

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

Thursday, August 28, 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. August PowerPoint Presentation (For Informational Purposes Only)****4A. AUGUST POWERPOINT PRESENTATION**

Attachments: [August 28, 2025 - CRA Regular Board Meeting Presentation](#)

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

Attachments: [Monthly Work Plan Report - August 2025](#)

5B. ARTS WAREHOUSE REPORT

Attachments: [Arts Warehouse Report - August 2025](#)

5C. FUNDING ASSISTANCE AND COMMUNITY OUTREACH REPORT

Attachments: [Funding Assistance and Community Outreach Report - August 2025](#)

5D. PROPERTY MANAGEMENT REPORT

Attachments: [Property Management Report - August 2025](#)

5E. DISSEMINATION OF REDEVELOPMENT INFORMATION REPORT

Attachments: [Dissemination of Redevelopment Information Report - August 2025](#)

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

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

7B. CRA FINANCIAL REPORT - JUNE 2025**Recommendation:**

Receive and File.

Attachments:

[Agenda Cover Report](#)

[Exhibit A – June 2025 Financial Statements](#)

7C. CRA FINANCIAL REPORT - JULY 2025**Recommendation:**

Receive and File.

Attachments:

[Agenda Cover Report](#)

[Exhibit A – July 2025 Financial Statements](#)

7D. INDEPENDENT CONTRACTOR AGREEMENT FOR ARTISTIC SERVICES - THE ATLANTIC CURRENT, LLC**Recommendation:**

Approve an Independent Contractor Agreement with The Atlantic Current, LLC for the provision of artistic service for the Delray Beach Community Redevelopment Agency.

Attachments:

[Agenda Cover Report](#)

[Exhibit A - Artistic Services Proposal](#)

[Exhibit B - Independent Contractor Agreement](#)

7E. PAINT-UP & SIGNAGE FUNDING ASSISTANCE AGREEMENT - CASA MANNABLISS, LLC - 2410 N. FEDERAL HWY, CRA SUB AREA #5, IN AN AMOUNT NOT TO EXCEED \$1,867.00**Recommendation:**

Approve a Paint-Up & Signage Funding Assistance Agreement with Casa Mannabliss, LLC for the proposed signage improvements at 2410 N. Federal Highway, within CRA Sub Area #5, for an amount not to exceed \$1,867.00, with the approved design changes from the landlord and permitting from the City of Delray Beach.

Attachments:

[Agenda Cover Report](#)

[Exhibit A - Location Map](#)

[Exhibit B - Existing Exterior Conditions](#)

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

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

[Exhibit E - Paint-Up and Signage Funding Assistance Agreement](#)

[Exhibit F - Proposed Signage Rendering](#)

7F. FIRST AMENDMENT TO THE SITE DEVELOPMENT FUNDING ASSISTANCE AGREEMENT - RABBIT HOLE DELRAY, LLC

Recommendation:

Approve a First Amendment to the Site Development Funding Assistance Agreement with Rabbit Hole Delray, LLC for the improvement project located at 98 NW 5th Avenue, Suite 101, CRA Sub Area #3, to increase the funding assistance amount to \$70,900.42

Attachments: [Agenda Cover Report](#)

[Exhibit A - Site Development Funding Assistance Agreement](#)

[Exhibit B - First Amendment to Site Development Funding Assistance Agreement](#)

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

7G. RESOLUTION NO. 2025-12 - APPROVAL OF PURCHASE AND SALE AGREEMENT FOR 101 NW 10th AVENUE FOR \$162,500

Recommendation:

1. Approve Resolution No. 2025-12 and the Purchase and Sale Agreement with John Gannaway and Laura E. Gannaway-Ghassemi (Sellers) for the purchase of one (1) property approximately located at 101 NW 10th Avenue (Subject Property) for a total purchase price of \$162,500, in substantially the attached form;

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](#)

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

[Exhibit C - Resolution 2025-12](#)

8. Old Business

8A. UPDATE ON LEASES FOR TWO (2) FIRST FLOOR TENANT BAYS - 98 NW 5TH AVENUE, EDMONDS BAINE BUILDING

Recommendation:

No Action Needed.

Attachments:

[Agenda Cover Report](#)

[Exhibit A - Manual for Notice of Intent to Lease for Tenants](#)

[Exhibit B - Tenant Application Form](#)

[Exhibit C - Draft Lease Agreements](#)

[Exhibit D - Excerpt CRA Community Redevelopment Plan Project](#)

8B. 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](#)

8C. 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 Request for Proposals](#)

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

8D. DISCUSSION - UPDATE ON THE DELRAY BEACH COMMUNITY REDEVELOPMENT AGENCY BUDGET PRESENTATION FOR FISCAL YEAR 2025-2026

Recommendation:

Discussion.

Attachments:

[Agenda Cover Report](#)

[Exhibit A - Preliminary FY 2025-2026 Budget](#)

9. New Business

9A. ISSUE REQUEST FOR PROPOSALS CRA NO. 2025-08 FOR THE DISPOSITION OF ONE CRA-OWNED VACANT LOT LOCATED AT 216 NW 8th AVENUE FOR THE DEVELOPMENT OF AFFORDABLE/WORKFORCE HOUSING

Attachments: [Agenda Cover Report](#)
[Exhibit A - Location Map](#)
[Exhibit B - Draft RFP CRA No. 2025-08](#)

9B. ISSUE REQUEST FOR PROPOSALS CRA NO. 2025-07 FOR THE DISPOSITION OF THREE CRA-OWNED VACANT LOTS LOCATED AT 704 SW 4th STREET FOR THE DEVELOPMENT OF AFFORDABLE/WORKFORCE HOUSING

Attachments: [Agenda Cover Report](#)
[Exhibit A - Location Map](#)
[Exhibit B – Copy of Recorded Major Plat](#)
[Exhibit C - Draft RFP CRA No. 2025-07](#)

9C. CRA EXECUTIVE DIRECTOR ANNUAL REVIEW

Attachments: [Agenda Cover Report](#)

10. Redevelopment Advisory Committee (RAC)

10A. DELRAY BEACH COMMUNITY REDEVELOPMENT AGENCY REDEVELOPMENT ADVISORY COMMITTEE FOLLOW UP

Recommendation:
Follow up discussion on the Fiscal Year 2024 - 2025 Redevelopment Advisory Committee reports and direction on future RAC Assignments.

Attachments: [Agenda Cover Report](#)
[Exhibit A - Resolution 2024-18](#)
[Exhibit B - RAC with Updated Terms](#)
[Exhibit C - FY 24-25 Committee Member Reports](#)

11. Other Business

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

12. Adjournment