



Delray Beach Community Redevelopment Agency

Regular Board Meeting

Thursday, August 28, 2025

At 4:00 P.M.

Commission Chambers at City Hall



Item 4B.

Palm Beach County Commission on Ethics – Rhonda Giger



Item 8A.

Update on Leases for the First Floor Tenant Bays – 98 NW 5th Avenue – Edmonds Baine Building





StellaMix – Unit 103

- StellaMix is a podcast production and management company that is based in Delray Beach with many of their clients also based out of Delray Beach.
- Their mission is to help creators produce outstanding content with expert guidance at every step. From naming the show and designing custom artwork to editing both audio and video, StellaMix handles every detail alongside their clients.
- The location at the Edmonds Baine Building will be their hub for all in-person recordings, and podcasting services to meet their clients' needs.
- StellaMix will be commencing their lease on September 1, 2025, with a short build out period of two (2) months.



Sun Up Skin – Unit 104

- Sun Up Skin is a holistic facial spa and integrative wellness studio rooted in healing, community, and culture. Specializing in holistic facials, massage, sound healing, yoga, and community-based wellness offerings, their mission is to provide culturally competent, trauma-informed care that supports nervous system regulation and radiant skin from the inside out with a commitment to inclusive wellness, local economic vitality, and creating safe spaces where individuals of all backgrounds can rest, reconnect, and thrive.
- At their new Delray Beach location in the Edmonds Baine Building, Sun Up Skin will serve as both a neighborhood sanctuary and a collective hub — offering wellness services, group classes, and retail in a space designed for healing and connection.
- Sun Up Skin is reviewing their lease terms and finalizing the items needed to apply for the CRA's Project Consultancy & Design Funding Assistance Program.

- Rabbit Hole – Unit 101:

A plant-based café and bistro that will serve award-winning plant-based specialty sandwiches, smoothies, beverages, and desserts. Rabbit Hole has received its building permit, and they expect to break ground shortly!

Touch of Posh Salon – Unit 102:

Touch of Posh Salon will offer various hair care and extension services such as lace wig installations, wash/treatments, and sew ins. Touch of Posh is currently in the design phase for their interior build out.

The Atlantic Current – Unit 105:

A well-established magazine and marketing agency that celebrates the local coastal lifestyle, the Atlantic Current has been open and operating at the Edmonds Baine Building since January 2024. At the location they also offer marketing services specifically for small businesses which include photography, video production, graphic design, social media management, and now in studio photography sessions for individuals and families.



Item 8B.

Award Request for Qualifications CRA
NO. 2025-01 - NW 800 Block of West
Atlantic Avenue – Progressive Design-
Build Redevelopment Project



REDEVELOPMENT PROJECT OBJECTIVE

Create a vibrant and diverse community gathering space designed to foster interaction and connection among local residents where everyone can come together, socialize, and support a range of small, local businesses.

OVERVIEW OF SCOPE OF SERVICES

Selected Proposer shall deliver required Scope of Services via a progressive design-build project delivery method with two (2) distinct phases - Phase 1 will encompass Pre-Construction and Design and Phase 2 will encompass Construction. The Scope of Services includes, but is not limited to:

- **Full Scale Architectural and Project Management Services:**

- Reviewing City of Delray Beach Land Development Regulations and applying for any and all necessary text amendments, relief requests (waivers, variances, etc.), alley/street abandonments, development approvals, permits, etc.
- Coordinating and managing all architectural, mechanical, electrical (including low voltage), plumbing, structural, civil, HVAC, geotechnical, landscape architectural, surveying, and any and all other related disciplines and components for the Redevelopment Project.
- Development of design and construction documents.

- **Project Cost Development**

- Develop procurement documents for solicitation of competitive prices from suppliers and subcontractors and submit a price for construction for review on an open-book basis.
- Enter into negotiations with the CRA to establish final construction scope and price.

- **Construction and Construction Management Services:**

- Utilize modular construction and building methods and materials for construction of permanent modular buildings; and custom design and buildout of exterior and interior of modular buildings that will be used for a variety of retail and/or commercial purposes.



Evaluation Criteria and Composite Scores

REQUIREMENTS	POINTS
Qualifications and Experience of the Design-Build Team and Key Team Members	25 Points
Design-Build Design, Engineering, Permitting – Past Performance and Approach	20 Points
Design-Build Construction – Past Performance and Approach	20 Points
Projects of Similar Scope and Complexity	20 Points
Redevelopment Project Understanding and Key Considerations	15 Points
	100 Total Points

DMR Construction Services, Inc.	Hatcher Construction and Development, Inc.	Waypoint Contracting, Inc.
79	85	83
78	72	92
90	91	89
247 out of 300	248 out of 300	264 out of 300



Action Needed

Accept the Evaluation Committee's recommendation to award RFQ CRA No. 2025-01– NW 800 Block of West Atlantic Avenue – Progressive Design-Build Redevelopment Project to Waypoint Contracting, Inc., and authorize CRA staff to enter into contract negotiations with Waypoint Contracting, Inc.

If an agreement is not negotiated to the CRA's satisfaction, the CRA may abandon such negotiations, and at its sole and absolute discretion, and the CRA Board authorizes CRA staff to commence negotiations with the next highest-scoring Proposer, if applicable.

The negotiated agreement will be brought before the CRA Board for approval.



Item 8C.

Discussion of SW 600 - 800
Blocks of West Atlantic Avenue

CRA-Owned Vacant Land SW 600 – 800 Blocks of West Atlantic Avenue



**Public Outreach Meeting: West Atlantic Master Plan
(AKA Set Transformation Plan)**
Monday, August 18, 2025, 5:30 – 7:30 PM,
Delray Beach Public Library Auditorium



*Thank you to everyone who participated in the
August 18th meeting!*



PUBLIC OUTREACH MEETING

TO DISCUSS THE
West Atlantic Master Plan
(AKA Set Transformation Plan)



SHAPE THE FUTURE OF THE SET!

The first workshop focused on where we are.
Now, let's discuss where we are going.
Your input will help shape how The Set grows and thrives.

We will review feedback from the first workshop, refine
priorities, and explore strategies for the updated Plan.

Join Us: Workshop #2

MONDAY, SEPTEMBER 8TH
5:30PM - 7:30PM

Delray Beach Public Library Auditorium
100 W. Atlantic Ave, Delray Beach, FL 33444



