

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, February 26, 2026

Regular Meeting at 4:00 PM

Commission Chambers
Delray Beach City Hall

Or live stream:
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.*

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. February PowerPoint Presentation (For Informational Purposes Only)****4A. FEBRUARY POWERPOINT PRESENTATION**

Attachments: [February 26, 2025 - CRA Regular Board Meeting Presentation](#)

5. Staff Reports (For Informational Purposes Only)**5A. MONTHLY WORK PLAN REPORT**

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

5B. ARTS WAREHOUSE REPORT

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

5C. FUNDING ASSISTANCE AND COMMUNITY OUTREACH REPORT

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

5D. PROPERTY MANAGEMENT REPORT

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

5E. DISSEMINATION OF REDEVELOPMENT INFORMATION REPORT

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

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

Attachments: [January 27, 2026 - CRA Regular Board Meeting Minutes](#)

7B. CRA FINANCIAL REPORT - OCTOBER 2025

Recommendation:

Receive and File.

Attachments: [Agenda Cover Report](#)

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

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

Receive and File.

Attachments:

[Agenda Cover Report](#)

[Exhibit A - Financial Statements November 2025](#)

7D. CRA FINANCIAL REPORT - DECEMBER 2025**Recommendation:**

Receive and File.

Attachments:

[Agenda Cover Report](#)

[Exhibit A - Financial Statements December 2025](#)

7E. APPROVAL OF A WORK ASSIGNMENT FOR ARCHITECTURAL SERVICES WITH JUSTIN ARCHITECTS, P.A., FOR INTERIOR IMPROVEMENTS OF THE CRA-OWNED COMMERCIAL BUILDING AT 102 NW 5TH AVENUE IN AN AMOUNT NOT TO EXCEED \$ 112,217.60.**Recommendation:**

Approve the Work Assignment for Architectural Services with Justin Architects, P.A. for interior improvements of the CRA-owned commercial building located at 102 NW 5th Avenue in an amount not to exceed \$112,217.60, 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](#)

[Exhibit B - Continuing Consulting Services Agreement with Justin Architects](#)

[Exhibit C - Justin Architects Proposal](#)

[Exhibit D - Work Assignment - Justin Architects - 102 NW 5th Avenue - Interior](#)

- 7F.** APPROVAL OF A WORK ASSIGNMENT FOR ARCHITECTURAL SERVICES WITH JUSTIN ARCHITECTS, P.A., FOR EXTERIOR IMPROVEMENTS OF A PARKING LOT SERVING THE CRA-OWNED BUILDING AT 102 NW 5TH AVENUE IN AN AMOUNT NOT TO EXCEED \$86,149.40

Recommendation:

Approve the Work Assignment for Architectural Services with Justin Architects, P.A. for exterior improvements of a parking lot serving the CRA-owned building located at 102 NW 5th Avenue in an amount not to exceed \$86,149.40, 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](#)

[Exhibit B - Continuing Consulting Services Agreement with Justin Architects](#)

[Exhibit C - Justin Architects Proposal](#)

[Exhibit D – Work Assignment – Justin Architects – 102 NW 5th Avenue - Exteric](#)

- 7G.** APPROVAL OF A FIRST AMENDMENT TO THE AGREEMENT FOR PROFESSIONAL ARCHITECTURAL AND ENGINEERING SERVICES FOR THE NW 600 BLOCK OF WEST ATLANTIC AVENUE MIXED-USED REDEVELOPMENT PROJECT WITH SYNALOVSKI, ROMANIK & SAYE ARCHITECTS, LLC FOR ADDITIONAL SERVICES IN AN AMOUNT NOT TO EXCEED \$11,950, FOR A TOTAL CONTRACT PRICE IN AN AMOUNT NOT TO EXCEED \$650,950.

Recommendation:

Approve a First Amendment to the Agreement for Professional Architectural and Engineering Services for the NW 600 Block Mixed-Used Redevelopment Project with Synalovski, Romanik, & Saye Architects, LLC, for additional survey and traffic study related services in an amount not to exceed \$11,950, for a total Contract Price not to exceed \$650,950, and to authorize the CRA Board Chair to execute any and all documents related to said purpose for said purpose in a form that is acceptable to CRA Legal Counsel.

Attachments:

[Agenda Cover Report](#)

[Exhibit A - Location Map](#)

[Exhibit B - Agreement with Synalovski, Romanik, & Saye, LLC](#)

[Exhibit C - Proposal for Additional Services](#)

[Exhibit D - First Amendment to the Agreement with Synalovski, Romanik, & Say](#)

- 7H. APPROVAL OF THE FIRST AMENDMENT TO THE CONSTRUCTION SERVICES AGREEMENT WITH WAYPOINT CONTRACTING, INC. IN AN AMOUNT NOT TO EXCEED \$258,786, FOR ADDITIONAL CONSTRUCTION SERVICES NEEDED FOR THE REPLACEMENT OF THE ROOFTOP HVAC UNITS, FOR A TOTAL CONTRACT SUM NO TO EXCEED \$852,486, FOR THE CRA-OWNED BUILDING LOCATED AT 313 NE 3RD STREET

Recommendation:

Approve the First Amendment to the Construction Services Agreement with Waypoint Contracting, Inc. for additional construction services needed for the replacement of seven (7) rooftop HVAC units at the CRA-owned commercial building located at 313 NE 3rd Street, in an amount not to exceed \$258,786, for a total Contract Sum not to exceed \$852,486, 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 with Waypoint Contracting, Inc.](#)

[Exhibit C - Change Order](#)

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

- 7I. RESOLUTION 2026-02 - APPROVAL OF A PURCHASE AND SALE AGREEMENT WITH HARRY B. HAGWOOD, TRUSTEE, FOR THE PURCHASE OF PARCELS ABUTTING TO 121 NW 11th AVENUE, 115 NW 11th AVENUE, 1119 NW 1st STREET, 1105 NW 1st STREET, AND 111 NW 11th AVENUE IN AN AMOUNT NOT TO EXCEED \$115,000.

Recommendation:

Approve a Purchase and Sale Agreement Harry B. Hagwood, Trustee, for the purchase of parcels abutting to 121 NW 11TH Avenue, 115 NW 11TH Avenue, 1119 NW 1ST Street, 1105 NW 1ST Street, and 111 NW 11TH Avenue (Subject Property) in an amount not to exceed \$115,000 and 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 – Purchase and Sale Agreement](#)

[Exhibit C – Resolution 2026-02](#)

8. Old Business

A. None

9. New Business

9A. UPDATE ON THE NW 600 BLOCK OF WEST ATLANTIC AVENUE MIXED-USE REDEVELOPMENT PROJECT**Recommendation:**

1. Update on the NW 600 of West Atlantic Avenue Mixed Use Redevelopment Project;

and
2. Discuss and provide Board direction on the color scheme for the commercial unit located at 34 NW 6th Avenue.

Attachments:[Agenda Cover Report](#)[Exhibit A - Location Map](#)[Exhibit B - NW 600 Block Townhomes Design](#)[Exhibit C - Commercial Unit 34 NW 6th Avenue Design](#)**10. Other Business**

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

11. Adjournment