CRA Board Special Meeting Minutes
Wednesday, May 13, 2026 – 5:00 p.m.
City Hall Commission Chambers
Delray Beach, FL 33444

STAFF PRESENT:

Renee Jadusingh, Esq. Nicholas Delgiudice Grace Gdaniec

OTHERS PRESENT:

Sanaz Alempour Donald Doody

1. Call to Order

Chair Casale called the meeting to order at 5:02 p.m.

2. Roll Call

CRA Board Members Present: Chair Juli Casale, Vice-Chair Judy Mollica, Deputy Vice-Chair Tom Markert, Commissioner Angela Burns, and Commissioner Tom Carney

Chair Casale requested Board consensus to limit public comment to two minutes per speaker in anticipation of a large public turnout. There was consensus.

3. Approval of Agenda

Motion by Vice-Chair Mollica, seconded by Deputy Vice-Chair Markert to approve the Agenda. In a roll call vote, **motion** passed (5-0).

4. May PowerPoint Presentation (Included for information only)

A. MAY POWERPOINT PRESENTATION

5. Consent Agenda

None.

6. Old Business

None.

7. New Business

A. PRESENTATION OF UNSOLICITED PROPOSAL RECEIVED BY RH DEVELOPMENT GROUP, LLC REGARDING THE DEVELOPMENT OF SW 600 BLOCK OF WEST ATLANTIC AVENUE AND OPPORTUNITY TO PROVIDE PUBLIC COMMENTS

Executive Director Jadusingh introduced the item and stated the CRA received an unsolicited proposal on February 10, 2026, from RH Development Group, LLC to develop a grocery store, commercial space, parking, and green space on CRA-owned parcels at the SW 600 Block of West Atlantic Avenue. Ms. Jadusingh noted the Board voted at the March 24, 2026, meeting to proceed under the two-public-meeting process required by Florida Statute 255.065, and that tonight's meeting was the first of those two required meetings.

Ms. Alempour outlined the statutory criteria the Board must address at the second public meeting: public benefits, financial structure and economic efficiencies, proposer qualifications and experience, ability to perform, compatibility with regional infrastructure plans, and public comments received. Ms. Alempour stated a statement addressing how those criteria were met would be required if the Board voted to proceed.

Ms. Jadusingh stated the purpose of tonight's meeting was for RH Development Group to present publicly for the first time and for the Board and public to provide comments. Ms. Jadusingh noted staff had prepared written comments for the proposer and would continue due diligence in advance of the second public meeting.

Neil Schiller, Government Law Group, presented on behalf of RH Development Group. Mr. Schiller reviewed the Board's prior actions regarding grocery store development on the SW 600 Block and outlined the proposed project.

Randy Holohan, Managing Member, RH Development Group, described the company as a two-person firm with over 35 years of grocery store development experience, more than 50 delivered grocery stores in Central and South Florida, and over 4.2 million square feet of completed retail space. It was confirmed no conflict of interest with the CRA or its employees.

Mr. Schiller identified the proposed tenant as Aldi, which had issued a letter of intent for the site. The project includes approximately 20,466 square feet of grocery space, a 4,000 square foot retail bay, a 4,000 square foot civic area to be donated to the CRA, 119 parking spaces, and a 0.3-acre wet detention pond. The project is estimated to generate 35 or more permanent jobs, 150 to 200 temporary construction jobs, and $5.3 to $5.4 million in economic

impact, at a total cost of approximately $11 million to be fully privately financed, with a potential CRA grant request for earthwork and site preparation.

Mr. Schiller noted the store entrance faces south with the north elevation fronting Atlantic Avenue, and stated the project aligns with multiple community redevelopment plans since 2012 that identified a grocery store as a priority need. The proposed schedule calls for negotiations to begin in June 2026, an executed agreement and zoning process to commence in October 2026, site plan approval approximately 11 months later, and a project opening targeted for the second quarter of 2029.

B. PUBLIC COMMENTS ON THE PRESENTATION OF AN UNSOLICITED PROPOSAL RECEIVED BY RH DEVELOPMENT GROUP, LLC REGARDING THE DEVELOPMENT OF SW 600 BLOCK OF WEST ATLANTIC AVENUE

Chair Casale opened public comment.

Lucika Suarez, Delray Beach, expressed support for a grocery store but questioned whether surface parking represented the highest and best use of the site. Ms. Suarez asked whether structured parking could be considered whether additional uses beyond a grocery store could be incorporated, and what the long-term return on investment to the community would be.

Chuck Ridley, Delray Beach, expressed longstanding support for a national grocery store in the community and stated changes in Board composition, community trust, and available properties since 2015 created new opportunities. Mr. Ridley asked whether the Board would facilitate a more structured community dialogue with the developer and whether an alternative site such as the NW 800 Block could accommodate the same grocery store concept.

Sara Selznick, Delray Beach, stated the unsolicited proposal may prove to be the best option but encouraged a transparent RFP process before committing to a long-term development on a significant Atlantic Avenue assemblage. She raised questions regarding traffic impacts, walkability, structured parking, mixed-use potential including housing, and the value of publicly owned land she estimated at $8 million to $15 million. Ms. Selznick noted a rendering of an Aldi prototype on the NW 800 Block had been shared with her and suggested the 600 Block could potentially support a broader range of community benefits.