DELRAY BEACH CRA
COMMUNITY REDEVELOPMENT AGENCY

MORE INFORMATION

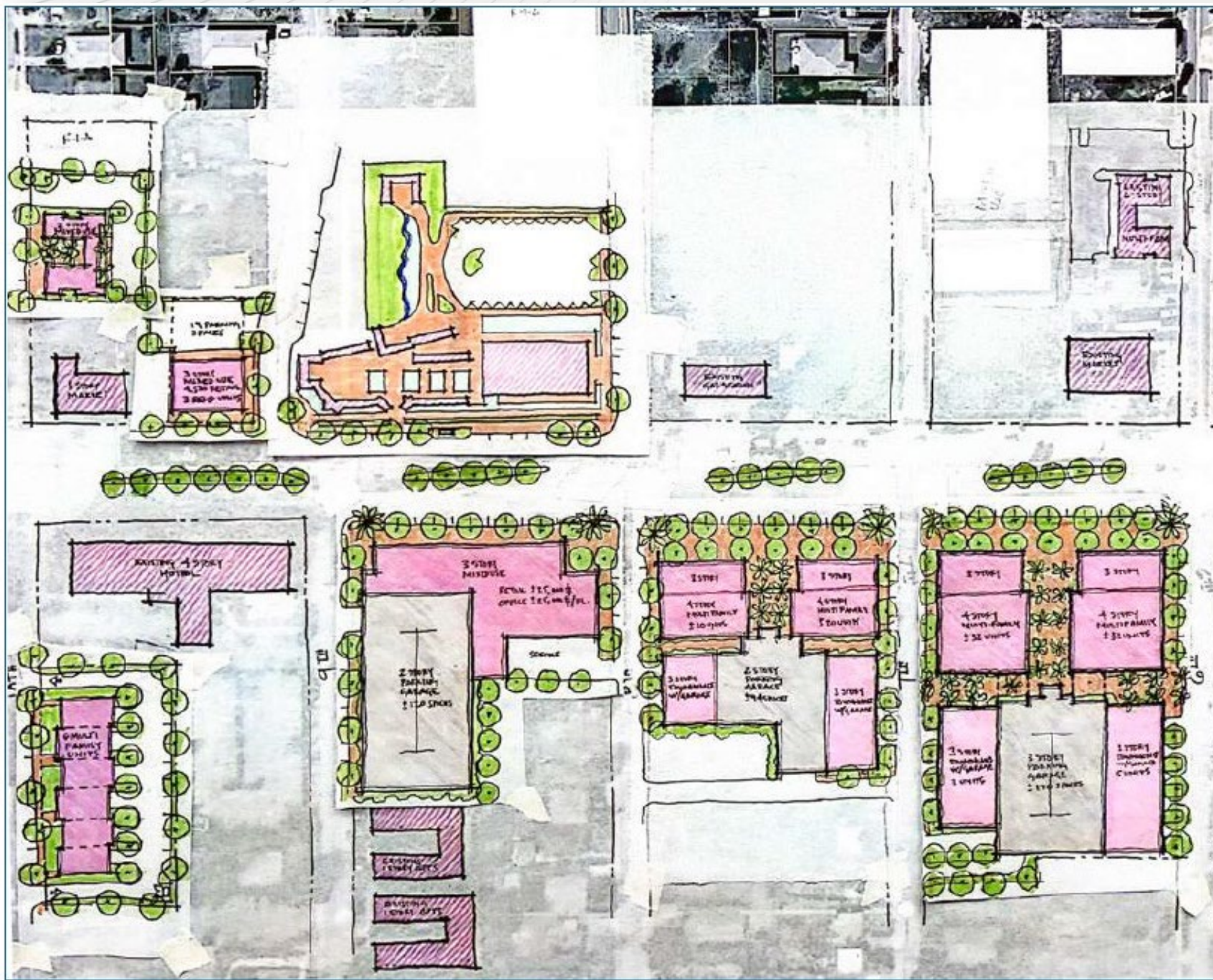
561-276-8640

DELRAYCRA.ORG



West Atlantic Avenue

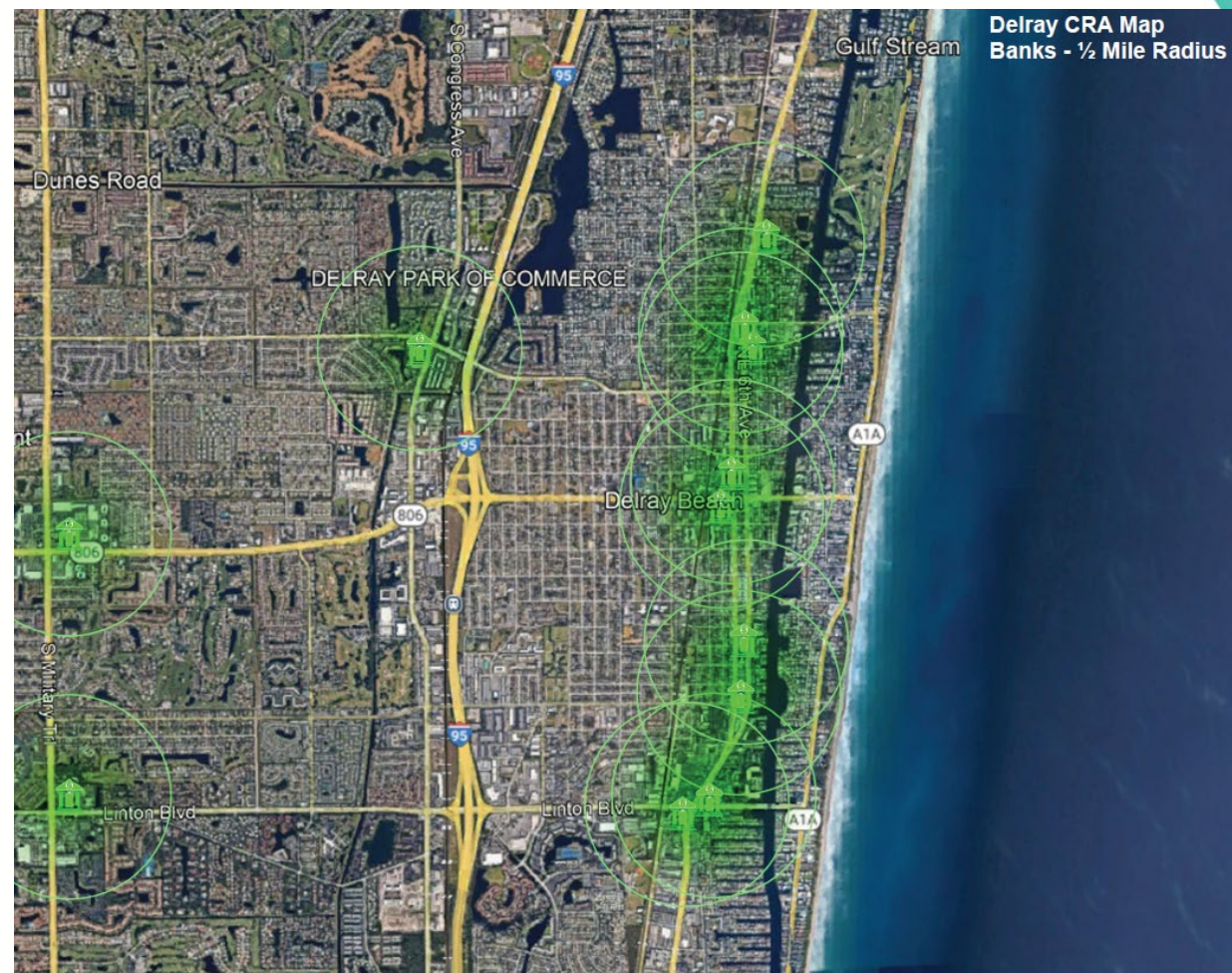
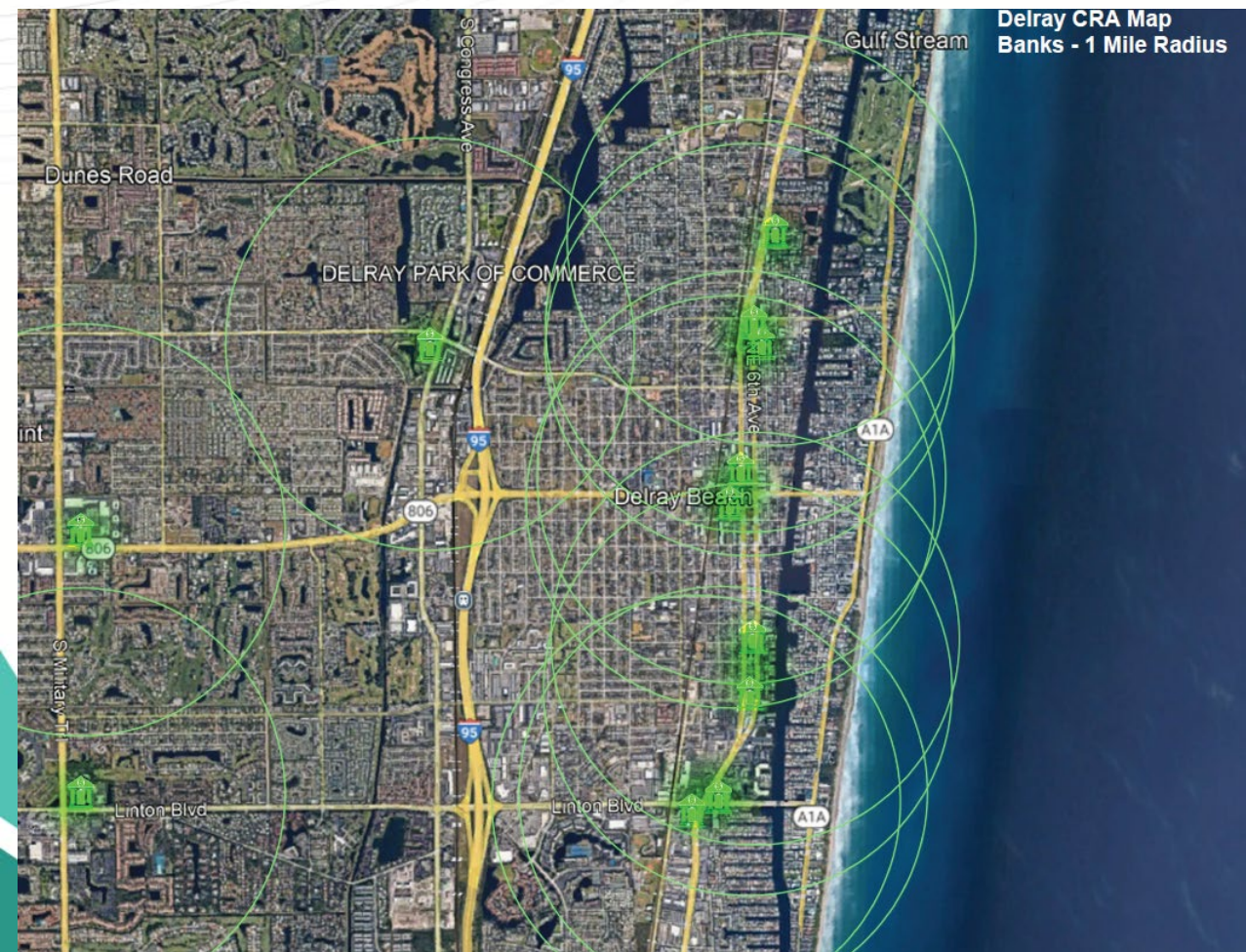




SW Atlantic
Avenue 600, 700
and 800 Blocks

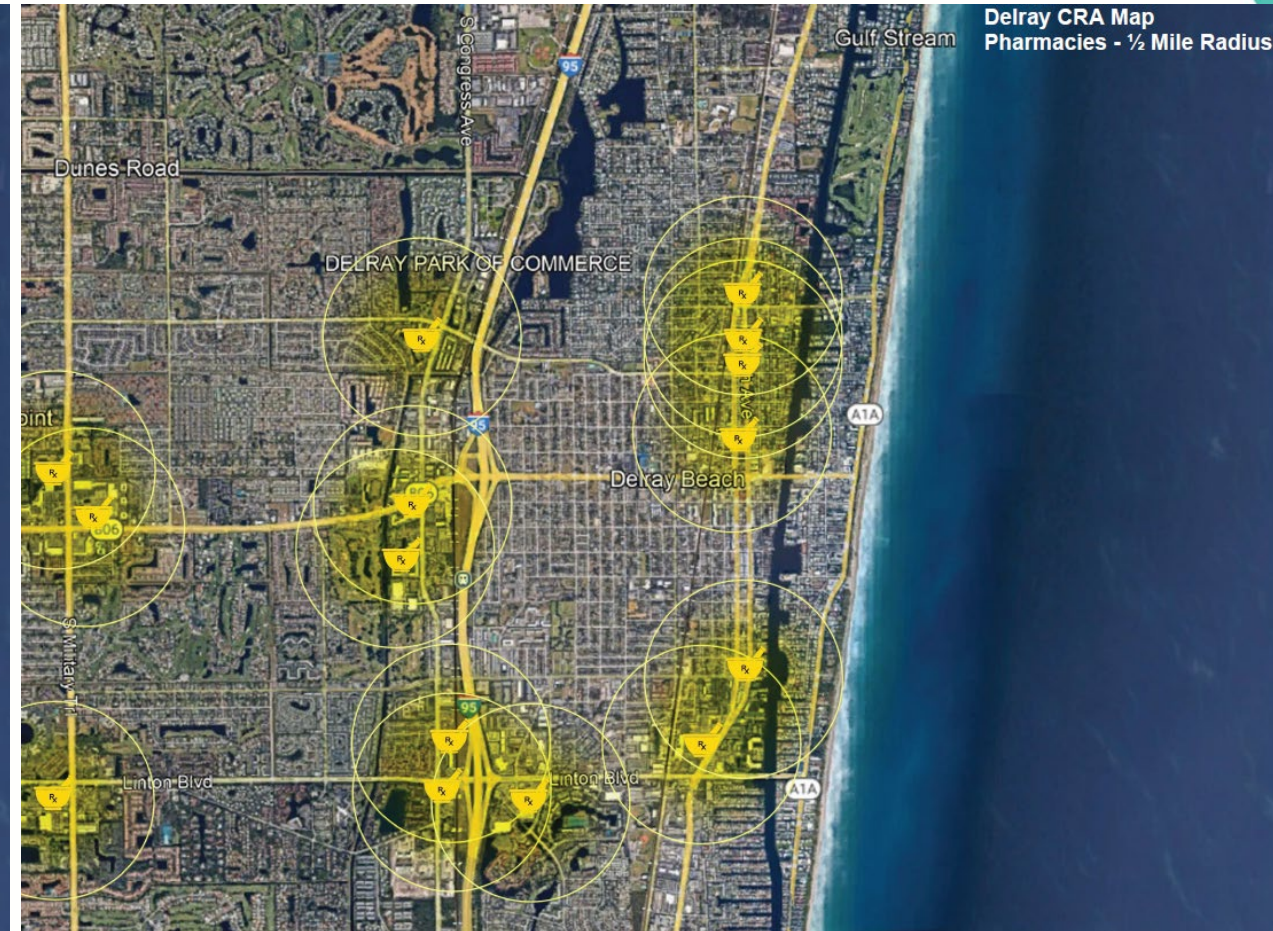
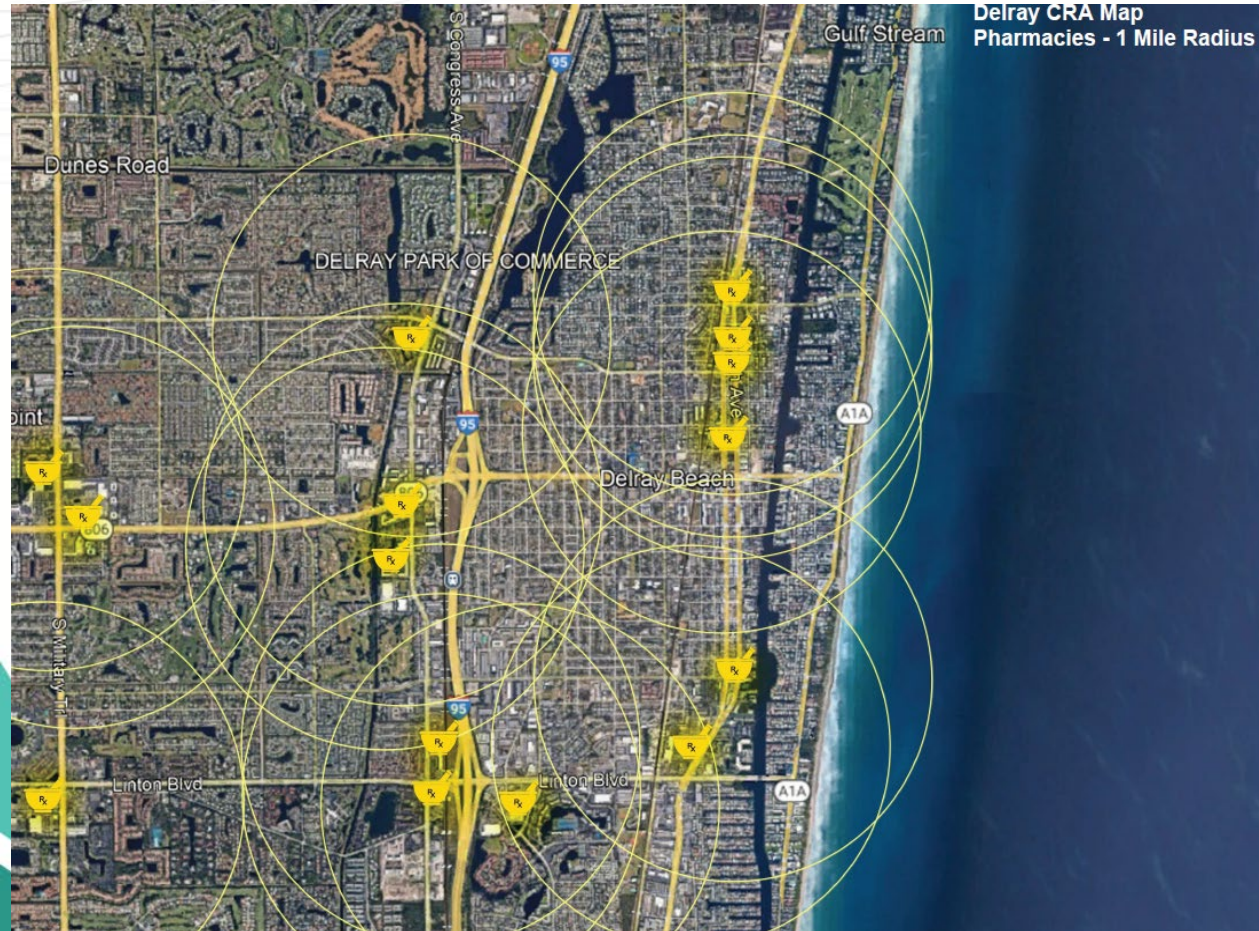


