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, September 24, 2026

4:00 PM

Regular Meeting at 4:00 PM

Commission Chambers Delray Beach City Hall or Live Stream:
https://www.youtube.com/@cityofdelraybeachfl/streams

Community Redevelopment Agency

CRA Board of Commissioners

Chair Juli Casale
Vice-Chair Judy Mollica
Deputy Vice-Chair Tom Markert
CRA Commissioner Angela Burns
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. September PowerPoint Presentation (For Informational Purposes Only)

SEPTEMBER POWERPOINT PRESENTATION

Attachments: September 24, 2026 - CRA Regular Board Meeting Presentation

5. Staff Reports (For Informational Purposes Only)

5A. MONTHLY WORK PLAN REPORT

Attachments: Exhibit A - Monthly Report - September 2026

5B. ARTS WAREHOUSE REPORT

Attachments: Exhibit B - AW Report - September 2026

5C. FUNDING ASSISTANCE REPORT

Attachments: Exhibit C - Funding & Community Engagement Update -September 2026

5D. PROPERTY MANAGEMENT REPORT

Attachments: Exhibit D - Monthly PM Report - September 2026

5E. DISSEMINATION OF INFORMATION REPORT

Attachments: Exhibit E - Dissemination of Information Report - August 2026

6. Public Comments on Agenda & Non-Agenda Items

7. Consent Agenda

7A. REGULAR BOARD MEETING MINUTES

Attachments: August 27, 2026 - CRA Regular Board Meeting Minutes

7B. CRA FINANCIAL REPORT - AUGUST 2026

Attachments: Agenda Cover Report
Exhibit A - Financial Statements August 2026

7C. APPROVE THE FIRST AMENDMENT TO THE INTERLOCAL AGREEMENT BETWEEN THE CITY OF DELRAY BEACH AND THE DELRAY BEACH COMMUNITY REDEVELOPMENT AGENCY FOR THE CURB APPEAL RESIDENTIAL IMPROVEMENT PROGRAM AND AN AMENDMENT TO THE CURB APPEAL GUIDELINES

Attachments:
Agenda Cover Report
Exhibit A - Curb Appeal Interlocal Agreement
Exhibit B - First Amendment to Curb Appeal Interlocal Agreement
Exhibit C - Modified Curb Appeal Program Guidelines

7D. RESOLUTION 2026-15 - APPROVAL OF THE TRANSFER OF THE CRA OWNED REVEREND DR. J.W.H. THOMAS JR. PARK AND ADJACENT PARKING LOTS

Attachments:
Agenda Cover Report
Exhibit A - Location Map and Survey for Rev. Dr. J.W.H. Thomas Jr. Park
Exhibit B - Quit Claim Deed for Rev. Dr. J.W.H. Thomas Jr. Park
Exhibit C - Quit Claim Deed Parking Lot 39 SW 10th Avenue
Exhibit D - Quit Claim Deed Parking Lot at 40 SW 9th Avenue
Exhibit E - Resolution 2026-15

7E. RESOLUTION 2026-12 - APPROVAL OF A FIRST AMENDMENT TO THE PURCHASE AND SALE AGREEMENT FOR A CRA-OWNED VACANT LOT LOCATED AT 238 SW 14TH AVENUE, FOR THE DEVELOPMENT OF AFFORDABLE/WORKFORCE HOUSING BETWEEN THE DELRAY BEACH COMMUNITY REDEVELOPMENT AGENCY AND BOYNTON BEACH FAITH BASED COMMUNITY DEVELOPMENT INCORPORATION, INC.

