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

Tuesday, October 28, 2025

Regular Meeting at 4:00 PM

Commission Chambers Delray Beach City Hall

Or livestream: https://www.youtube.com/ @cityofdelraybeachfl

Community Redevelopment Agency

CRA Board of Commissioners

Chair Angela Burns
Vice-Chair Tom Markert
Deputy Vice-Chair Juli Casale
CRA Commissioner Thomas F. Carney, Jr.
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 compete 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. October PowerPoint Presentation (For Informational Purposes Only)
- 4A. OCTOBER POWERPOINT PRESENTATION

Attachments: October 28, 2025 - CRA Regular Board Meeting Presentation

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

Attachments: Monthly Work Plan Report - October 2025

5B. ARTS WAREHOUSE REPORT

<u>Attachments:</u> Arts Warehouse Report - October 2025

5C. FUNDING ASSISTANCE AND COMMUNITY OUTREACH REPORT

Attachments: Funding Assistance and Community Outreach Report - October 2025

5D. PROPERTY MANAGEMENT REPORT

Attachments: Property Management Report - October 2025

5E. DISSEMINATION OF REDEVELOPMENT INFORMATION REPORT

<u>Attachments:</u> <u>Dissemination of Redevelopment Information Report - October 2025</u>

- 6. Public Comments on Agenda & Non-Agenda Items
- 7. Consent Agenda
- **7A.** WORKSHOP MINUTES

<u>Attachments:</u> October 7, 2025 - CRA Workshop Minutes

7B. REGULAR BOARD MEETING MINUTES

<u>Attachments:</u> <u>September 30, 2025 - CRA Regular Board Meeting Minutes</u>

7C. INTERLOCAL AGREEMENT BETWEEN THE CITY OF DELRAY BEACH AND THE DELRAY BEACH COMMUNITY REDEVELOPMENT AGENCY FOR FUNDING CONSTRUCTION PROFESSIONAL SERVICES FOR FISCAL YEAR 2025-2026

Recommendation:

Approve the Interlocal Agreement ("ILA") between the City of Delray Beach ("City") and Delray Beach Community Redevelopment Agency ("CRA") for funding the Capital Improvement Projects within the CRA District for Fiscal Year 2025-2026 ("FY"), in substantially attached form.

<u>Attachments:</u> <u>Agenda Cover Report</u>

Exhibit A – ILA for FY 2025-2026 for General Capital Improvement Project

7D. ACCEPTANCE OF SOLID WASTE AUTHORITY OF PALM BEACH COUNTY'S BLIGHTED AND DISTRESSED PROPERTY CLEAN-UP GRANT OF \$80,000 - 235 SE 2nd AVENUE

Recommendation:

- Accept the Solid Waste Authority of Palm Beach County's Blighted and Distressed Property Clean-Up Grant award of \$80,000, for the clean-up of the CRA-owned property located at 235 SE 2nd Avenue; and
- 2. Authorize the Delray Beach Community Redevelopment Agency Board Chair to execute an Interlocal Grant Agreement by and between the Solid Waste Authority of Palm Beach County and the CRA in an amount not to exceed \$80,000.

Attachments: Agenda Cover Report

Exhibit A - Location Map & Photos

Exhibit B - 2026 SWA Grant Application

Exhibit C - FY 2026 Blighted and Distressed Property Clean-Up Grant Interlocal

7E. APPROVAL TO APPLY FOR THE FISCAL YEAR 2025-2026 SOLID WASTE AUTHORITY OF PALM BEACH COUNTY BLIGHTED AND DISTRESSED PROPERTY CLEAN-UP GRANT - 101 NW 10th AVENUE

Recommendation:

Approval to apply for the Solid Waste Authority of Palm Beach County for its annual Blighted and Distressed Property Clean-Up Grant for the clean-up of the property located at 101 NW 10th Avenue.