SW Atlantic Avenue 600, 700 and 800 Blocks Bank Map Analysis



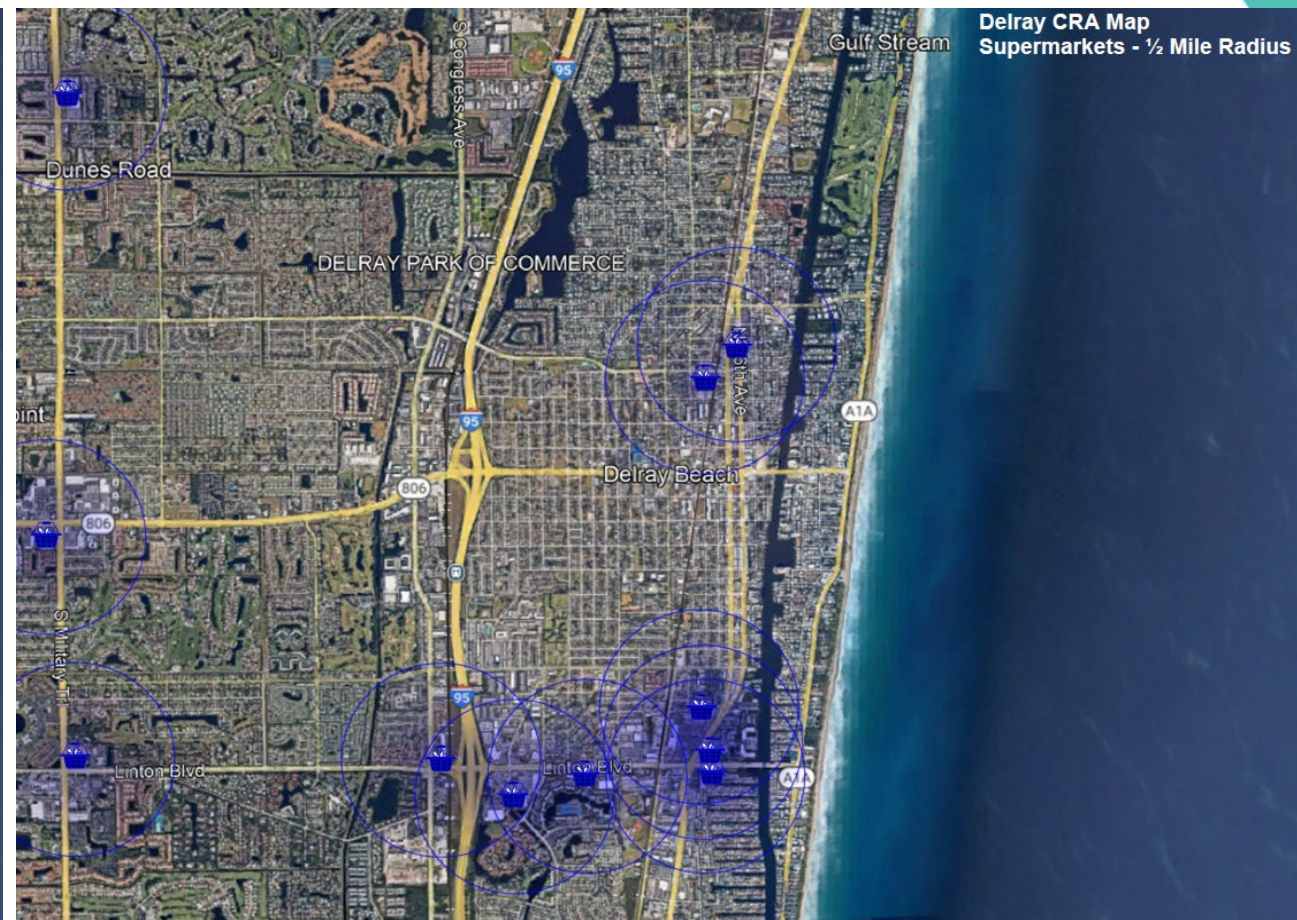
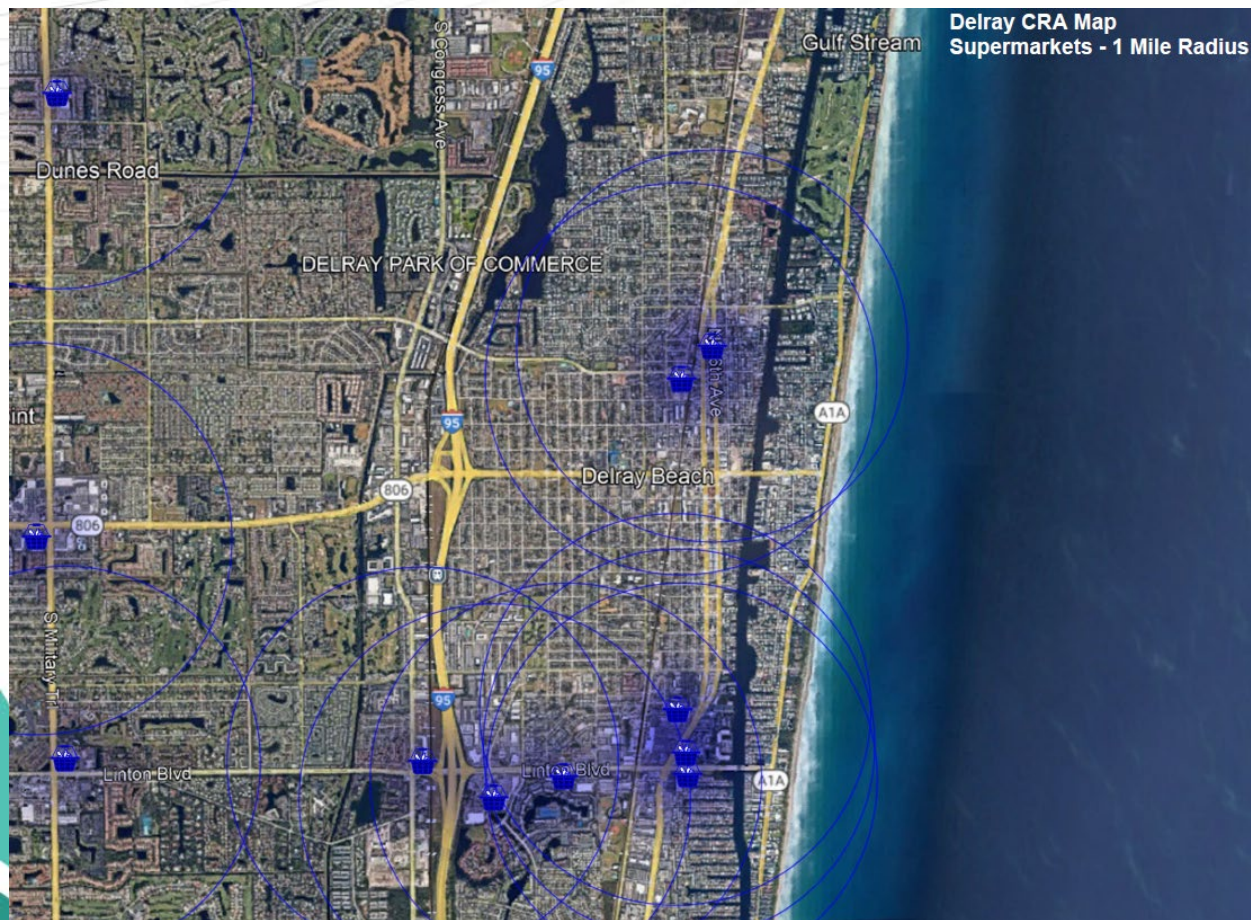


SW Atlantic Avenue 600, 700 and 800 Blocks Pharmacy Map Analysis



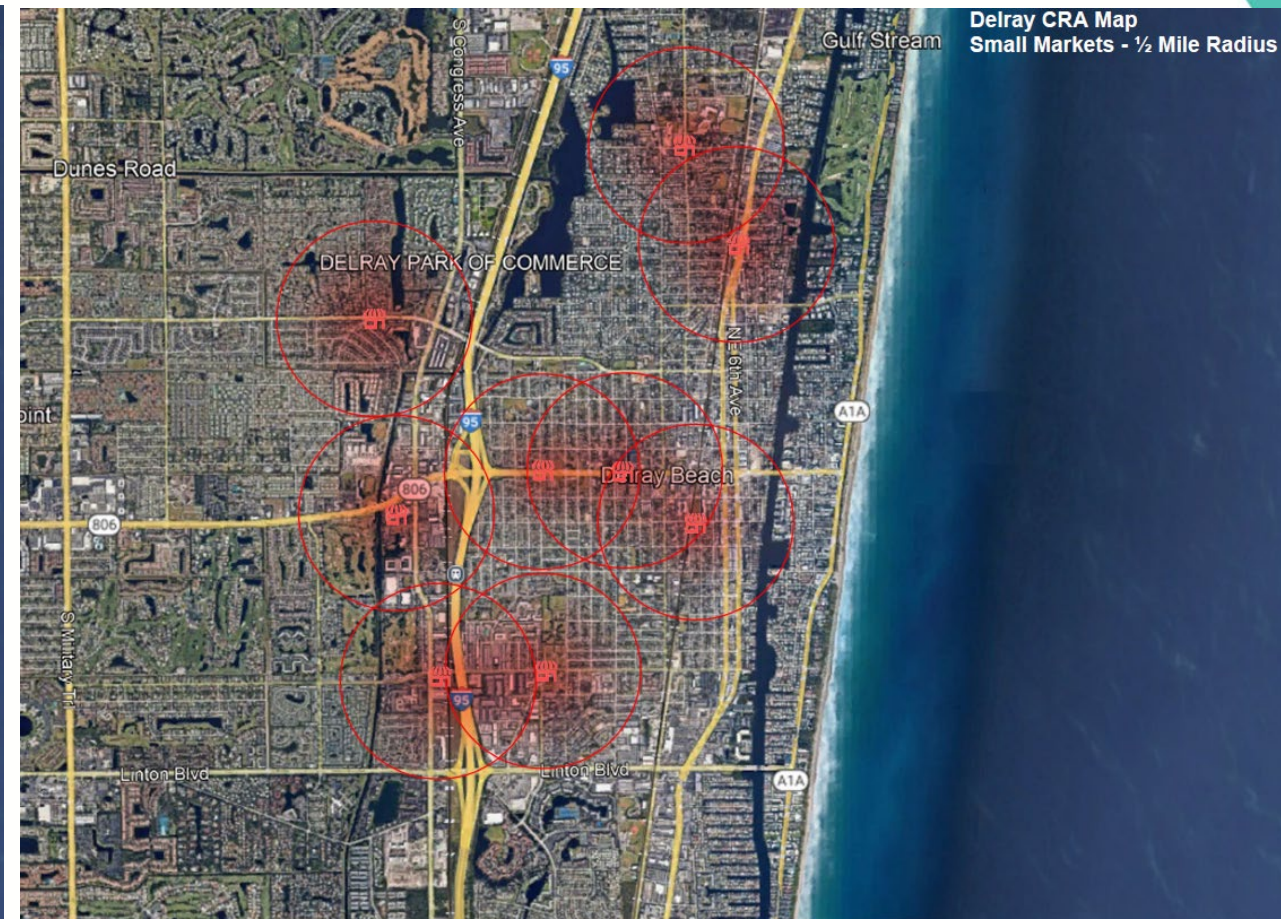
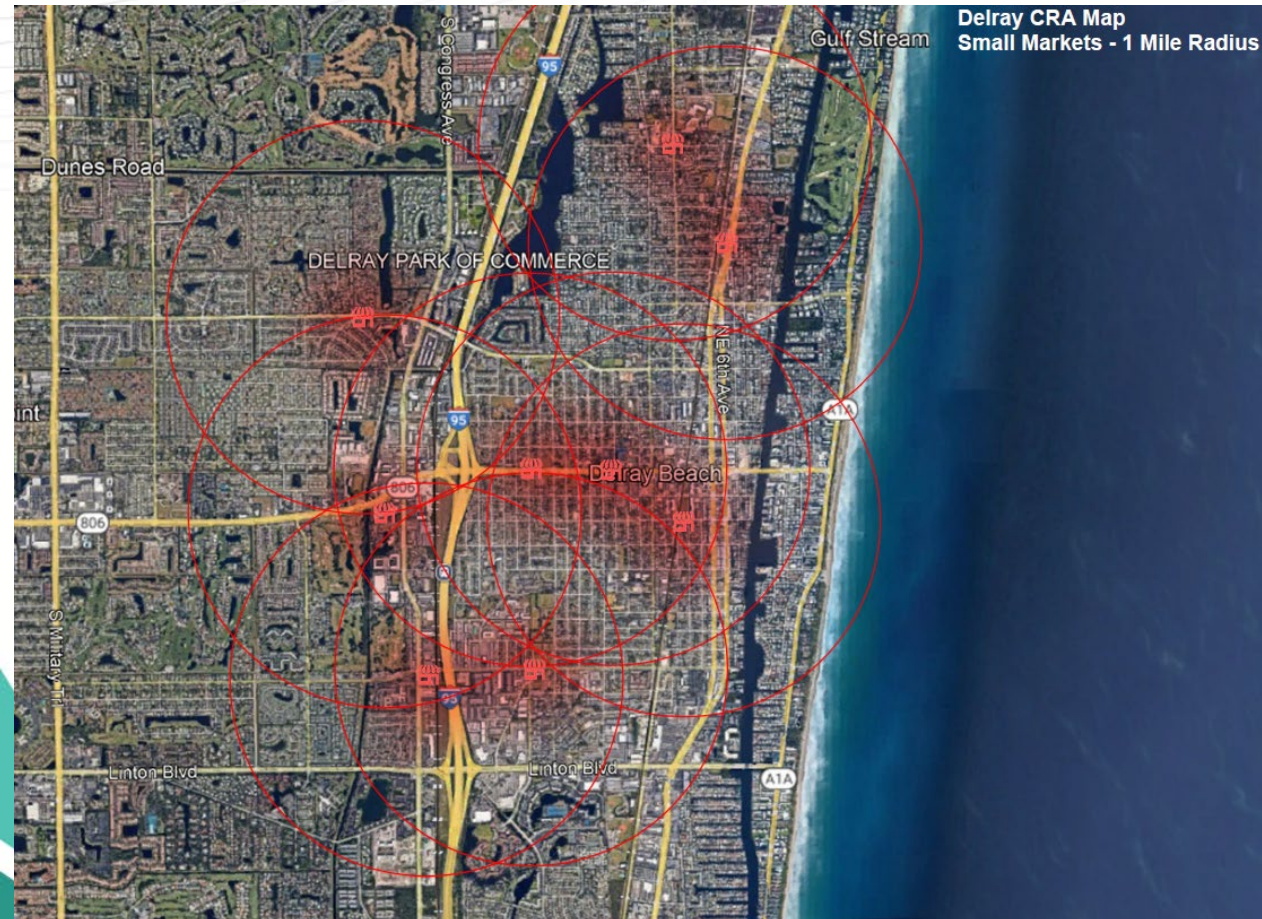


SW Atlantic Avenue 600, 700 and 800 Blocks Supermarket Map Analysis





SW Atlantic Avenue 600, 700 and 800 Blocks Small Markets Map Analysis





Action Needed

Discussion and direction on preparation of a Request for Proposals (RFP) the Development of SW 600 - 800 Blocks of West Atlantic Avenue



Item 8D.

