

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

Wednesday, April 30, 2025

Regular Meeting at 4:00 PM

Commission Chambers
Delray Beach City Hall

Or livestream: [https://www.youtube.com/
@cityofdelraybeachfl](https://www.youtube.com/@cityofdelraybeachfl)

Community Redevelopment Agency

CRA Board of Commissioners

Chair Angela Burns

Vice-Chair Tom Markert

CRA Commissioner Tom Carney

CRA Commissioner Juli Casale

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.

PUBLIC COMMENT 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 publicly on any matter, including public comment or public hearing items, 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 address
3. Leave a comment no longer than 3 minutes

Public comments via voicemail message will be accepted until 3:00 p.m. on the day of the meeting.

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 Ave.
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. April PowerPoint Presentation (For Informational Purposes Only)****4A. APRIL POWERPOINT PRESENTATION**

Attachments: [April 30, 2025 - CRA Regular Board Meeting Presentation](#)

4B. PRESENTATION BY CBIZ CPAs

Attachments: [CBIZ CPAs - Auditor's Letter for Delray Beach CRA FY 2023-2024](#)
[Delray Beach CRA - Audit, FY 2023-2024](#)

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

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

5B. ARTS WAREHOUSE REPORT

Attachments: [Arts Warehouse Report - April 2025](#)

5C. FUNDING ASSISTANCE AND COMMUNITY OUTREACH REPORT

Attachments: [Funding Assistance and Community Outreach Report - April 2025](#)

5D. PROPERTY MANAGEMENT REPORT

Attachments: [Property Management Report - April 2025](#)

5E. DISSEMINATION OF REDEVELOPMENT INFORMATION REPORT

Attachments: [Social Media Report - April 2025](#)

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

Attachments: [March 25, 2025 - CRA Regular Board Meeting Minutes](#)

7B. CRA FINANCIAL REPORT - MARCH 2025

Recommendation: Receive and File.

Attachments: [Agenda Cover Report](#)
[Exhibit A – March 2025 Financial Statements](#)

7C. APPROVE AN AGREEMENT WITH CHRISTOPHER JOHNSON ARCHITECTURE, LLC FOR ARCHITECTURAL SERVICES FOR 182 NW 5th AVENUE, IN AN AMOUNT NOT TO EXCEED \$10,500

Recommendation: Approve an Agreement with Christopher Johnson Architecture, LLC (CJ) for architectural services for the CRA-owned property located at 182 NW 5th Avenue (Subject Property) in an amount not to exceed \$10,500, and authorize the CRA Board Chair to execute any and all related documents.

Attachments: [Agenda Cover Report](#)
[Exhibit A - Location Map](#)
[Exhibit B - Agreement Christopher Johnson Architecture, LLC](#)
[Exhibit C - Christopher Johnson Architecture, LLC Proposal](#)

7D. APPROVAL OF A REVISED NINTH AMENDMENT TO THE AGREEMENT BETWEEN THE DELRAY BEACH COMMUNITY REDEVELOPMENT AGENCY AND AHRENS COMPANIES - 95 SW 5TH AVENUE

Attachments: [Agenda Cover Report](#)
[Exhibit A - Ninth Amendment to the Agreement](#)
[Exhibit B - Location Map](#)
[Exhibit C - Agreement and Amendments](#)
[Exhibit D - Change Orders](#)
[Exhibit E - Updated Project Schedule](#)

7E. SECOND AMENDMENT TO LEGAL SERVICES AGREEMENT

Recommendation: Approve the Second Amendment to the Legal Services Agreement with Goren Cherof Doody & Ezrol, PA.

Attachments: [Agenda Cover Report](#)
[Exhibit A - Legal Services Agreement](#)
[Exhibit B – First Amendment to the Legal Services Agreement](#)
[Exhibit C - Second Amendment to Legal Services Agreement](#)

7F. RESOLUTION NO. 2025-07 - APPROVAL OF PURCHASE AND SALE AGREEMENT FOR 216 NW 8th AVENUE FOR \$147,000

Recommendation:

1. Approve Resolution No. 2025-07 and the Purchase and Sale Agreement with Frederick Tackey for the purchase of one property approximately located at 216 NW 8th Avenue (Subject Property) for a total purchase price of \$147,000, in substantially the attached form.

