

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

4:00 PM

Regular Meeting at 4:00 PM

Commission Chambers
Delray Beach City Hall

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 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.

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

Attachments: [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

Attachments: [Dissemination of Redevelopment Information Report - October 2025](#)

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

Attachments: [October 7, 2025 - CRA Workshop Minutes](#)

7B. REGULAR BOARD MEETING MINUTES

Attachments: [September 30, 2025 - CRA Regular Board Meeting Minutes](#)

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.

Attachments:

[Agenda Cover Report](#)

[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:

1. 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](#)[DeMeo](#)[Elder](#)[Hackett](#)[Hill](#)[Kenyon](#)[Lebrevelec](#)[Morgan](#)[Perry](#)[Suarez](#)**8B. AWARD REQUEST FOR QUALIFICATIONS CRA NO. 2025-01 - NW 800 BLOCK OF WEST ATLANTIC AVENUE - PROGRESSIVE DESIGN-BUILD REDEVELOPMENT PROJECT****Attachments:**[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