Delray Beach Community Redevelopment Agency Fiscal Year 2025-2026 Draft Budget Overview

Overall needs within the Community Redevelopment Area:

- Removal of Slum and Blight
 - Land Use
- Economic Development
 - Affordable Housing
 - Downtown Housing
 - Infrastructure
- Recreation and Cultural Facilities





CRA Sunset – 19 Years Remaining

Current Sunset Date per F.S. 163.3755 - September 30, 2044

Possible Extension to 2045

163.3755 Termination of community redevelopment agencies.—

(1) A community redevelopment agency in existence on October 1, 2019, shall terminate on the expiration date provided in the agency's charter on October 1, 2019, or on September 30, 2039, whichever is earlier, unless the governing body of the county or municipality that created the community redevelopment agency approves its continued existence by a majority vote of the members of the governing body.

(2)(a) If the governing body of the county or municipality that created the community redevelopment agency does not approve its continued existence by a majority vote of the governing body members, a community redevelopment agency with outstanding bonds as of October 1, 2019, that do not mature until after the termination date of the agency or September 30, 2039, whichever is earlier, remains in existence until the date the bonds mature.

(b) A community redevelopment agency operating under this subsection on or after September 30, 2039, may not extend the maturity date of any outstanding bonds.

(c) The county or municipality that created the community redevelopment agency must issue a new finding of necessity limited to timely meeting the remaining bond obligations of the community redevelopment agency.



Fiscal Year 2024-2025 – CRA Priorities

- Short Term and Long-Term Planning Initiatives:

- Complete CRA Redevelopment Plan (Near Completion)
- Complete The Set Transformation Plan Update (In Progress)
- West Atlantic Avenue – Development Strategy for CRA Properties (Issuance of Request for Proposals Pending)
- Identify Sites for Acquisition (Ongoing)

- CRA Property Maintenance and Activation:

- Maintenance, Repair, and Enhanced Security Measures for CRA Properties (In Progress)
- Complete Construction and Activation of 95 SW 5th Avenue (Construction Near Completion – Seeking Tenants)
- Complete Tenant Buildout and Signage for 98 NW 5th Avenue (Full Activation & Signage Pending)



• Fiscal Year 2024-2025 – CRA Priorities



FY 2024-2025 CRA Budget and Work Plan

• CRA Property Development:

- Bid for Commercial Property Management for CRA Properties (Pending RFP Issuance)
- NW 600 Block (Potential Affordable Housing) – Construction Documents & Assess Funding Sources for Construction (Pending Submission of Site Plan Application)
- NW 800 Block (Container/Modular Commercial Activation) – Construction Documents, Permitting & Construction (Reviewing RFQ Proposals & Need Funding)
- Re-platting Lots for Future In-fill Affordable/Workforce Housing Units (In Progress)
- Continue with Property Acquisition (Ongoing)

• Demolitions for Future Development (Commercial and Affordable/Workforce Housing):

- ~~Demolition of 700 W. Atlantic Avenue~~
- ~~Demolition of NW 7th Avenue Asphalt Lot~~
- Demolition of Dilapidated Structure on 111 NW 11th Avenue (Pending Purchase of Abutting Lot)



Fiscal Year 2024-2025 – CRA Priorities



- Continue to work with City on:

- OSS Master Plan Implementation
 - ~~Wayfinding Signage Project – Fabrication & Installation~~
 - ~~Carver Square Park Playground Improvements~~
 - ~~Osceola Park Neighborhood Improvements Project~~
 - Merritt Park Shade Enhancement
 - ~~Currie Commons Restrooms~~
 - Pompey Park Renovation Project – Construction
 - NW Neighborhood Infrastructure Improvements
 - ~~3 Alleys in the SW Neighborhood~~
 - ~~Artists Alley Drainage Improvements~~
 - Next Steps for Disparity Study
 - Accessory Dwelling Unit/Duplex Land Dev. Reg. Amendments Study
-
- FUTURE INFRASTRUCTURE PROJECT –
Southwest Neighborhood Infrastructure Improvement Project





Ongoing Activities

- GreenMarket/SNAP
 - Arts Warehouse
- CRA Workspace- Co-Working
 - Maintenance and Repair
- Funding Assistance Programs
 - Groundbreakings
 - Ribbon Cuttings
 - Demolitions
 - Acquisitions
- Affordable/Workforce Housing Development –
Single Family & Multifamily



Affordable/Workforce Housing Development – CRA-owned Lots

PROPERTY ADDRESS	STATUS
250 NW 8 th Avenue	PSA with CLT – Pending Building Permit Approval
250 NW 8 th Avenue (address will be updated)	PSA with CLT – Pending Building Permit Approval
250 NW 8 th Avenue (address will be updated)	PSA with CLT – Pending Building Permit Approval
256 NW 8 th Avenue	PSA with CLT – Pending Building Permit Approval
260 NW 9 th Avenue	PSA with Habitat – Pending Building Permit Approval
238 SW 14 th Avenue	PSA with Boynton Beach CDC – Pending Building Permit Submittal
106 NW 10 th Avenue	Pending Major Plat Application Submittal
111 NW 11 th Avenue	Pending Purchase of Abutting Parcel and Minor Plat Submittal
216 NW 8 th Avenue	Pending Issuance of RFP – September 2025
704 SW 4 th Street	Major Plat Approved – 3 Lots Pending Issuance of RFP – September 2025
1300 Lake Ida Road	Pending outcome of the City of Delray Beach’s ADU and Diverse Housing Types Study before submitting Major Plat Application

Arts WAREHOUSE

FY 2025 - 2026

Arts Warehouse encourages community growth and empowerment through engagement with local artists, residents, and community members.

Looking towards FY 25-26, a top priority for Arts Warehouse is to continue to reach new audiences while also encouraging return visitors to the Arts Warehouse and surrounding area as a special destination.



Infrastructure in the NE 3rd Ave/Artist Alley area is still occurring with new projects in the works or completed. With the Arts Warehouse in this area of the district, it acts as a home base of CRA information, providing that vital connection between the CRA's mission and how it is active.

Through daily visitors and visitors during special events, staff is able to share CRA info to all. Admission will continue to be free.



Education & Outreach

- 15 Workshops per month
- 1+ Group tours per month

Resident Artist Studio Program

- Supporting Artists as small businesses
- Annual application Period Fall 2025, with new Residents starting Fall 2025/Early 2026
- 15 Rented Resident Artist Studios, predicted to be at capacity

Special Events

- Warehouse Market
- Climate & Art Weekend
- Open Studio Night
- First Friday Art Walk

Facility Rentals

Arts Warehouse is available for rentals throughout the year. Projecting 1+ rentals per month.

- Private Rentals
- Corporate & Non-Profit Rentals

Arts
WAREHOUSE

Gallery Programming

The galleries will continue to showcase contemporary art exhibitions, and act as a hub for artists and art enthusiasts alike while educating on social themes, celebrating different cultures and backgrounds, all through visual art! Art is available for purchase with a 70/30% commission split with the artist and Arts Warehouse.

Art Exhibitions

- 3 Gallery spaces: Front Gallery, East Gallery, Back Room Gallery
- Projected for FY 25 - 26: 4 Exhibitions at 3 months, 6 exhibitions at 2 months
- Collaborations with guest curators, local organizations, local schools, and special events like the CODB Climate & Art Weekend
- Gallery Art Sales

Artist & Curator Talks

- 1+ per Exhibition
- Offered in person, or shared virtually through social media and the Arts Warehouse website - opportunity for exhibiting artists and curators to share about their work.
- Annual Open Studio Night highlighting current Resident Artists



Work Space on 5th

A DELRAY BEACH CRA PROJECT

SPECIAL
PRICING FOR
DELRAY BEACH
RESIDENTS!

The CRA Work Space Co-Working Office is ideal for remote workers, entrepreneurs, and those needing a break from their home office. Offering private rooms and flexible desk options.

Reserve Co-Working Sessions online



98 NW 5th Avenue
Second Floor/Suite 201
Delray Beach, FL 33444

Hours

Monday - Friday

9am - 5pm

Book Daily or Hourly

WHAT'S INCLUDED

Free Wifi

Communal Kitchen Area

Restrooms

Private soundproof pods for calls

Lockers for temporary storage

HIGH TOP TABLE

- High top table/ Couches/ Orange chairs
- Power outlets in table
- First come first served for seat selection

DELRAY BEACH RESIDENT

\$3.75/HR
\$18.75/DAY

NON-RESIDENT

\$5/HR
\$25/DAY



FOCUS DESK

- Partitioned fixed Desks w/ Power outlets
- Rolling chair
- First come first served for seat selection

DELRAY BEACH RESIDENT

\$6/HR
\$22.50/DAY

NON-RESIDENT

\$8/HR
\$30/DAY



FOCUS SUITE

- Private office
- Desk, rolling chair, and 2 stationary chairs
- Includes up to 2 Guests

DELRAY BEACH RESIDENT

\$15/HR
\$56.25/DAY

NON-RESIDENT

\$20/HR
\$65/DAY



THINK TANK

- Private meeting space
- High top table and 5 chairs
- Includes up to 5 Guests
- Smart TV

DELRAY BEACH RESIDENT

\$22.50/HR
\$97.50/DAY

NON-RESIDENT

\$30/HR
\$130/DAY



THE FORUM

HOURLY RESERVATION

DELRAY BEACH RESIDENT \$33.75/HR

NON-RESIDENT \$45/HR



GreenMarket

Winter 2025-2026 GreenMarket Dates:

October 25, 2025 – May 16, 2026

Saturdays from 9AM to 2PM

Summer 2026 GreenMarket Dates:

May 30, 2026 – July 25, 2026

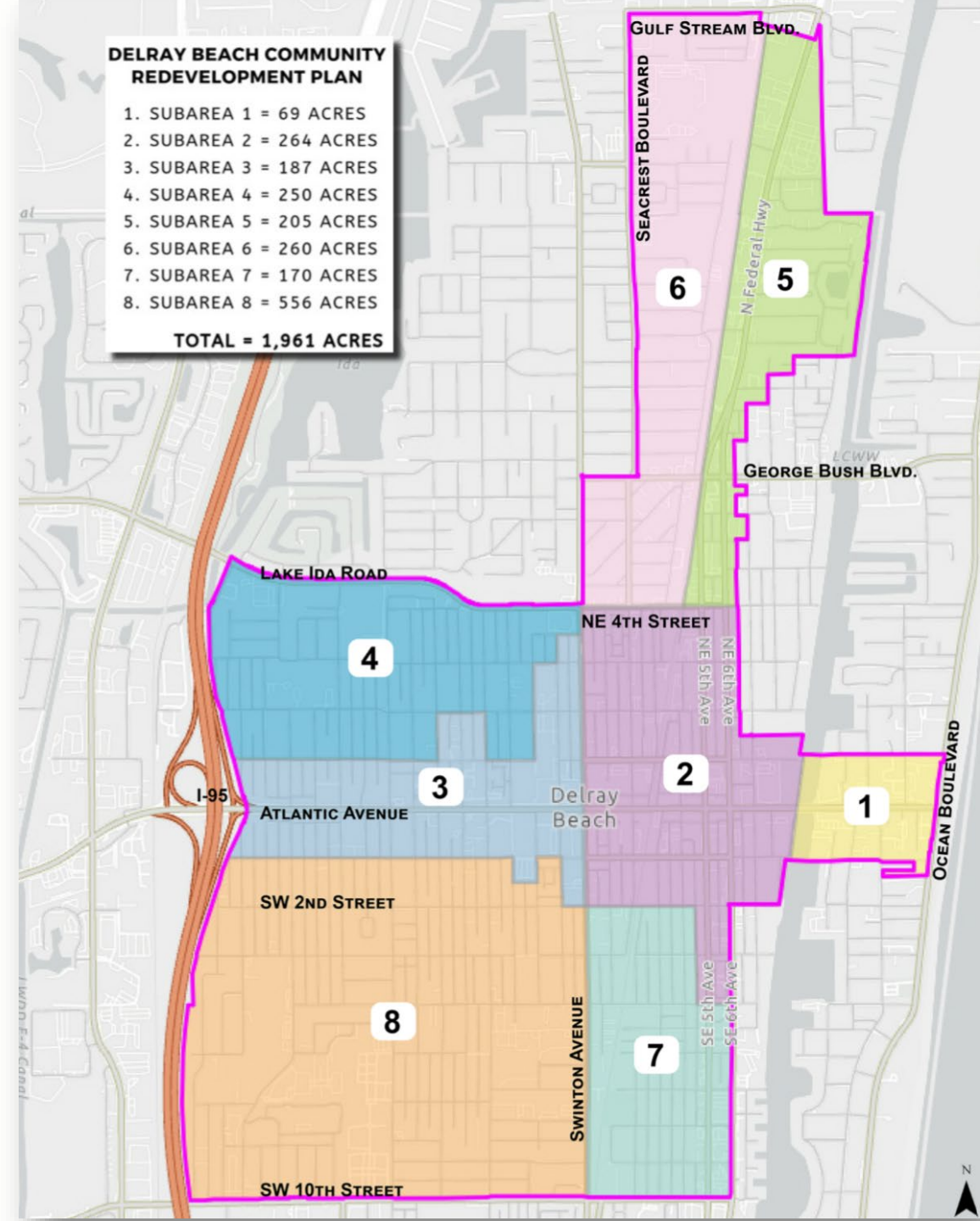
Saturdays from 9AM to 1PM





Projects by Subarea

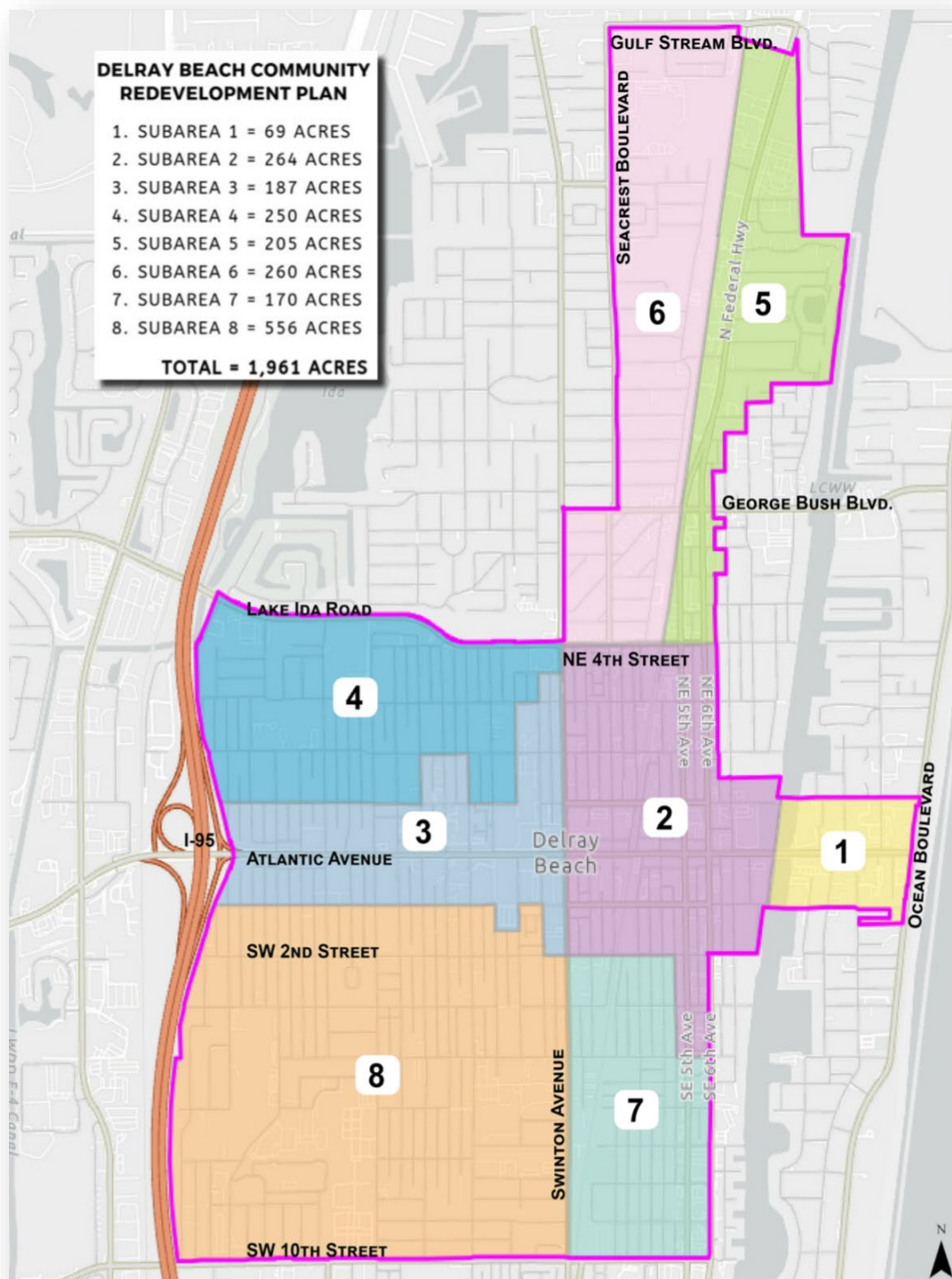
<u>Subarea</u>	<u>Budgeted</u> <u>2025</u>	<u>Proposed</u> <u>2026</u>
1 - Beach District	75,000	140,243
2 - Central Core	2,840,529	4,090,436
3 - W. Atlantic Avenue	15,965,716	22,024,040
4 - NW Neighborhood	47,952,128	67,049,540
5 - N. Federal Highway	463,764	343,838
6 - Seacrest/Del Ida	463,764	339,299
7 - Osceola Park	928,714	463,088
8 - SW Neighborhood	6,169,716	8,750,132
Total CRA Area	74,859,330	103,200,616



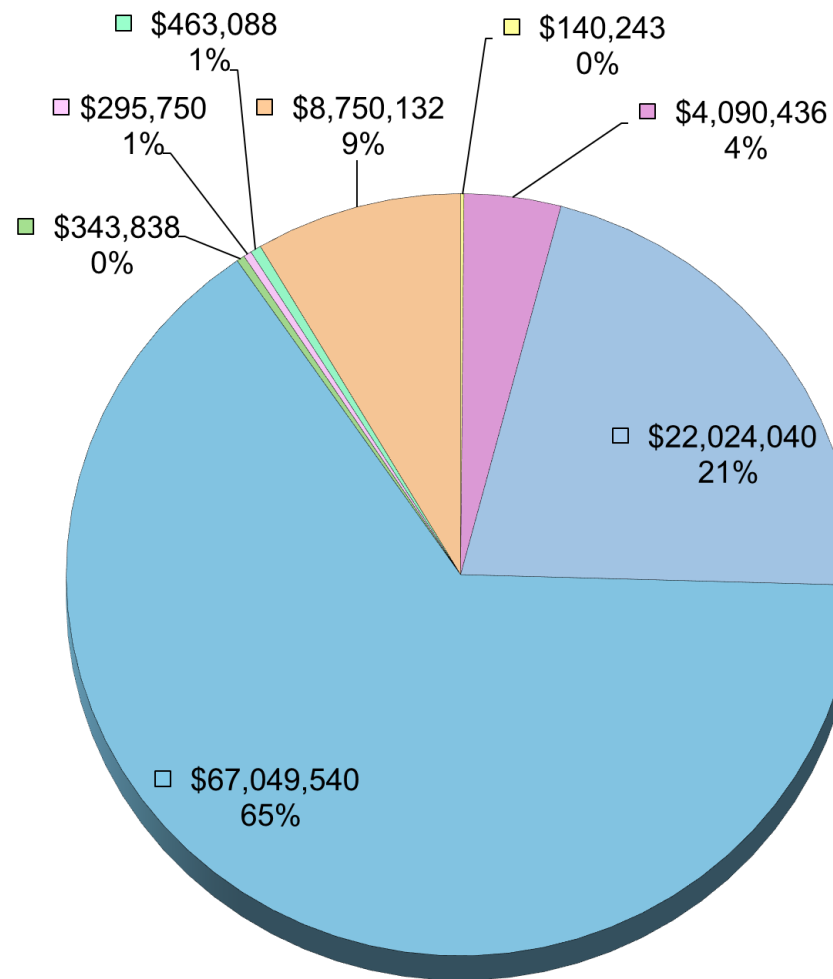
DELRAY BEACH COMMUNITY REDEVELOPMENT PLAN

1. SUBAREA 1 = 69 ACRES
2. SUBAREA 2 = 264 ACRES
3. SUBAREA 3 = 187 ACRES
4. SUBAREA 4 = 250 ACRES
5. SUBAREA 5 = 205 ACRES
6. SUBAREA 6 = 260 ACRES
7. SUBAREA 7 = 170 ACRES
8. SUBAREA 8 = 556 ACRES

TOTAL = 1,961 ACRES



CRA FY 2025-2026 Budgeted Projects by Subarea



■ Subarea 1
 ■ Subarea 2
 ■ Subarea 3
 ■ Subarea 4
 ■ Subarea 5
 ■ Subarea 6
 ■ Subarea 7
 ■ Subarea 8



Clean & Safe Program:

\$309,132
increase of
6.16%

Item Description	FY 2026 Request	FY 2025 Request	Variance (\$)	Variance (%)
(10) Police Officers - City pays vehicle expense	2,205,040	1,572,270	632,770	40.25%
(2) Sergeants - City pays vehicle expense	413,049	469,057	-56,008	-11.94%
(1) Community Service Officer - City pays vehicle expense	77,976	72,896	5,081	6.97%
Police Health Trust, WC, and General Liability	121,370	155,477	-34,107	-21.94%
T3 Patroller, Police Technology, WRAP restraints	450,000	450,000	-	0.0%
(4) Additional Officers	-	641,576	-641,576	-100%
Streetscape Supervisors (2)	182,766	167,165	15,601	9.33%
Crew Leader (1)	78,769	-	78,769	100%
(3) Code Enforcement Officers	257,052	237,685	19,367	8.15%
(9) General Maintenance Workers	590,996	611,973	-20,976	-3.43%
Electricians: (2) Full-time @ 100%	233,774	221,807	11,967	5.40%
Downtown Manager (Administrator)	139,701	128,429	11,272	8.78%
Portion of S & B for Parks Maintenance Staff	63,734	-	63,734	100%
SUB TOTAL	\$4,814,227	\$4,728,335	\$85,892	1.82%



Clean & Safe Program (Continued)



Item Description	FY 2026 Request	FY 2025 Request	Variance (\$)	Variance (%)
<u>Clean & Safe Program Reimbursables</u>				
Pressure Cleaning of Downtown Sidewalks/miscellaneous expenses	215,000	110,400	104,600	94.75%
General Maintenance Expenses	50,000	50,000	-	0%
Lighting Maintenance, globes,GFI, bulbs, switches, ballasts	80,500	80,500	-	0%
Trash can liners	30,000	20,360	9,640	47.35%
Tree Landscape Maintenance	75,000	-0-	75,000	100%
Gardening/landscape	60,000	26,000	34,000	130.77%
SUB TOTAL	\$510,500	\$287,260	\$223,240	77.71%
TOTAL CLEAN & SAFE	\$5,324,727	\$5,015,595	\$309,132	6.16%



Document Path: E:\BryCAD\OUT\Project\Main\CRS_Clear&SafeBoundary_Way_11x17_20100808.mxd



City Contractual Services Summary

	FY 2026 Request	FY 2025 Request
Housing Rehab Inspector	\$ 60,066	\$ 58,881
2 NW/SW Neighborhood Code Enforcement Officers	\$ 172,416	\$ 153,154
2 NW/SW Neighborhood Litter Prevention Officers	\$ 137,351	\$ 141,972
Engineer Inspector	\$ 97,703	\$ 87,985
2 Project Managers	\$ 295,018	\$ 139,487
IT Services	\$ 110,000	\$ 110,000
Community Improvement Specialist	\$ 67,986	\$ - 0 -
TOTAL CITY CONTRACTUAL SERVICES	\$ 940,540	\$ 691,479
Total Increase of Request: \$249,061, up 36%		



City Request For Maintenance/Beautification Funding

	FY 2026	FY 2025
Curb Appeal	\$ 600,000	\$ 600,000
Streetscape Maintenance (ILA Expired)	\$ -0-	\$ 100,000
TOTAL	\$ 600,000	\$ 700,000



City CIP Projects 2025-2026

Funded by the CRA



	FY 2026 Request	FY 2025 Approved	Proposed CRA FY 2026 Budget
Crest Theatre Historic Preservation	\$ - 0 -	\$ 500,000	\$ 500,000
OSS Master Plan Implementation	\$ - 0 -	\$ 500,000	\$ 500,000
NW Neighborhood Infrastructure Improvements	\$ 15,600,000	\$ 8,435,007	\$ 15,600,000
SW 8 th Avenue Streetscape Improvements	\$ 1,200,000	\$ - 0 -	\$ 1,200,000
SW 8 th Avenue & SW 2 nd Street Improvements	\$ - 0 -	\$ 211,000	\$ 211,000
Merritt Park – Shade Enhancement	\$ - 0 -	\$ 150,000	\$ 150,000
Pompey Park Renovation Project	\$ 25,000,000	\$ 45,000,000	\$ 45,000,000
TOTAL	\$ 41,800,000	\$ 54,796,007	\$ 63,011,000

*The cost estimate for this project is \$45,000,000. In FY 2024-2025, the CRA budgeted \$45,000,000 for this project to ensure funding availability for the project.



