

# 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](http://www.delraycra.org)



## CRA Meeting

Tuesday, April 28, 2026

4:00 PM

Regular Meeting at 4:00 PM

Commission Chambers Delray Beach City Hall or watch on  
YouTube:

## Community Redevelopment Agency

*CRA Board of Commissioners*

*Chair Juli Casale*

*Vice-Chair Judy Mollica*

*CRA Commissioner Angela Burns*

*CRA Commissioner Thomas F. Carney, Jr.*

*CRA Commissioner Tom Markert*

## **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](http://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. April PowerPoint Presentation (For Informational Purposes Only)**

4A. APRIL POWERPOINT PRESENTATION

4B. PRESENTATION BY CBIZ CPAs

**5. Staff Reports (For Informational Purposes Only)**

5A. MONTHLY WORK PLAN REPORT

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

5B. ARTS WAREHOUSE REPORT

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

5C. FUNDING ASSISTANCE AND COMMUNITY OUTREACH REPORT

Attachments:      [Funding Assistance and Community Outreach Report - April 2026](#)

5D. PROPERTY MANAGEMENT REPORT

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

5E. DISSEMINATION OF REDEVELOPMENT INFORMATION REPORT

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

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

7A. REGULAR BOARD MEETING MINUTES

Attachments:      [March 24, 2026 - CRA Regular Board Meeting Minutes](#)

7B. CRA FINANCIAL REPORT - MARCH 2026

Recommendation: Receive and File.

Attachments:      [Agenda Cover Report](#)

[Exhibit A - Financial Statements March 2026](#)

7C. DELRAY BEACH COMMUNITY REDEVELOPMENT AGENCY BOARD MEETING DATES – MAY 2026 THROUGH APRIL 2027

7D. APPROVAL OF FIRST AMENDMENT TO THE COMMERCIAL LEASE AGREEMENT WITH TAX POWER SOLUTIONS, LLC (FORMERLY KNOWN AS JACKSON HEWITT TAX SERVICE)

**Recommendation:**

Approve the First Amendment to the Commercial Lease Agreement for Danny Mesidort D/B/A Tax Power Solutions, LLC (formerly known as Jackson Hewitt Tax Service) located at 135 NW 5th Avenue, Unit C6, in substantially the attached form.

**Attachments:**

[Agenda Cover Report](#)

[Exhibit A – Lease Agreement with Danny Mesidort](#)

[Exhibit B – Tenant Request to Amend Name to Tax Power](#)

[Exhibit C – First Amendment to Danny Mesidort Lease](#)

7E. APPROVAL OF A PAINT-UP & SIGNAGE FUNDING ASSISTANCE AGREEMENT - THE WEST SETTLERS CONDOMINIUM ASSOCIATION, INC. - 135 NW 5TH AVENUE, IN AN AMOUNT NOT TO EXCEED \$2,785

**Recommendation:**

Approve a Paint-Up & Signage Funding Assistance Agreement between the Delray Beach Community Redevelopment Agency and The West Settlers Condominium Association, Inc., for the exterior painting improvements at 135 NW 5th Avenue, for an amount not to exceed \$2,785, and authorize the CRA Board Chair to execute any and all related documents for said purpose in a form that is acceptable to the CRA Legal Counsel.

**Attachments:**

[Agenda Cover Report](#)

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

[Exhibit B – Existing Exterior Conditions](#)

[Exhibit C – Funding Assistance Detail Sheet](#)

[Exhibit D - Paint-Up & Signage Funding Program Guidelines](#)

[Exhibit E – Paint-Up and Signage Application](#)

[Exhibit F – Paint-Up & Signage Funding Assistance Agreement](#)

- 7F. APPROVAL OF THE SECOND AMENDMENT TO THE CONSTRUCTION SERVICES AGREEMENT WITH WAYPOINT CONTRACTING, INC. IN AN AMOUNT NOT TO EXCEED \$34,402.03, FOR ADDITIONAL CONSTRUCTION SERVICES NEEDED FOR THE REPAIR OF INTERIOR CONCRETE FLOORS, FOR A TOTAL CONTRACT SUM NO TO EXCEED \$886,888.03, FOR THE COMMUNITY REDEVELOPMENT AGENCY (CRA)-OWNED BUILDING LOCATED AT 313 NE 3RD STREET

**Recommendation:**

Approve the Second Amendment to the Construction Services Agreement with Waypoint Contracting, Inc. for additional construction services needed for the repair of interior concrete floors on the first and second floor of the CRA-owned commercial building located at 313 NE 3rd Street, in an amount not to exceed \$34,402.03, for a total Contract Sum not to exceed \$886,888.03, and authorize the CRA Board Chair to execute any and all related documents for said purpose in a form that is acceptable to CRA Legal Counsel.

