

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, July 16, 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. July PowerPoint Presentation (For Informational Purposes Only)****4A. JULY POWERPOINT PRESENTATION**

Attachments: [July 16, 2025 - CRA Regular Board Meeting Presentation](#)

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

Attachments: [Monthly Work Plan Report - June & July 2025](#)

5B. ARTS WAREHOUSE REPORT

Attachments: [Arts Warehouse Report - June & July 2025](#)

5C. FUNDING ASSISTANCE AND COMMUNITY OUTREACH REPORT

Attachments: [Funding Assistance and Community Outreach Report - June & July 2025](#)

5D. PROPERTY MANAGEMENT REPORT

Attachments: [Property Management Report - June & July 2025](#)

5E. DISSEMINATION OF REDEVELOPMENT INFORMATION REPORT

Attachments: [Dissemination of Redevelopment Information Report - June & July 2025](#)

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

Attachments: [May 29, 2025 - CRA Regular Board Meeting Minutes](#)

7B. CRA FINANCIAL REPORT - MAY 2025

Recommendation:

Receive and File

Attachments: [Agenda Cover Report](#)
 [Exhibit A - May 2025 Financial Statements](#)

7C. FIRST AMENDMENT TO THE INTERLOCAL AGREEMENT BETWEEN THE CITY OF DELRAY BEACH AND DELRAY BEACH COMMUNITY REDEVELOPMENT AGENCY FOR IN HOUSE PROJECT MANAGEMENT SERVICES

Recommendation:

Approve a First Amendment to the Interlocal Agreement between the City of Delray Beach and Delray Beach Community Redevelopment Agency for funding for In House Management Services, and authorize the CRA Board Chair to execute any and all related documents in a form

Attachments:

[Agenda Cover Report](#)

[Exhibit A - ILA for In House Project Management Services](#)

[Exhibit B - First Amendment to ILA In-House Project Management Services](#)

7D. AWARD REQUEST FOR QUALIFICATIONS CRA NO. 2025-01 - NW 800 BLOCK OF WEST ATLANTIC AVENUE - PROGRESSIVE DESIGN-BUILD REDEVELOPMENT PROJECT

Recommendation:

Award Request for Qualifications (RFQ) CRA No. 2025-01 - NW 800 Block of West Atlantic Avenue - Progressive Design-Build Redevelopment Project to the highest ranked Proposer, Waypoint Contracting, Inc., and authorize CRA staff to enter into contract negotiations accordingly.

Attachments:

[Agenda Cover Report](#)

[Exhibit A - Location Map](#)

[Exhibit B - Evaluation Committee Composite Scores](#)

[Exhibit C - RFQ CRA No. 2025-01](#)

7E. REQUEST TO ISSUE INVITATION TO BID CRA NO. 2025-05 FOR THE CONSTRUCTION OF REPAIRS FOR THE CRA-OWNED BUILDING LOCATED AT 182 NW 5th AVENUE - MUSE HOUSE

Recommendation:

Authorize the issuance of an Invitation to Bid for the construction of repairs for the CRA-owned building located at 182 NW 5th Avenue - Muse House (Subject Property), in substantially attached form.

Attachments:

[Agenda Cover Report](#)

[Exhibit A - Location Map](#)

[Exhibit B - Draft Invitation to Bid CRA No. 2025-05](#)

- 7F.** REQUEST TO ISSUE INVITATION TO BID CRA NO. 2025-06 FOR THE CONSTRUCTION OF REPAIRS FOR THE CRA-OWNED BUILDING LOCATED AT 20 N SWINTON AVENUE - DELRAY BEACH CRA OFFICE

Recommendation:

Authorize the issuance of an Invitation to Bid for the construction of repairs for the CRA-owned building located at 20 N Swinton Avenue - Delray Beach CRA Office (Subject Property), in substantially the attached form.