Implementation of Old School Square Master Plan

- \$500,000 is currently allocated within CRA's Fiscal Year 2024-2025 Budget to implement improvements to the OSS Campus contemplated within the approved Old School Square Master Plan.
- April 30, 2025, CRA Board Meeting, CRA Board provided direction to use those funds to purchase and install turf block pavers and updates to the electrical system on the OSS Campus that is in line with the approved Old School Square Master Plan.

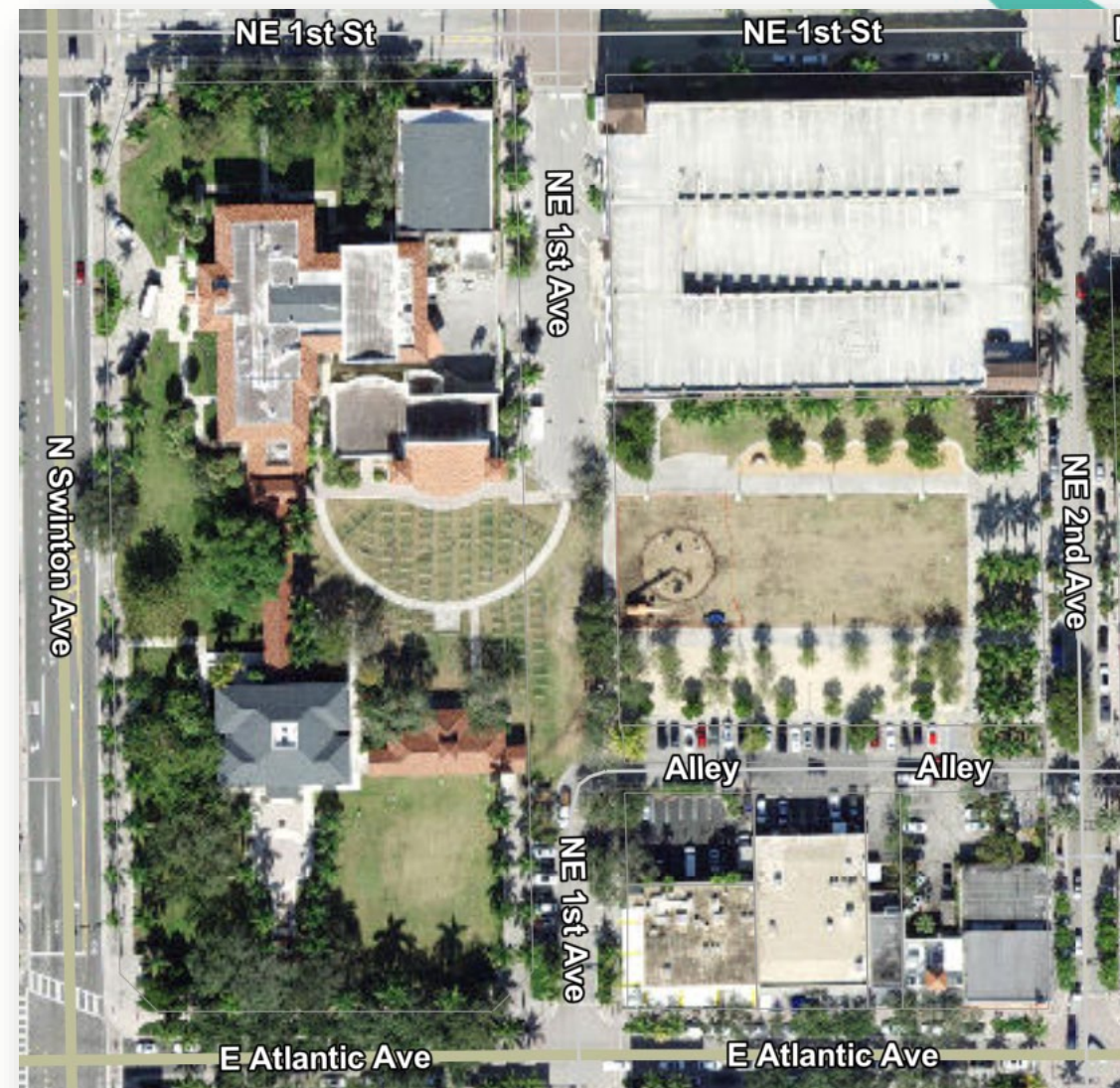
OSS Master Plan Proposed Site Plan
Approved by City on November 20, 2017



- CRA staff has met with City staff to discuss the turf block improvements and through those discussions, additional issues with the OSS Campus grounds have come to light.
- To aid in resolving those issues, City staff has proposed installing additional turf block pavers across additional parts of the OSS Campus.
- The amount of turf block pavers being proposed to aid in resolving the issues being experienced at the OSS Campus goes into the overall maintenance of the OSS Campus as opposed to the implementation of improvements called for in the approved Old School Square Master Plan.
- CRA has been focused on implementing the approved OSS Master Plan and overall maintenance of the OSS Campus has not been discussed to date.

ACTION NEEDED:

CRA staff is seeking direction on how to proceed as our intended purpose was to use the allocated CRA funds to implement parts of the OSS Master Plan, and not for the overall maintenance of the OSS Campus.

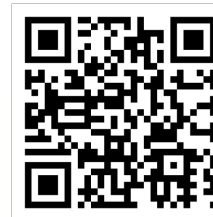




Pompey Park Community Center & Campus Improvements

www.pompeyparkproject.com

Proposed Budget Amount: **\$45,000,000**



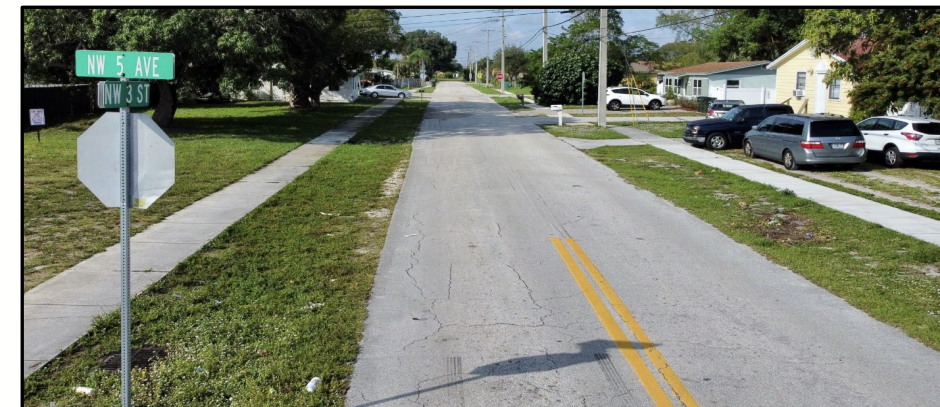
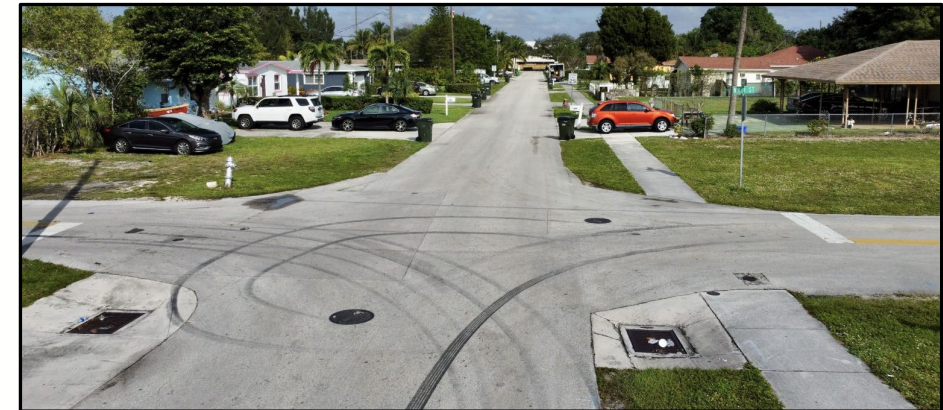
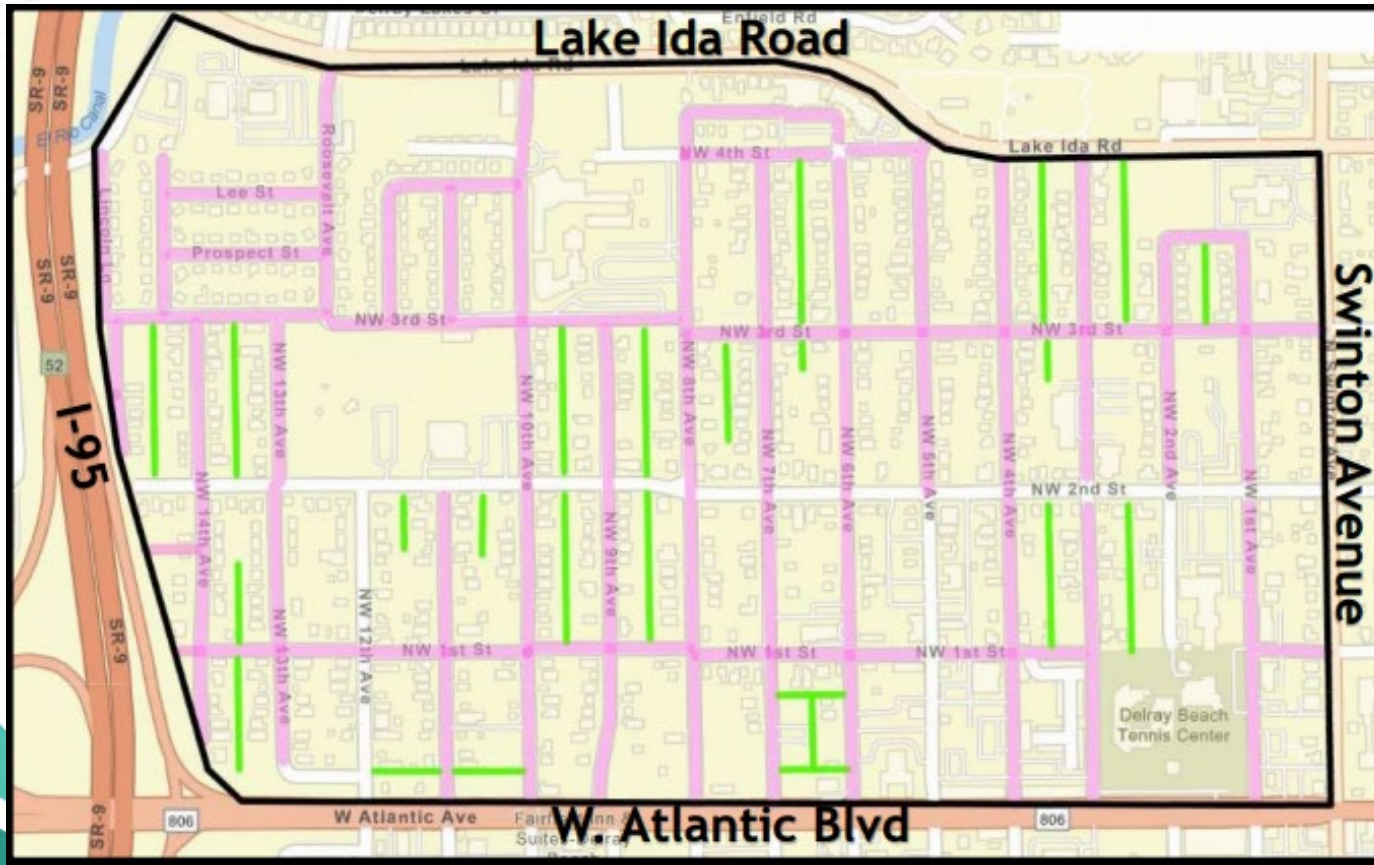
POMPEY PARK REC CENTER
1101 NW 2ND STREET, DELRAY BEACH
FLORIDA 33444



Northwest Neighborhood Infrastructure Improvements

www.nwneighborhoodproject.com

Proposed Budget Amount: **\$15,600,000**



SUMMARY OF CRA MANAGED PROJECTS

Project	FY 25-26 Draft	FY 24-25 Funding	Variation
NW 600 Block Redevelopment	\$ 3,000,000	\$ 1,900,000	\$ 1,100,000
NW 800 Block Redevelopment	\$ 7,000,000	\$ 7,000,000	-
Land Acquisition – Other	\$ 12,000,000	\$ 7,000,000	\$ 5,000,000
98 NW 5 th Ave. Signage & Capital Assets	\$ 575,000	\$ 575,000	-
95 SW 5 th Ave. Construction	\$ -0-	\$ 4,329,905	\$ -4,329,905
Demolitions (111 NW 11 th Avenue)	\$ 30,000	\$ -0-	\$ 30,000
TOTAL	\$22,605,000	\$20,804,905	\$ 1,700,095







ADDITONAL CRA MANAGED PROJECTS



NW 600 Block

Current development concept:
Mixed Use Affordable/Workforce
Townhomes

CATEGORY

-  CRA BUILDING
-  GROUND LEASE
-  PUBLIC PARKING LOT
-  VACANT LAND









NW 800 Block

Current development concept:
Modular Commercial
Redevelopment Project

CATEGORY

-  CRA BUILDING
-  GROUND LEASE
-  PUBLIC PARKING LOT
-  VACANT LAND










NW 900 Block

Open for discussion

CATEGORY

-  CRA BUILDING
-  GROUND LEASE
-  PUBLIC PARKING LOT
-  VACANT LAND
-  PARK










NW 1000 Block

Open for discussion

CATEGORY

-  CRA BUILDING
-  GROUND LEASE
-  PUBLIC PARKING LOT
-  VACANT LAND
-  PARK





SW 600 Block

Open for discussion

Grocery Store?