Jamal D. Weatherspoon, Delray Beach, expressed support for improved food access and stated he believed the Board was committed to the best outcome for residents, but encouraged an open competitive process to capture changes in community priorities and market conditions.

Bruce Leash, landscape architect and city planner, stated the current site design turned its back on Atlantic Avenue by orienting all primary activity toward the rear of the site. Mr. Leash

recommended an entrance accessible from Atlantic Avenue to support walkability and suggested the design could better activate the edges along SW 6th and 7th Avenues rather than presenting adjacent properties with a large surface parking lot.

Kristin Carstarphen, West Atlantic Redevelopment Coalition, stated she was not opposed to the proposal but asked that the process allow full exploration of the 600, 700, and 800 blocks before a commitment was made. Ms. Carstarphen noted the community needed affordable housing and economic opportunity in addition to a grocery store and suggested including the 600 Block in the existing RFP for the 700 and 800 Blocks.

Vera Woodson, Delray Beach, expressed support for the grocery store and encouraged the Board to consider including a pharmacy to serve the area's aging population, to require attractive landscaping visible from Atlantic Avenue, and to ensure a transparent process.

Laura Simon, Downtown Development Authority, expressed support for a grocery store on West Atlantic Avenue and emphasized the importance of retail frontage and pedestrian access along Atlantic Avenue to avoid creating another inactive zone in the downtown corridor. Ms. Simon encouraged intentional programming of the civic space and retail bays to complement the broader district.

Deborah Walker, Delray Beach, supported a competitive RFP process for the 600 Block and suggested it be incorporated into the 700 and 800 Block RFP to ensure the best return on investment for the community.

Pablo Del Real, Soil and Soul, Delray Beach, encouraged the Board to consider the proposal in the context of the neighborhood's history of redlining and restricted capital investment. Mr. Del Real expressed concern that a land transfer to a private developer could repeat historical patterns that limited wealth creation in the SET community and encouraged alternative structures that would allow public land to generate long-term community benefit.

Alexius Burns, Delray Beach, stated the community understood the value of the land and supported exploring additional options before committing to the current proposal, noting that conditions and available alternatives had changed significantly since the 600 Block was first identified for grocery store development.

A recorded voicemail comment from Montre Bennett, Delray Beach, was played. Mr. Bennett stated he did not believe a single-story grocery store was the highest and best use of the site, questioned whether the long-term community value would be sufficient, and suggested the 700 or 800 Block may be a more suitable location. Mr. Bennett affirmed the community still wanted a grocery store and supported a transparent competitive process.

Chair Casale closed public comment.

Commissioner Carney shared that he visited an Aldi in Wellington and was impressed. He noted landscaping could address aesthetic concerns and that a south-facing entrance made practical sense. He raised interest in relocating the store to the 700 or 800 Block, expressed concern about the absence of land consideration, and stated that any land transfer should involve a broader competitive opportunity.

Vice-Chair Mollica posed several questions for the proposer: whether RH Development Group had previously built an Aldi; whether the NW 800 Block could accommodate the project; whether the architectural style could be adjusted; whether the company intended to retain ownership and for how long; whether it retained any completed Publix centers; and whether a long-term land lease could replace a title transfer. She stated she was not in favor of transferring the land without consideration.

Commissioner Burns thanked the proposer and staff, calling the proposal a long-awaited milestone. She noted the property's recent appraised value of $19 million and stated that if the land were used as a development incentive, the public should receive maximum return. She expressed interest in a land lease structure and asked the proposer to present their best design rather than a standard prototype.

Deputy Vice-Chair Markert stated public and Board comments were fair and warranted answers, and noted the deal structure had not yet been finalized. Drawing on his retail background, he said Aldi appeared to be a good fit, as other grocers evaluated had staffing models that would have strained parking capacity. He emphasized that a grocer on West Atlantic Avenue was the linchpin for broader corridor redevelopment and stressed adherence to downtown design standards.

Chair Casale thanked the proposer, staff, and public and acknowledged the long history of the grocery store initiative. She noted that land transfer had always been part of the incentive discussion and was not new, while recognizing community concerns. Chair Casale observed that a prior community preference for surface parking had influenced an earlier proposal and that expectations continued to evolve, and expressed appreciation for the collaborative spirit and anticipated the proposer would return with responses.

8. Other Business

A. Comments by Executive Director

Executive Director Jadusingh thanked the Board and RH Development Group for the presentation. Ms. Jadusingh announced upcoming Board meetings, including a joint meeting with the City Commission and the CRA on May 26, 2026, at 2:00 p.m., followed by the regular CRA Board meeting at 4:00 p.m. that same day, and noted the next CRA Board meeting thereafter would be held July 23, 2026, at 4:00 p.m.

B. Comments by Board Attorney

Attorney Doody had no comments.

Ms. Alempour advised the Board that, because the CRA was proceeding under Florida Statute 255.065 for a public-private partnership, the cone of silence provision did not apply. Ms. Alempour advised that Board members could speak directly with the proposer, its counsel, or Mr. Holohan, and encouraged members to include staff in any such conversations and to schedule them through Executive Director Jadusingh's office to maintain process integrity and transparency.

C. Comments by Commissioners

Commissioner had no comments.

9. Adjournment

There being no further discussion, the special meeting was adjourned at 5:32 p.m.

Renee Jadusingh, Executive Director

Juli Casale, Chair