Attachments:

[Agenda Cover Report](#)

[Exhibit A - Location Map & Photos](#)

[Exhibit B – Draft Invitation to Bid CRA No. 2025-06](#)

- 7G.** APPROVE WORK ASSIGNMENT FOR ARCHITECTURAL SERVICES WITH TAMARA PEACOCK COMPANY ARCHITECTS OF FLORIDA, INC. d/b/a PEACOCK ARCHITECTS FOR MAINTENANCE AND REPAIRS TO 20 N. SWINTON AVENUE IN AN AMOUNT NOT TO EXCEED \$26,835

Recommendation:

Approve the Work Assignment for Architectural Services with The Tamara Peacock Company Architects of Florida, Inc. d/b/a Peacock Architects (Peacock Architects) for the CRA-owned property located at 20 N. Swinton Avenue in an amount not to exceed \$26,835, and authorize the CRA Board Chair to execute any and all related documents.

Attachments:

[Agenda Cover Report](#)

[Exhibit A - Location Map](#)

[Exhibit B - Continuing Consulting Services Agreement with Peacock Architects](#)

[Exhibit C - Peacocks Architects Proposal](#)

[Exhibit D - Work Assignment – Peacock Architects – 20 N Swinton Avenue](#)

7H. APPROVAL OF THE TENTH AMENDMENT TO THE AGREEMENT BETWEEN THE DELRAY BEACH COMMUNITY REDEVELOPMENT AGENCY AND AHRENS COMPANIES - 95 SW 5TH AVENUE

Recommendation:

Approve the Tenth Amendment to the Agreement between the Delray Beach Community Redevelopment Agency and Ahrens Companies for the construction of a commercial building located at 95 SW 5th Avenue and authorize the CRA Board Chair to execute all related documents for said purpose.

Attachments:

[Agenda Cover Report](#)

[Exhibit A - Tenth Amendment to Agreement](#)

[Exhibit B - Location Map](#)

[Exhibit C - Agreement and Amendments](#)

[Exhibit D - Change Order](#)

7I. APPROVAL OF SIXTH AMENDMENT TO THE LANDSCAPE MAINTENANCE SERVICES AGREEMENT WITH SOD UNLIMITED, INC.

Recommendation:

Approve the Sixth Amendment to the Landscape Maintenance Services Agreement and authorize the CRA Board Chair to execute the Sixth Amendment and any and all related documents.

Attachments:

[Agenda Cover Report](#)

[Exhibit A - Agreement and Amendments](#)

[Exhibit B - Sixth Amendment Landscape Maintenance Services](#)

[Exhibit C - Amended CRA-owned Property List \(Exhibit C of Agreement\)](#)

7J. COMMERCIAL LEASE AGREEMENT - 135 NW 5TH AVENUE, UNIT C5

Recommendation:

Approve the Commercial Lease Agreement for Upper Cutz Barbershop and Salon, Inc. located at 135 NW 5th Avenue, Unit C5, in a form acceptable to the CRA Legal Counsel, and authorize the CRA Executive Director to execute any and all related documents.

Attachments:

[Agenda Cover Report](#)

[Exhibit A - Location Map](#)

[Exhibit B - Notice of Intent to Lease & Application](#)

[Exhibit C - Upper Cutz Tenant Application - 135 NW 5th Ave](#)

[Exhibit D - Lease Agreement](#)

- 7K.** RESOLUTION 2025-10 - APPROVE A PURCHASE AND SALE AGREEMENT WITH THE BOYNTON BEACH FAITH BASED COMMUNITY DEVELOPMENT CORPORATION, INC. FOR THE PURCHASE OF ONE PROPERTY LOCATED AT 238 SW 14th AVENUE FOR THE CONSTRUCTION OF AFFORDABLE/WORKFORCE HOUSING

Recommendation:

1. Approve the Requests for Substitutions made by the Boynton Beach Faith Based Development Corporation, Inc. (BBCDC) as it relates to their selected general contractor and the design of the single-family home to be constructed at 238 SW 14th Avenue (Subject Property);

AND

2. Approve a Purchase and Sale Agreement with the BBCDC for the purchase of the one Subject Property for a total purchase price of \$2,500 for the construction of affordable/workforce housing, in a form acceptable to the CRA Legal Counsel;

AND

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

Attachments:

[Agenda Cover Report](#)