Housing?

CATEGORY



CRA BUILDING



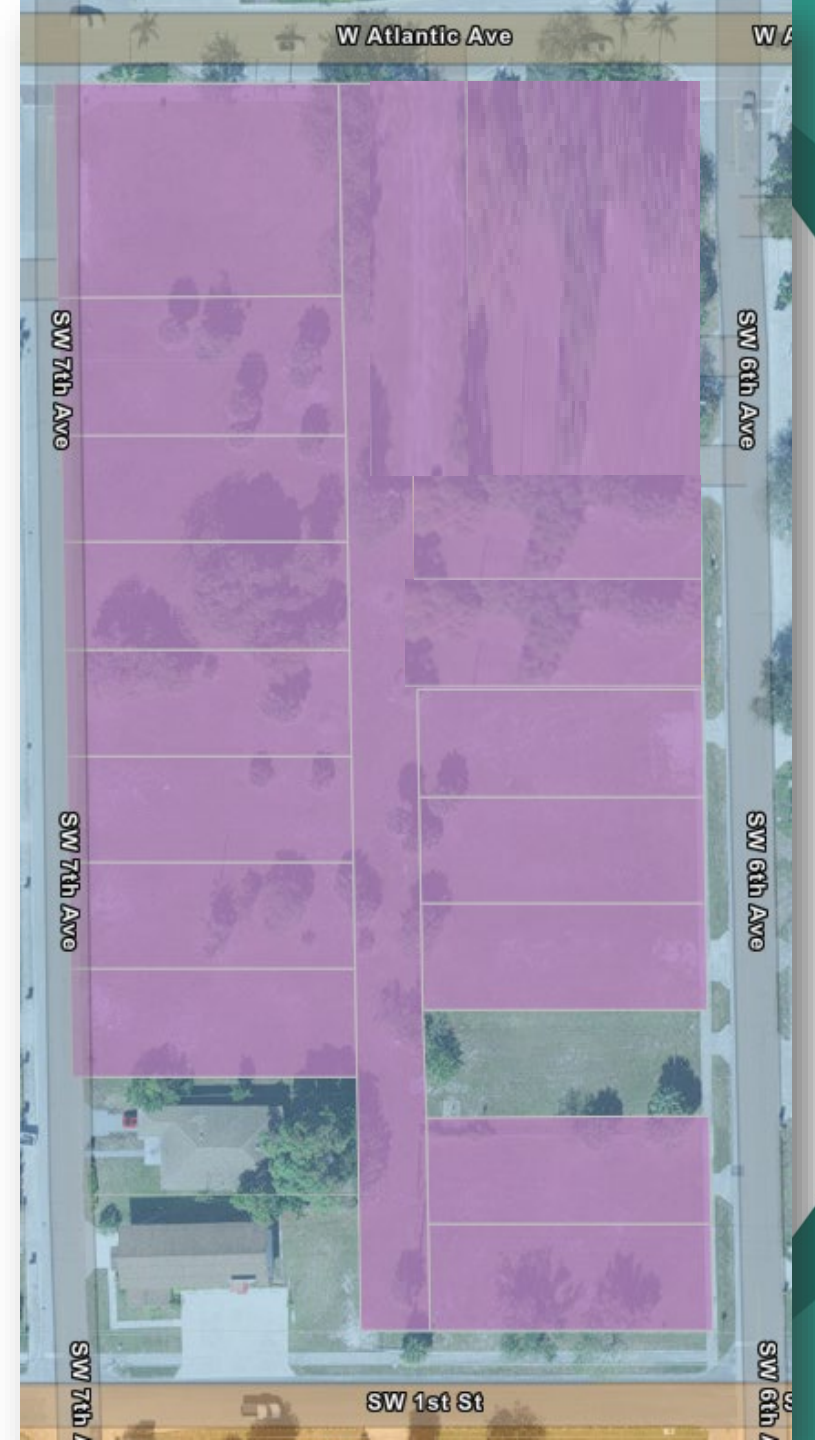
GROUND LEASE



PUBLIC PARKING LOT



VACANT LAND









SW 700 Block

Open for discussion

CATEGORY

-  CRA BUILDING
-  GROUND LEASE
-  PUBLIC PARKING LOT
-  VACANT LAND









SW 800 Block

Open for discussion

CATEGORY

-  CRA BUILDING
-  GROUND LEASE
-  PUBLIC PARKING LOT
-  VACANT LAND










SW 900 Block

Open for discussion

CATEGORY

-  CRA BUILDING
-  GROUND LEASE
-  PUBLIC PARKING LOT
-  VACANT LAND
-  PARK





SW 1000, 1100, 1200 Blocks

Open for discussion



CATEGORY



CRA BUILDING



GROUND LEASE



PUBLIC PARKING LOT



VACANT LAND



PARK



CRA Funding Assistance Programs

*Not including A.-G.U.I.D.E.

Available Programs

- Paint-Up & Signage
- Project Consultancy + Design Services (*Available for tenants of CRA Owned Properties)
- Site Development Assistance (*Available for tenants of CRA Owned Properties)

Programs Paused in 2023

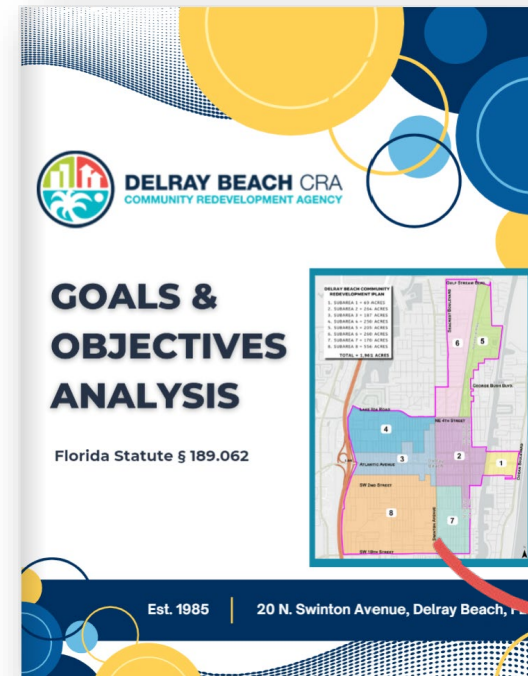
- Historic Façade Improvements Grant
- Development Infrastructure Assistance Program
- Land Value Investment Program
- Job Creation Bonus

FY 25-26

**\$1,000,000
budgeted**

In 2024, HB 7013 revised Fla. Stat. § 189.0694

- On September 24, 2024, the CRA Board approved a Goals & Objectives Analysis for FY 2024-2025 in accordance with Florida Statute Ch. 189 which was amended in 2024 requiring special districts, including CRAs, to establish goals and objectives and by December 1 of each year to publish an annual report describing the goals and objectives achieved.
- CRA Staff prepared an analysis document with metrics to measure and evaluate how the Delray Beach CRA achieved the established goals and objectives based on our Work Plan and Budget. Additionally, increases in the property values shall also be reviewed to assess performance. These methods will provide a tangible and measurable indicator of achieved outcomes.



Scan QR Code



Fiscal Year 2025-2026 – CRA Priorities

- Short Term and Long-Term Planning Initiatives:

- Complete CRA Redevelopment Plan
- Complete The Set Transformation Plan Update (West Atlantic Master Plan)
- West Atlantic Avenue – Development Strategy for CRA Properties
- Identify Sites for Acquisition

- CRA Property Maintenance and Activation:

- Maintenance, Repair, and Enhanced Security Measures for CRA Properties (including Parking Lots)
- Complete Construction and Activation of 95 SW 5th Avenue
- Complete Tenant Buildout and Signage for 98 NW 5th Avenue
- Complete Repairs for 102 NW 5th Avenue and Activation of Units 108/110



• Fiscal Year 2025-2026 – CRA Priorities

• CRA Property Development:

- Bid for Commercial Property Management for CRA Properties
- NW 600 Block (Affordable/Workforce Housing/Mixed Use) – Construction Documents, Assess Funding Sources for Construction, Issue Bid for Construction
- NW 800 Block (Container/Modular Commercial Activation) – Construction Documents, Permitting & Construction
- Re-platting Lots for Future In-fill Affordable/Workforce Housing Units
- RFPs for Disposition of Infill Lots for Affordable/Workforce Housing
- Continue with Property Acquisition

• Demolitions for Future Development (Commercial and Affordable/Workforce Housing):

- Demolition of Dilapidated Structure on 111 NW 11th Avenue
- Demolition of Dilapidated Structure at 235 SE 2nd Avenue



Additional Details

- CRA Office Maintenance – Painting, HVAC Maintenance & Relocate Duct Work from Crawl Space, Roof Repair, & Siding Repair
- 182 NW 5th Avenue – Maintenance & Interior Repairs
- 102 NW 5th Avenue & Lots - Maintenance & Exterior Repairs
- Arts Warehouse Maintenance – Replace Air Conditioning Units, Repair Floors, Repair Roof, Exterior Painting
- Security Cameras at CRA Properties to Tie in with Delray Beach PD
- Carver Square: Fire Hydrant & Mailbox Relocation

• Fiscal Year 2025-2026 – CRA Priorities

• Continue to work with City on:

- OSS Master Plan Implementation
- Crest Theatre Historic Preservation
- SW 8th Avenue Streetscape Improvements
- SW 8th Avenue and SW 2nd Street Improvements
- Merritt Park Shade Enhancement
- Pompey Park Renovation Project
- Northwest Neighborhood Infrastructure Improvements
- Next Steps for Disparity Study
- Next Steps for Accessory Dwelling Units Study / Land Developments Regulations Amendments

- FUTURE INFRASTRUCTURE PROJECT –
Southwest Neighborhood Infrastructure Improvement Project





Rev. Dr. J.W.H. Thomas Park 46 SW 9th Avenue



Parking Lot – 215 SE 2nd Avenue





Items for Discussion:

- Bond for NW Neighborhood Infrastructure
 - Parking Enhancements
 - Other suggestions from the Board

