

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, January 27, 2026

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, wilfully 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. January PowerPoint Presentation (For Informational Purposes Only)****4A. JANUARY POWERPOINT PRESENTATION**

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

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

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

5B. ARTS WAREHOUSE REPORT

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

5C. FUNDING ASSISTANCE AND COMMUNITY OUTREACH REPORT

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

5D. PROPERTY MANAGEMENT REPORT

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

5E. DISSEMINATION OF REDEVELOPMENT INFORMATION REPORT

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

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

Attachments: [November 20, 2025 - CRA Regular Board Meeting Minutes](#)

7B. SPECIAL BOARD MEETING MINUTES

Attachments: [December 4, 2025 - CRA Special Board Meeting Minutes](#)

7C. SECOND AMENDMENT TO INTERLOCAL AGREEMENT BETWEEN THE CITY OF DELRAY BEACH AND DELRAY BEACH COMMUNITY REDEVELOPMENT AGENCY FOR FUNDING CONSTRUCTION/PROFESSIONAL SERVICES - FISCAL YEAR 2024-2025

Recommendation:

Approve the Second Amendment to the Interlocal Agreement between the City of Delray Beach and Delray Beach Community Redevelopment Agency for funding for Construction/Professional Services within the CRA District for Fiscal Year 2024-2025, in substantially the attached form.

Attachments: [Agenda Cover Report](#)

[Exhibit A - Second Amendment to Interlocal Agreement between the City & CRA/](#)

7D. RESOLUTION 2026-01 - APPROVAL OF A CONSTRUCTION SERVICES AGREEMENT WITH WAYPOINT CONTRACTING, INC., IN AN AMOUNT NOT TO EXCEED \$593,700, FOR THE CONSTRUCTION OF EXTERIOR AND INTERIOR REPAIRS TO THE CRA-OWNED BUILDING LOCATED AT 313 NE 3RD STREET

Recommendation:

Approve a Construction Services Agreement for Invitation to Bid CRA No. 2025 - 03 for the construction of exterior and interior repairs to the CRA-owned building located at 313 NE 3rd Street (Project), also known as the Arts Warehouse, with Waypoint Contracting, Inc., in an amount not to exceed \$593,700, and authorize the CRA Board Chair to execute the Construction Services Agreement for the Project, and any and all related documents for the Project, in a form that is acceptable to the CRA Legal Counsel.

Attachments: [Agenda Cover Report](#)

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

[Exhibit B – Invitation to Bid CRA No. 2025-03 and Addendums](#)

[Exhibit C – Construction Services Agreement](#)

[Exhibit D - Resolution 2026-01](#)

7E. APPROVAL OF TEMPORARY USE AGREEMENT WITH WAYPOINT CONTRACTING, INC., TO UTILIZE FIVE PARKING SPACES WITHIN THE CRA-OWNED PARKING LOT LOCATED AT 362 NE 3RD AVENUE

Recommendation:

Approve a Temporary Use Agreement with Waypoint Contracting, Inc., for the use of five (5) parking spaces within the CRA-owned parking lot located at 362 NE 3rd Avenue, and authorize the CRA Board Chair to execute the Temporary Use Agreement, and any and all related documents, in a form that is acceptable to the CRA Legal Counsel.

Attachments: [Agenda Cover Report](#)

[Exhibit A - Location Map](#)

[Exhibit B – Temporary Use Agreement](#)

7F. APPROVAL OF A PAINT-UP & SIGNAGE FUNDING ASSISTANCE AGREEMENT - CORE SHAKE STUDIO, LLC - 401 W. ATLANTIC AVENUE, IN AN AMOUNT NOT TO EXCEED \$3,661.00

Recommendation:

Approve a Paint-Up & Signage Funding Assistance Agreement with Core Shake Studio, LLC for the proposed signage improvements at 401 W. Atlantic Avenue, within CRA Sub-Area #3, for an amount not to exceed \$3,661.00, and authorize the CRA Board Chair to execute any and all related documents in a form legally acceptable to the CRA Legal Counsel.