**Attachments:**

[Agenda Cover Report](#)

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

[Exhibit B - Construction Services Agreement and Amendment with Waypoint Co](#)

[Exhibit C - Waypoint Contracting Change Order](#)

[Exhibit D - Second Amendment to the Construction Services Agreement](#)

- 7G.** RESOLUTION NO. 2026-03 TO PIGGYBACK CITY OF DELRAY BEACH AGREEMENT FOR ROOF MAINTENANCE AND REPAIR SERVICES AND APPROVE A WORK ASSIGNMENT WITH CJ CONTRACTING, LLC, FOR ROOF MAINTENANCE AND REPAIR SERVICES AT THE CRA-OWNED PROPERTIES LOCATED AT 31, 39, & 45 SW 9TH AVENUE - PALM MANOR

**Recommendation:**

1. Approve Resolution 2026-03 authorizing an Agreement between Delray Beach Community Redevelopment Agency (CRA) and CJ Contracting, LLC, to provide professional roof maintenance and repair services for CRA-owned properties, piggybacking the terms of the CRA's Agreement with the City of Delray Beach's roof maintenance and repair services agreement, and authorize the CRA Board Chair to execute any and all documents for said purposes in a form acceptable to the CRA Legal Counsel;

AND

2. Approve a Work Assignment with CJ Contracting, LLC to provide professional roof maintenance and repair services for the CRA-owned properties located at 31, 39, and 45 SW 9th Avenue - Palm Manor, in an amount not to exceed \$148,500, and authorize the CRA Board Chair to execute any and all documents for said purposes in a form acceptable to the CRA Legal Counsel.

**Attachments:**

[Agenda Cover Report](#)

[Exhibit A - Location Map](#)

[Exhibit B – Resolution 2026-03 and Agreement](#)

[Exhibit C - Work Assignment CJ Contracting for Palm Manor](#)

[Exhibit D – CJ Contracting Proposal](#)

[Exhibit E - City's Agreement \(as presented at the May 17, 2022, City Commissic](#)

[Exhibit F – Signed Roof Maintenance Renewal and Affidavit](#)

- 7H. APPROVAL OF A WORK ASSIGNMENT FOR LANDSCAPE ARCHITECTURAL SERVICES WITH KEITH AND ASSOCIATES, INC., FOR EXTERIOR REPAIRS TO THE PARKING LOT AND SIDEWALKS, AND LANDSCAPE IMPROVEMENTS FOR THE CRA-OWNED PROPERTIES LOCATED AT 31, 39, & 45 SW 9TH AVENUE - PALM MANOR IN AN AMOUNT NOT TO EXCEED \$86,790

**Recommendation:**

Approve the Work Assignment for Landscape Architectural Services between the Delray Beach Community Redevelopment Agency (CRA) and Keith and Associates, Inc., for exterior repairs to the parking lot and sidewalks, and landscape improvements for the CRA-owned properties located at 31, 39, & 45 SW 9th Avenue - Palm Manor in an amount not to exceed \$86,790, and authorize the CRA Board Chair to execute any and all related documents for said purpose in a form that is acceptable to CRA Legal Counsel.

**Attachments:**

[Agenda Cover Report](#)

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

[Exhibit B - Overview of Proposed Landscape Improvements](#)

[Exhibit C - Continuing Consulting Services Agreement with Keith and Associate](#)

[Exhibit D – Keith and Associates, Inc. Proposal](#)

[Exhibit E – Work Assignment for Palm Manor](#)

- 7I. DELRAY BEACH COMMUNITY REDEVELOPMENT AGENCY BUDGET AMENDMENT NO. 1, FISCAL YEAR 2025-2026

**Recommendation:** Approve Delray Beach Community Redevelopment Agency Resolution No. 2026-01 adopting Budget Amendment No. 1 for FY 2025-2026.