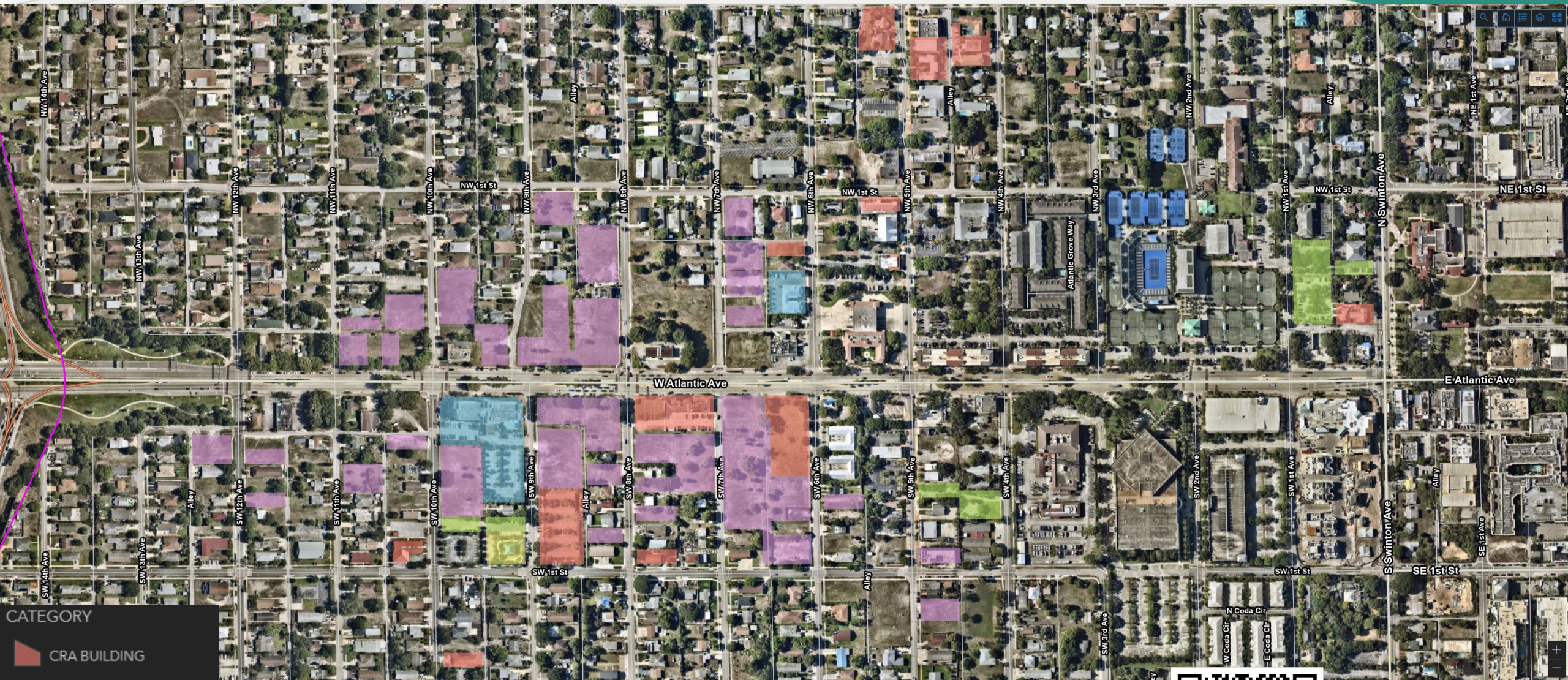


Suggested Focus Areas for FY 2025 - 2026

- Completing Existing Projects & Continuing Existing Programs
- Land acquisition for Affordable & Workforce Housing
 - Infrastructure
- Assess Development Opportunities for W. Atlantic Avenue

A large circular logo is centered on the slide. It features a light gray border. Inside, the top half shows two stylized buildings: one in green on the left and one in red on the right. The bottom half shows stylized blue waves. The text "Questions and Discussion" is overlaid in the center of the logo.

Questions and Discussion



CATEGORY

-  CRA BUILDING
-  GROUND LEASE
-  PARK
-  PUBLIC PARKING LOT
-  VACANT LAND



CRA GIS Map
or scan QR Code





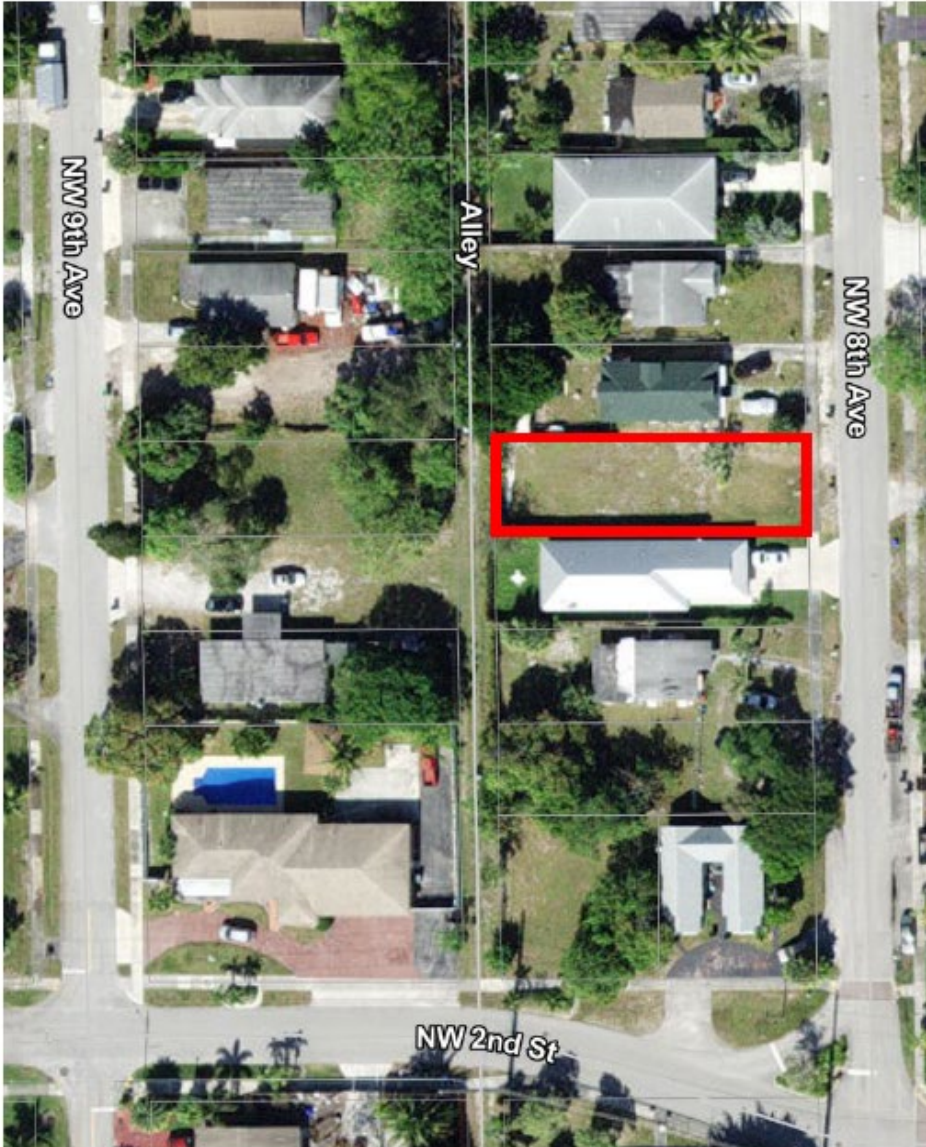
Item 9A.

Issue Request for Proposals CRA No. 2025-08 for the disposition of one (1) CRA-Owned vacant lot located at 216 NW 8th to Avenue for the development of Affordable/Workforce Housing

Exhibit A

Location Map

216 NW 8th Avenue



- The CRA purchased the single-family zoned lot on June 25, 2025

ACTION NEEDED:

CRA staff is seeking approval to issue the RFP for the disposition of the CRA-owned vacant lot for the development of affordable/workforce housing.



Item 9B.

Issue Request for Proposals CRA No. 2025-07 for the disposition of three (3) CRA- Owned vacant lots located at 704 SW 4th Street for the development of Affordable /Workforce Housing

Exhibit A – Subject Properties' Location Map

LOT	Address	PCN
1	704 SW 4 th Street	12-43-46-20-01-001-0240
2	704 SW 4 th Street	12-43-46-20-01-001-0240
3	704 SW 4 th Street	12-43-46-20-01-001-0240



Pre-Development Work

- CRA purchased the single lot on December 28, 2020.
- In June 2024, CRA submitted a Minor Plat application to the City to divide the single lot into three separate lots.
- CRA staff worked with CRA consultants and City staff through the application process ensuring the necessary easements and ROW dedications were also included. The Minor Plat application was revised to a Major Plat application.
- In May 2025, CRA received a recommendation of approval from the Planning and Zoning Board.
- In June 2025, CRA received Major Plat approval from City of Delray Beach which divided the lot into three legal lots of record and dedicated the necessary easements and corner clip.
- CRA staff is now working on receiving the Parcel Control Numbers and Street Addresses for the three lots.

Action Needed

CRA staff is seeking approval to issue the RFP for the disposition of the CRA-owned vacant lots for the development of affordable/workforce housing.





Item 9C.

CRA Executive Director Annual Review



Item 10A.

Delray Beach Community Redevelopment Agency Redevelopment Advisory Committee Follow Up



Redevelopment Agency Redevelopment Advisory Committee (RAC) FY 24-25, Follow Up

RAC Meetings, FY 24-25

The Redevelopment Advisory Committee (RAC) met on September 4, 2024, October 7, 2024, December 12, 2024, and March 20, 2025.

The last committee meeting scheduled for June 25, 2025, was canceled since there were not enough members present to obtain an in-person quorum. Efforts to reschedule the meeting were unsuccessful, as a quorum could not be secured for an alternate date.

Committee Reports

The five committee members provided reports on general development ideas for West Atlantic Corridor and conceptual ideas for the 600 – 800 West Atlantic Block.

RAC Application Period, FY 25-26

Considering that the CRA Board is seeking to continue RAC for another year, CRA Staff opened the application period from June 5, 2025 – August 4, 2025, and extended the application deadline to September 15, 2025.





Action Needed

Discussion - Assignments for next Committee, FY 25-26




REDEVELOPMENT ADVISORY COMMITTEE PRE SUBMISSION MEETING

You're invited!

Come chat with CRA Staff & learn more about the
Redevelopment Advisory Committee before the
application period ends.

SEPTEMBER 4TH | 4-5PM

 **Edmonds Baine Building**
98 NW 5th Ave, Delray Beach, FL 33444

 561-276-8640  delraycra.org

*More
info*

SCAN



Join us for a RAC Pre-Submission Meeting –

on Thursday, September 4, 2025, at 4:00 PM

Location: Edmonds Baine Building,
(98 NW 5th Avenue, Second Floor)

Come chat with CRA staff and learn more
about RAC before the application period
ends.

After the meeting stay for the CRA Social!

Application Deadline – September 15th

Extended Application Deadline

September 15th, 2025

Redevelopment Advisory Committee

RAC

 **DELRAY BEACH** CRA
COMMUNITY REDEVELOPMENT AGENCY



CRA Director Updates



Aerial – CRA District



Florida Housing Coalition (FHC) Conference

August 25 – 27, 2025, in Orlando, Florida





International Council Shopping Centers (ICSC) Annual Conference

August 24 -26, 2025, in Orlando, Florida





Join
US

CRA Social
Thursday, September 4, 2025
Edmonds Baine Building
98 NW 5th Avenue, Second
Floor,
Delray Beach, FL 33444

During the socials we will share information about CRAs, what we do, upcoming projects, and the basics of how CRAs function. This session will focus on the West Atlantic Master Plan/Set Transformation Plan Update Process.



**CRA
SOCIAL**

YOU'RE INVITED!

SEPTEMBER 4TH, 2025

 **Edmonds Baine Building**
98 NW 5th Avenue, Delray Beach, FL 33444

5-7PM

This session will focus on the West Atlantic Master Plan/Set Transformation Plan Update Process.

- ✓ Meet the CRA Team
- ✓ Discuss important info
- ✓ Ask questions & share comments
- ✓ Light refreshments provided!

 561-276-8640  delraycra.org

More
info

SCAN



JOIN US

Trade Partner Outreach

Wednesday, September 10, 2025

6:00 PM

1101 NW 2nd Street
Delray Beach, FL 33444

- ✓ Learn about the Project
- ✓ Discuss Trades Needed
- ✓ Find Out Next Steps

pompeyparkproject.com



Pompey Park
Recreation Center
Project #16-102



Calling All Subcontractors, Vendors and Suppliers!

Wednesday
Sept.
10
6:00pm

LOCATION
1101 NW 2nd Street
Delray Beach, FL 33444



SCAN QR CODE



Trade Partner Outreach

- ✓ Learn About the Project
- ✓ Discuss Trades Needed
- ✓ Find Out Next Steps

VISIT coreconstruction.com/trade-partners.
CREATE BuildingConnected account.
COMPLETE CORE Construction questionnaire.
ATTEND Trade Partner Outreach.





AFFORDABLE RENTAL RESTAURANT SPACE LOCATED IN THE SET NEIGHBORHOOD

102 NW 5TH AVENUE

Delray Beach, FL 33444

Two Connected Units 108/110 (will be treated as one rental space)

Seeking a family-friendly restaurant:

- Approximately 2,764 square feet
- Access to public parking
- Ready for tenant build-out
- CRA Funding Assistance Available!

APPLY NOW:



DELRAY BEACH CRA
COMMUNITY REDEVELOPMENT AGENCY

For more information, contact:

 (561) 276-8640

 delraycra.org

AVAILABLE
NOW

**RESERVE
SPONSOR &
EXHIBITOR BOOTHS
NOW!**

COMING
SOON

**CONFERENCE
REGISTRATION
OPENING SOON**

OCTOBER 14-17, 2025

**Hilton West Palm Beach Hotel,
West Palm Beach, FL**



2025

THE FLORIDA
REDEVELOPMENT
ASSOCIATION

ANNUAL CONFERENCE



Anniversary

DELRAY BEACH CRA
COMMUNITY REDEVELOPMENT AGENCY

Thank you!