Attachments:

- [Agenda Cover Report](#)
- [Exhibit A - Location Map](#)
- [Exhibit B - Site Photos Before and After Installation](#)
- [Exhibit C - Funding Assistance Detail Sheet](#)
- [Exhibit D - Paint-Up & Signage Program Guidelines](#)
- [Exhibit E - Paint-Up and Signage Application](#)
- [Exhibit F - Paint-Up and Signage Assistance Funding Agreement](#)
- [Exhibit G - Explanation by Applicant](#)

7G. APPROVAL OF A REINSTATEMENT AND SECOND AMENDMENT TO THE SITE DEVELOPMENT FUNDING ASSISTANCE AGREEMENT - RABBIT HOLE DELRAY, LLC LOCATED AT THE CRA OWNED PROPERTY LOCATED AT 98 NW 5TH AVENUE, SUITE 101

Recommendation:

Approve a Reinstatement and Second Amendment to the Site Development Funding Assistance Agreement with Rabbit Hole Delray, LLC, for improvements located at the CRA Owned property located at 98 NW 5th Avenue, Suite 101, CRA Subarea #3, to extend the termination date and authorize the CRA Board Chair to execute any and all related documents in a form legally acceptable to the CRA Legal Counsel.

Attachments:

- [Agenda Cover Report](#)
- [Exhibit A – Site Development Funding Assistance Agreement](#)
- [Exhibit B – Second Amendment to Site Development Funding Assistance Agree](#)
- [Exhibit C – Funding Assistance Detail Sheet](#)
- [Exhibit D - Grant Extension Request](#)

7H. APPROVAL OF A REINSTATEMENT AND FIRST AMENDMENT TO THE SITE DEVELOPMENT FUNDING ASSISTANCE AGREEMENT - HARVEY INSURANCE SOLUTIONS, INC. LOCATED AT 20 NW 6TH AVENUE, UNIT #5, TO EXTEND THE TERMINATION DATE AND INCREASE THE FUNDING ASSISTANCE TO AN AMOUNT NOT TO EXCEED \$56,268.71

Recommendation:

Approve a Reinstatement and First Amendment to the Site Development Funding Assistance Grant with Harvey Insurance Solutions, Inc., for the improvements located at 20 NW 6th Avenue, Unit #5, CRA Subarea #3, to extend the Termination Date and increase the funding assistance to an amount not to exceed \$56,268.71, and authorize the CRA Board Chair to execute any and all related documents in a form legally acceptable to the CRA Legal Counsel.

Attachments:

[Agenda Cover Report](#)

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

[Exhibit B – First Amendment to Site Development Funding](#)

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

8. Old Business

8A. DEVELOPMENT OF SW 600 - 800 BLOCKS OF WEST ATLANTIC AVENUE

Recommendation:

Discussion and direction on preparation of a Request for Proposals the 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 RFP for SW 600 Block of West Atlantic Avenue](#)

[Exhibit F - Land Value Investment Program Guidelines](#)

[Exhibit G - Development Infrastructure Assistance Program Guidelines](#)

8B. DISCUSSION REGARDING DUE DILIGENCE STUDIES FOR THE PROPERTIES LOCATED AT 330, 350, & 358 NE 4th STREET, AND AT 2400 & 2410 NORTH FEDERAL HIGHWAY

Recommendation:

Discuss due diligence studies for the properties located at 330, 350 & 358 NE 4th Street, and at 2400 & 2410 North Federal Highway.

Attachments:

[Agenda Cover Report](#)
[Exhibit A - Property Location Map & Photos](#)
[Exhibit B – Callaway and Price Appraisal – Artist Alley Properties](#)
[Exhibit C - Anderson Carr Appraisal – Artist Alley Properties](#)
[Exhibit D - Aucamp, Dellenback & Whitney Appraisal – Artist Alley Properties](#)
[Exhibit E - Peacock Architects Work Assignment Proposals](#)

9. New Business

9A. UPDATE ON CRA-OWNED LOTS FOR AFFORDABLE/WORKFORCE HOUSING

Recommendation:

Update on CRA-owned vacant lots identified for affordable/workforce housing and authorize CRA Staff to update the CRA GIS Property Map with additional CRA-owned vacant lots identified for the potential development of affordable/workforce housing.

Attachments:

[Agenda Cover Report](#)
[Exhibit A – CRA-Owned Properties](#)

10. Redevelopment Advisory Committee (RAC)

11. Other Business

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

12. Adjournment