Attachments: Agenda Cover Report

Exhibit A - Location Map & Photos

7F. TEMPORARY USE AGREEMENT WITH SOUTHERN UNDERGROUND INC. TO UTILIZE 19 SW 10TH AVENUE AND 23 SW 10TH AVENUE FOR STORAGE AND STAGING

Recommendation:

Approve the Temporary Use Agreement with Southern Underground Industries, Inc. for the use of CRA-owned properties located at 19 SW 10th Avenue and 23 SW 10th Avenue for a City of Delray Beach Reclaim Water Improvements Project.

Attachments: Agenda Cover Report

Exhibit A - Location Map

Exhibit B - Temporary Use Agreement

7G. A-G.U.I.D.E. FUNDING REQUEST FOR FISCAL YEAR 2025-2026 - DELRAY BEACH COMMUNITY LAND TRUST

Recommendation:

Approve the A.-G.U.I.D.E. Agreement with the Delray Beach Community Land Trust, Inc. in an amount not to exceed \$242,000 for Fiscal Year 2025-2026 and authorize the CRA Board Chair and Executive Director to execute all documents for said purpose.

Attachments: Agenda Cover Report

Exhibit A- FY 2025-2026 DBCLT A-Guide Funding Agreement

7H. AWARD INVITATION TO BID CRA NO. 2025-03 - EXTERIOR AND INTERIOR REPAIRS TO THE CRA-OWNED BUILDING LOCATED AT 313 NE 3RD STREET - ARTS WAREHOUSE TO DAN ENTERPRISES TEAM, LLC, IN AN AMOUNT NOT TO EXCEED \$426,771.71

Recommendation:

- 1) Award Invitation to Bid CRA No. 2025-03 for the construction of exterior and interior repairs to the CRA-owned two-story building located at 313 NE 3rd Street, also known as the Arts Warehouse, to the responsive and responsible Bidder Dan Enterprises Team, LLC, in an amount not to exceed \$426,771.71; and authorize CRA Staff to enter into contract negotiations with Dan Enterprises Team, LLC; and
- 2) In the event that negotiations with Dan Enterprises Team, LLC, do not result in a contract satisfactory to the CRA and negotiations are abandoned, the CRA Board selects Waypoint Contracting, Inc. as the second responsive and responsible Bidder and authorizes CRA Staff to commence negotiations with Waypoint Contracting, Inc.

Attachments:

Agenda Cover Report

Exhibit A - Location Map & Photos

Exhibit B – Invitation to Bid CRA No. 2025-03 and Addendums

Exhibit C - Resolution 2025-15

8. Old Business

8A. DELRAY BEACH COMMUNITY REDEVELOPMENT AGENCY REDEVELOPMENT ADVISORY COMMITTEE FOLLOW UP

Recommendation:

• Provide CRA Board direction on 2025-2026 RAC assignments pursuant to Article 5 of the RAC Resolution:

AND

Approve Resolution 2025-16;

AND

• Motion to approve nominations for appointment to serve on the Delray Beach Community Redevelopment Agency Redevelopment Advisory Committee under Resolution 2025-16.

Attachments:

Agenda Cover Report

Exhibit A - Resolution 2025-16

Exhibit B - RAC with Updated Terms

Exhibit C- RAC Meeting Dates, FY 2025-2026

Exhibit D- RAC Applicants FY 2025-2026

<u>DeMeo</u>

Elder

Hackett

Hill

Kenyon

Lebrevelec

Morgan

Perry

<u>Suarez</u>

8B. AWARD REQUEST FOR QUALIFICATIONS CRA NO. 2025-01 - NW 800 BLOCK OF WEST ATLANTIC AVENUE - PROGRESSIVE DESIGN-BUILD REDEVELOPMENT PROJECT

Attachments: Agenda

Agenda Cover Report

Exhibit A - Location Map

Exhibit B - Evaluation Committee Composite Scores

Exhibit C - RFQ CRA No. 2025-01

9. New Business

A. None

10. Other Business

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

11. Adjournment