

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, May 26, 2026

4:00 PM

Regular Meeting

Commission Chambers Delray Beach City Hall or Live Stream:
<https://www.youtube.com/@cityofdelraybeachfl/streams>

Community Redevelopment Agency

CRA Board of Commissioners

Chair Juli Casale

Vice-Chair Judy Mollica

Deputy Vice-Chair Tom Markert

CRA Commissioner Angela Burns

CRA Commissioner Thomas F. Carney, Jr.

RULES FOR PUBLIC PARTICIPATION

PUBLIC COMMENT DURING CRA BOARD MEETINGS

PUBLIC COMMENT: CRA Board meetings are business meetings and the right to limit discussion rests with the CRA Board of Commissioners ("CRA Board"). Generally, remarks by an individual will be limited to three (3) minutes or less unless otherwise specified. The Chair or upon consensus of the CRA Board has discretion to adjust the amount of time allocated.

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. If you are not able to do so prior to the start of the meeting, you may still address the CRA Board. The primary purpose of the sign-in sheet is to assist staff with record keeping. Therefore, when you come up to the to speak, please complete the sign-in sheet if you have not already done so.

ADDRESSING THE CRA BOARD: At the appropriate time, please step up to the lectern and state your name and zip code 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.

PUBLIC COMMENT PHONE 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 by phone 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 zip code
3. Leave a comment no longer than three (3) minutes

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

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. The CRA neither provides nor prepares such record.

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 Avenue
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. May PowerPoint Presentation (For Informational Purposes Only)****4A. MAY POWERPOINT PRESENTATION**

Attachments: [May 26, 2026 - CRA Regular Board Meeting Presentation](#)

4B. PRESENTATION FROM RHONDA GIGER AT PALM BEACH COUNTY COMMISSION ON ETHICS**5. Staff Reports (For Informational Purposes Only)****5A. MONTHLY WORK PLAN REPORT**

Attachments: [Monthly Work Plan Report - May 2026](#)

5B. ARTS WAREHOUSE REPORT

Attachments: [Arts Warehouse Report - May 2026](#)

5C. FUNDING ASSISTANCE AND COMMUNITY OUTREACH REPORT

Attachments: [Funding Assistance & Community Outreach Report - May 2026](#)

5D. PROPERTY MANAGEMENT REPORT

Attachments: [Property Management Report - May 2026](#)

5E. DISSEMINATION OF REDEVELOPMENT INFORMATION REPORT

Attachments: [Dissemination of Redevelopment Information Report - May 2026](#)

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

Attachments: [April 28, 2026 - CRA Regular Board Meeting Minutes](#)

7B. CRA FINANCIAL REPORT - APRIL 2026

Recommendation: Receive and File.

Attachments: [Agenda Cover Report](#)
[Exhibit A - Financial Statements April 2026](#)

7C. RESOLUTION NO. 2026-05 - APPROVAL OF PURCHASE AND SALE AGREEMENT FOR 25 SW 12th AVENUE FOR \$350,000

Recommendation:

Approve Resolution No. 2026-05 and the Purchase and Sale Agreement with Dorothy Gerald for the purchase of one (1) vacant lot approximately located at 25 SW 12th Avenue for a total purchase price of \$350,000, in the attached form, and 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 2026-05](#)

7D. APPROVAL OF SITE DEVELOPMENT FUNDING ASSISTANCE AGREEMENT WITH SUN UP SKIN, LLC (98 NW 5TH AVENUE, SUITE 104) IN AN AMOUNT NOT TO EXCEED \$71,097.51, SUBJECT TO THE APPROVAL OF THE BUILDING PERMIT FOR SAID PROJECT

Recommendation: Approve a Site Development Funding Assistance Agreement with Sun Up Skin for the proposed improvement project located at the Edmonds Baine Building, 98 NW 5th Avenue, Suite 104, in an amount not to exceed \$71,097.51, subject to the approval of the building permit for said project.

Attachments: [Agenda Cover Report](#)
[Exhibit A - Location Map](#)
[Exhibit B - Photos of Existing Conditions](#)
[Exhibit C - Funding Assistance Detail Sheet](#)
[Exhibit D - Application Form](#)
[Exhibit E - Business Plan](#)
[Exhibit F - Site Development Program Guidelines](#)
[Exhibit G - Site Development Funding Assistance Grant](#)

8. Old Business

8A. UPDATE AND DISCUSSION - 2026 AMENDMENT TO THE DELRAY BEACH COMMUNITY REDEVELOPMENT AGENCY COMMUNITY REDEVELOPMENT PLAN**Recommendation:**

Board discussion and comments regarding the 2026 Amendment to the Delray Beach Community Redevelopment Agency's Community Redevelopment Plan.

Attachments:

[Agenda Cover Report](#)

[Exhibit A – Delray Beach CRA Redevelopment Plan Update Overview](#)

9. New Business**9A. DELRAY BEACH COMMUNITY REDEVELOPMENT AGENCY FISCAL YEAR 2026-2027 DRAFT BUDGET OVERVIEW**

Recommendation: CRA Board Discussion.

Attachments:

[Agenda Cover Report](#)

[Exhibit A - Draft Budget Overview](#)

9B. DISCUSSION AND DIRECTION REGARDING REQUEST FOR PROPOSALS FOR THE DEVELOPMENT OF THE SW 700 & 800 BLOCKS OF WEST ATLANTIC AVENUE**Recommendation:**

Board discussion and direction regarding a Request for Proposals for the Development of the SW 700 & 800 Blocks of West Atlantic Avenue.

Attachments:

[Agenda Cover Report](#)

[Exhibit A - Location Map](#)

[Exhibit B - DRAFT RFP SW 700 & 800 Blocks of West Atlantic Avenue](#)

[Exhibit C - CRA Incentives and Opportunities](#)

9C. DISCUSSION AND DIRECTION REGARDING REQUEST FOR PROPOSALS FOR THE DEVELOPMENT OF THE NW 800 BLOCK OF WEST ATLANTIC AVENUE**Recommendation:**

Board discussion and direction regarding a Request for Proposals for the Development of the NW 800 Block of West Atlantic Avenue.

Attachments:

[Agenda Cover Report](#)

[Exhibit A - Location Map](#)

[Exhibit B - DRAFT RFP NW 800 Block of West Atlantic Avenue](#)

[Exhibit C - CRA Incentives and Opportunities](#)

10. Other Business

A. Comments by Executive Director

B. Comments by Board Attorney

C. Comments by Commissioners

11. Adjournment