Attachments:
Agenda Cover Report
Exhibit A - Location Map
Exhibit B - Resolution 2026-12 and First Amendment to Purchase and Sale Agre
Exhibit C - Purchase and Sale Agreement
Exhibit D - Correspondence from Boynton CDC requesting extension

7F. MEMORANDUM OF UNDERSTANDING BETWEEN THE DELRAY BEACH COMMUNITY REDEVELOPMENT AGENCY AND THE PALM BEACH COUNTY COMMISSION ON ETHICS

Attachments:
Agenda Cover Report
Exhibit A - Memorandum of understanding between the Delray Beach CRA and

7G. SEVENTH AMENDMENT TO EMPLOYMENT AGREEMENT FOR THE EXECUTIVE DIRECTOR

Attachments:
Agenda Cover Report
Exhibit A - Seventh Amendment to Employment Agreement

7H. DELRAY BEACH COMMUNITY REDEVELOPMENT AGENCY REDEVELOPMENT ADVISORY COMMITTEE GUIDELINES UPDATE

Attachments: Agenda Cover Report
Exhibit A - Resolution 2026-13
Exhibit B - RAC Guidelines

7I. A-G.U.I.D.E. FUNDING REQUEST FOR FISCAL YEAR 2026-2027 - DELRAY BEACH COMMUNITY LAND TRUST

Attachments: Agenda Cover Report
Exhibit A - FY 2026-2027 - DBCLT A-GUIDE Funding Agreement

7J. APPROVAL OF THE FIRST AMENDMENT TO THE SITE DEVELOPMENT FUNDING ASSISTANCE AGREEMENT WITH SUN UP SKIN, LLC (98 NW 5TH AVENUE, SUITE 104)

Attachments: Agenda Cover Report
Exhibit A - Site Development Funding Assistance Agreement
Exhibit B - First Amendment to Site Development Funding Assistance Agreeme

8. Old Business

8A. UPDATE ON UNSOLICITED PROPOSAL SUBMITTED BY RH DEVELOPMENT GROUP, LLC REGARDING THE DEVELOPMENT OF SW 600 BLOCK OF WEST ATLANTIC AVENUE

Attachments: Agenda Cover Report
Exhibit A - Location Map – NW 600 Block and NW 800 Block of West Atlantic A
Exhibit B - RHDG Delray CRA Proposal
Exhibit C - Fla. Stat. 255.065

8B. DISCUSSION AND DIRECTION REGARDING REQUEST FOR PROPOSALS FOR THE DEVELOPMENT OF THE SW 600, 700, & 800 BLOCKS OF WEST ATLANTIC AVENUE

Attachments: Agenda Cover Report
Exhibit A - Location Map
Exhibit B - Draft RFP SW 600-800 Blocks of W. Atlantic Avenue
Exhibit C - CRA Incentives and Opportunities

9. New Business

9A. RESOLUTION NO. 2026-14 - ADOPTION OF DELRAY BEACH COMMUNITY REDEVELOPMENT AGENCY FISCAL YEAR 2026 - 2027 BUDGET

Attachments: Agenda Cover Report
Exhibit A - Resolution No. 2026-14- FY 2026-2027 CRA Budget & Work Plan

9B. APPROVAL OF THE GOALS & OBJECTIVES ANALYSIS ESTABLISHING GOALS, OBJECTIVES, AND PERFORMANCE MEASURES AND STANDARDS FOR PROGRAMS AND ACTIVITIES UNDERTAKEN BY THE DELRAY BEACH COMMUNITY REDEVELOPMENT AGENCY DURING FISCAL YEAR 2026-2027 TO COMPLY WITH THE FLORIDA STATUTE § 189.0694

Attachments: Agenda Cover Report

Exhibit A - Goals and Objectives Analysis for Fiscal Year 2026-2027

9C. COMMERCIAL LEASE AGREEMENT - 95 SW 5TH AVENUE

Attachments: Agenda Cover Report

Exhibit A - Location Map

Exhibit B - Notice of Intent to Lease & Application

Exhibit C - FAU Health/Northwest Community Health Alliance Application

10. Other Business

A. Comments by Executive Director

B. Comments by Board Attorney

C. Comments by Commissioners

11. Adjournment