 <sup>rd</sup> Court, SW 4 <sup>th</sup> Street, SW 6 <sup>th</sup> Street, and SW 7th Avenue <u>City Project #: 17-108</u> <u>CRA GL #: 5351</u>	NE 3rd Street Improvements <u>City Project #: 11-024</u> <u>CRA GL #: 5251</u>
Osceola Park Neighborhood Imp. Phase I <u>City Project #: 16-095</u> <u>CRA GL #: 5510</u>	Artists Alley Drainage Improvement <u>City Project #: TBD</u> <u>CRA GL #: 5625</u>
SW Neighborhood Alleys – 3 Alleys <u>City Project #: 17-103</u> <u>CRA GL #: 5361</u>	Osceola Park Neighborhood Imp. <u>City Project #: 16-095</u> <u>CRA GL #: 5510</u>
Currie Commons Restrooms <u>City Project #: TBD</u> <u>CRA GL #: 5525</u>	