**Attachments:**

[Agenda Cover Report](#)

[Exhibit A - Resolution No. 2026-04, FY 2025-2026 Budget Amendment No. 1](#)

[Exhibit B - FY 2025-2026 Budget Amendment No. 1](#)

- 7J. APPROVE THE FIRST AMENDMENT TO THE INTERLOCAL AGREEMENT BETWEEN THE CITY OF DELRAY BEACH AND DELRAY BEACH COMMUNITY REDEVELOPMENT AGENCY FOR FUNDING CONSTRUCTION/PROFESSIONAL SERVICES - FISCAL YEAR 2025-2026

**Recommendation:**

Approve a First Amendment to the Interlocal Agreement (“ILA”) between the City of Delray Beach (“City”) and Delray Beach Community Redevelopment Agency (“CRA”) for funding for Construction/Professional Services within the CRA District for Fiscal Year 2025-2026, in substantially the attached form.

**Attachments:**

[Agenda Cover Report](#)

[Exhibit A - ILA for Funding Construction Professional Services, FY25-26](#)

[Exhibit B - First Amendment ILA CIP Budget FY 2025-2026](#)

## 8. Old Business

- 8A.** BOARD DIRECTION AND DISCUSSION ON RFP CRA NO. 2026-02 - FOR THE DISPOSITION OF A CRA-OWNED VACANT LOT FOR THE DEVELOPMENT OF AFFORDABLE/WORKFORCE HOUSING - 216 NW 8th AVENUE

**Attachments:**     [Agenda Cover Report](#)  
                          [Exhibit A - Location Map](#)  
                          [Exhibit B - RFP CRA No. 2026-02 and Addendum](#)  
                          [Exhibit C - DRAFT RFP for 216 NW 8th Avenue](#)

- 8B.** DISCUSSION AND DIRECTION REGARDING REQUEST FOR PROPOSALS FOR THE DEVELOPMENT OF THE SW 700-800 BLOCKS OF WEST ATLANTIC AVENUE

**Recommendation:**

Discussion and direction on preparation of a Request for Proposals 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](#)

- 8C.** DISCUSSION AND DIRECTION REGARDING REQUEST FOR PROPOSALS FOR THE DEVELOPMENT OF THE NW 800 BLOCK OF WEST ATLANTIC AVENUE

**Recommendation:**

Discussion and direction on preparation of a Request for Proposals 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 April 2026](#)  
                          [Exhibit C - CRA Incentives and Opportunities](#)

## 9. New Business

- 9A.** APPOINTMENT OF CRA OFFICER: DEPUTY VICE-CHAIR

**Recommendation:** Appoint a member of the Board to the position of CRA Deputy Vice-Chair.

**Attachments:**     [Agenda Cover Report](#)

- 9B.** APPROVE A WORK ASSIGNMENT WITH THE TAMARA PEACOCK COMPANY ARCHITECTS OF FLORIDA INC., DBA PEACOCK ARCHITECTS IN AN AMOUNT NOT TO EXCEED \$8,750 REGARDING THE CRA-OWNED PUBLIC PARKING LOT LOCATED AT 362 NORTHEAST 3rd AVENUE

**Recommendation:**

Approve a work assignment between the Delray Beach Community Redevelopment Agency and The Tamara Peacock Company Architects of Florida Inc., dba Peacock Architects, in order to analyze the potential for a public parking structure at 362 NE 3rd Avenue in an amount not to exceed \$8,750, for a due diligence package and authorize the CRA Board Chair to execute any and all related documents for said purpose in a form acceptable to the CRA Legal Counsel.

**Attachments:**

[Agenda Cover Report](#)

[Exhibit A - Location Map](#)

[Exhibit B - Peacock Architects Work Assignment - 362 NE 3rd Avenue Due Dilig](#)

## **10. Other Business**

- A. Comments by Executive Director
- B. Comments by Board Attorney
- C. Comments by Commissioners

## **11. Adjournment**