

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

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
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.

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. 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

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

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.

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**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