[Exhibit A - Location Map](#)

[Exhibit B - Requested Substitutions](#)

[Exhibit C - Originally Submitted Development and Construction Plans](#)

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

[Exhibit E - Resolution 2025-10](#)

- 7L.** RESOLUTION 2025-11 - APPROVE A REVISED PURCHASE AND SALE AGREEMENT WITH MAGGIE ROLLE FOR THE PURCHASE OF THE PORTION OF A PROPERTY ABUTTING 111 NW 11TH AVENUE AND 106 NW 10TH AVENUE IN AN AMOUNT NOT TO EXCEED \$40,000

Recommendation:

1. Approve a revised Purchase and Sale Agreement with Maggie Rolle for the purchase of the property abutting 111 NW 11th Avenue and 106 NW 10th Avenue (Subject Property) in an amount not to exceed \$40,000 in a form legally acceptable to the CRA Legal Counsel;

AND

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

Attachments:

[Agenda Cover Report](#)

[Exhibit A - Location Map and Survey](#)

[Exhibit B - PSA Portion of Property abutting 111 NW 11th Avenue - Rolle](#)

[Exhibit C - Resolution 2025-11](#)

- 7M.** SITE DEVELOPMENT FUNDING ASSISTANCE - HARVEY INSURANCE SOLUTIONS, INC (20/26 NW 6th AVENUE) FOR AN AMOUNT NOT TO EXCEED \$41,238.71

Recommendation:

Approve a Site Development Funding Assistance Agreement with Harvey Insurance Solutions, Inc. for the proposed improvement project located at 20/26 NW 6th Avenue, Unit #5, CRA sub-area #3, for an amount not to exceed \$41,238.71, and authorize the CRA Board Chair to execute any and all related documents in a form legally acceptable to the CRA Legal Counsel.

Attachments:

[Agenda Cover Report](#)

[Exhibit A - Location Map](#)

[Exhibit B - Photos of Existing Conditions](#)

[Exhibit C - Approved Plans](#)

[Exhibit D - Funding Assistance Detail Sheet](#)

[Exhibit E - Application Form](#)

[Exhibit F - Business Plan & Financial Projections](#)

[Exhibit G - Site Development Assistance Program Guidelines](#)

[Exhibit H - Funding Assistance Agreement](#)

8. Old Business

8A. DEVELOPMENT OF SW 600 - 800 BLOCKS OF WEST ATLANTIC AVENUE**Recommendation:**

Discussion and direction on preparation of a Request for Proposals (RFP) the 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 RFP 600-800 W. Atlantic Ave and Addendums](#)

[Exhibit E - DRAFT RFP 2025-04 - SW 600 Block of West Atlantic Avenue](#)

9. New Business**9A. DISCUSSION AND DIRECTION REGARDING MODIFICATIONS TO THE A.-G.U.I.D.E. (ACHIEVING GOALS USING IMPACT DRIVEN EVALUATION) PROGRAM GUIDELINES****Recommendation:**

Discuss and provide direction regarding modifications to the A.-G.U.I.D.E. (Achieving Goals Using Impact Driven Evaluation) Program Guidelines.

Attachments:

[Agenda Cover Report](#)

[Exhibit A - September 28 2023 - A.-G.U.I.D.E. Workshop Presentation](#)

[Exhibit B - A.-G.U.I.D.E. Program Guidelines for FY 2024-2025](#)

[Exhibit C - Proposed Modification to A.-G.U.I.D.E. Program](#)

[Exhibit D - Final Version of A.-G.U.I.D.E. with Modifications 2025-2026](#)

9B. PROCESS FOR PROPOSALS FOR THREE (3) TENANT BAYS - 95 SW 5TH AVENUE**Recommendation:**

Provide direction on the process to lease the three (3) tenant spaces at the CRA-owned property at 95 NW 5th Avenue.

Attachments:

[Agenda Cover Report](#)

[Exhibit A - Location Map](#)

[Exhibit B - Floor Plans](#)

10. Other Business

A. Comments by Executive Director

B. Comments by Board Attorney

C. Comments by Commissioners

11. Adjournment