AND

2. Authorize the CRA Board Chair to execute the Purchase and Sale Agreement, and any related documents, in a form acceptable to the CRA Legal Counsel.

Attachments:

[Agenda Cover Report](#)

[Exhibit A - Location Map](#)

[Exhibit B - Purchase and Sale Agreement](#)

[Exhibit C - Resolution No. 2025-07](#)

8. Old Business

8A. REDEVELOPMENT AGENCY REDEVELOPMENT ADVISORY COMMITTEE TERM REVIEW

Recommendation:

Board direction.

Attachments:

[Agenda Cover Report](#)

[Exhibit A - RAC with Updated Terms](#)

9. New Business

9A. APPOINTMENT OF CRA OFFICER: DEPUTY VICE-CHAIR

Recommendation: Appoint a member of the Board to the position of CRA Deputy Vice-Chair.

Attachments:

[Agenda Cover Report](#)

9B. DELRAY BEACH COMMUNITY REDEVELOPMENT AGENCY BUDGET AMENDMENT NO. 2, FISCAL YEAR 2024-2025

Recommendation: Approve Delray Beach Community Redevelopment Agency Resolution No. 2025-08 adopting Budget Amendment No. 2 for FY 2024-2025.

Attachments:

[Agenda Cover Report](#)

[Exhibit A - Resolution No. 2025-08](#)

[Exhibit B - FY 2024-2025 Budget Amendment No. 2](#)

9C. FIRST AMENDMENT TO THE INTERLOCAL AGREEMENT BETWEEN THE CITY OF DELRAY BEACH AND DELRAY BEACH COMMUNITY REDEVELOPMENT AGENCY FOR FUNDING CONSTRUCTION/PROFESSIONAL SERVICES - FISCAL YEAR 2024-2025

Recommendation:

Discuss and provide direction as to a First Amendment to the Interlocal Agreement (“ILA”) between the City of Delray Beach (“City”) and Delray Beach Community Redevelopment Agency (“CRA”) for funding for Construction/Professional Services within the CRA District for Fiscal Year 2024-2025, in substantially the attached form.

Attachments:

[Agenda Cover Report](#)

[Exhibit A - ILA for FY 2024-2025 for Funding Construction/Professional Services](#)

[Exhibit B – First Amendment to ILA for FY 2024-2025 for Funding Construction/](#)

[Exhibit C - City Funding Requests - Crest Theatre and SW 8th Ave & SW 2nd S](#)

9D. UPDATE AND DISCUSSION AND DIRECTION ON LEASES FOR CRA-OWNED PROPERTIES ON NW 5TH AVENUE

Recommendation:

1. Update on leasing of the CRA-owned property at 186 NW 5th Avenue (Harvel House).
2. Provide direction on the following:
 - a. Issuance of Notice of Intent to Lease the remaining two (2) first-floor tenant bays at the CRA-owned property at 98 NW 5th Avenue (Edmonds Baine Building), in substantially same form as attached; and
 - b. Issuance of Notice of Intent to Lease one (1) first-floor commercial bay at 135 NW 5th Avenue (West Settlers Building), in substantially the same form as attached.

Attachments:

[Agenda Cover Report](#)

[Exhibit A – Lease Manual Procedures for Tenants](#)

[Exhibit B - Tenant Application Forms 98 NW 5th Ave and 135 NW 5th Ave](#)

9E. 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](#)

9F. DISCUSSION - PROPERTIES LOCATED 330, 350, AND 358 NE 4TH STREET

Recommendation: Board discussion and direction.

- Attachments:**
- [Agenda Cover Report](#)
 - [Exhibit A - Location Map and Photos](#)
 - [Exhibit B - Callaway and Price Appraisal](#)
 - [Exhibit C - Anderson Carr Appraisal](#)
 - [Exhibit D - Aucamp, Dellenback, & Whitney Appraisal](#)

10. Other Business

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

11. Adjournment