CRA Board Regular Meeting Minutes
Thursday, August 27, 2026 – 4:00 p.m.
City Hall Commission Chambers
Delray Beach, FL 33444

STAFF PRESENT:

Renee Jadusingh, Esq.	Christine Tibbs	Cassidy Heitman
Grace Gdaniec	Nicholas Delgiudice	Gina Clayton

OTHERS PRESENT:

Sean Swartz

1. Call to Order

Chair Casale called the meeting to order at 4:02 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.

3. Approval of Agenda

Motion by Commissioner Carney, seconded by Commissioner Burns to approve the Agenda. In a roll call vote, **motion** passed (5-0).

4. August PowerPoint Presentation (Included for information only)

A. AUGUST POWERPOINT PRESENTATION

5. Staff Reports (For Information Purposes Only)

A. MONTHLY WORK PLAN REPORT

B. ARTS WAREHOUSE REPORT

C. FUNDING ASSISTANCE AND COMMUNITY OUTREACH REPORT

D. PROPERTY MANAGEMENT REPORT

E. DISSEMINATION OF REDEVELOPMENT INFORMATION REPORT

6. Public Comments on Agenda & Non-Agenda Agenda Items

George Long, 46 North Swinton Avenue, commented on the Executive Director's upcoming performance review, stating she was open to public discussion and accessible, and referenced meetings he had held with staff regarding Block 6 redevelopment.

Ernestine Holliday, [no full address provided], commented that the CRA should reissue the request for proposals for the West Atlantic Avenue grocery store, noting she found other presentations strong.

Chair Casale closed public comments.

7. Consent Agenda

A. REGULAR BOARD MEETING MINUTES

B. CRA FINANCIAL REPORT – JULY 2026

C. DELRAY BEACH COMMUNITY REDEVELOPMENT AGENCY BUDGET AMENDMENT NO. 2, FISCAL YEAR 2025-2026

D. INTERLOCAL AGREEMENT BETWEEN THE DELRAY BEACH COMMUNITY REDEVELOPMENT AGENCY AND THE CITY OF DELRAY BEACH - FOR LITTER PREVENTION SERVICES

E. RESOLUTION 2026-10 - APPROVAL OF A FIRST AMENDMENT TO THE PURCHASE AND SALE AGREEMENT FOR A CRA-OWNED VACANT LOT LOCATED AT 260 NW 9TH AVENUE, FOR THE DEVELOPMENT OF AFFORDABLE/WORKFORCE HOUSING BETWEEN THE DELRAY BEACH COMMUNITY REDEVELOPMENT AGENCY AND HABITAT FOR HUMANITY OF GREATER PALM BEACH COUNTY, INC.

F. AWARD REQUEST FOR PROPOSALS CRA NO. 2026-01 - FOR THE DISPOSITION OF THREE CRA-OWNED VACANT LOTS LOCATED AT 630, 704, & 708 SW 4TH STREET, FOR THE DEVELOPMENT OF AFFORDABLE/WORKFORCE HOUSING TO DELRAY BEACH COMMUNITY LAND TRUST, INC.

G. APPROVAL OF A WORK ASSIGNMENT FOR ARCHITECTURAL SERVICES WITH THE TAMARA PEACOCK COMPANY ARCHITECTS OF FLORIDA, INC. DBA PEACOCK ARCHITECTS, FOR SITE PLAN MODIFICATION, MAJOR PLAT APPLICATION, AND DEVELOPMENT OF ARCHITECTURAL DESIGN AND CONSTRUCTION DOCUMENTS FOR THE CRA-OWNED PROPERTY LOCATED AT THE CORNER OF ROOSEVELT AVENUE AND LAKE IDA ROAD IN AN AMOUNT NOT TO EXCEED $243,500.

H. APPROVAL OF A WORK ASSIGNMENT FOR ARCHITECTURAL SERVICES WITH CPZ ARCHITECTS, INC. FOR CONSTRUCTION DOCUMENTS FOR THE INTERIOR BUILDOUT OF THE CRA-OWNED COMMERCIAL BUILDING AT 95 SW 5TH AVENUE IN AN AMOUNT NOT TO EXCEED $86,270.

I. **APPROVAL OF AN INDEPENDENT CONTRACTOR AGREEMENT WITH SONATA KAZIMIERAITIENE (MANOTILES, LLC), AND SYMPHONII SMITH-KENNEDY FOR THE EXTERIOR MURAL FOR THE CRA-OWNED BUILDING LOCATED AT 95 SW 5TH AVENUE, IN AN AMOUNT NOT TO EXCEED $50,216**

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

8. Old Business

A. DISCUSSION - UPDATE ON THE DELRAY BEACH COMMUNITY REDEVELOPMENT AGENCY BUDGET PRESENTATION FOR FISCAL YEAR 2026-2027

Executive Director Renee Jadusingh presented an overview of the preliminary Fiscal Year 2026-2027 budget, noting most projects carry over from prior years and that adoption is scheduled for September. Ms. Jadusingh reviewed the CRA's updated needs and ongoing initiatives, and raised for discussion whether to discontinue the summer green market in favor of extending the winter market season, which will run October 24, 2026 through May 22, 2027. The Board asked staff to gather vendor, attendance, and cost data before any decision.

Finance and Operations Director Gina Clayton reviewed the budget by sub-area, noting the Northwest neighborhood remained the largest allocation, largely for Pompey Park, and that a revised City request was anticipated but not expected to change the budget significantly. Ms. Clayton explained that increases in the Clean and Safe program reflected the police services contract and the West Atlantic camera program rather than added personnel. Ms. Jadusingh noted a new capital request for the design of the public plaza in front of Fire Station 111.

Ms. Jadusingh reviewed the Northwest neighborhood infrastructure project, anticipated to involve City bonding, and discussed potential interim parking enhancements near the Arts Warehouse pending further meetings with area stakeholders.

9. New Business

A. AUTHORIZATION TO CREATE AND ESTABLISH A HOMEOWNERS OR CONDOMINIUM ASSOCIATION FOR THE NORTHWEST 600 BLOCK OF WEST ATLANTIC AVENUE AFFORDABLE/WORKFORCE TOWNHOMES WITH ACCESSORY DWELLING UNITS

Assistant Director Christine Tibbs presented the request to authorize a homeowners or condominium association for the twelve townhomes with accessory dwelling units planned on NW 7th Avenue in the Northwest 600 block. Ms. Tibbs explained that site plan approval requires city agreements, including landscape maintenance and pedestrian clear zone easements, to be held by the managing not-for-profit association. She requested authorization to establish the association and file its governing documents, open a bank account for the associated fees, and appoint an initial board of directors, with the Executive

Director as president, the Assistant Director as secretary, the Finance and Operations Director as treasurer, and the CRA legal advisor as registered agent.

Commissioner Carney recommended a homeowner's association over a condominium association, noting fee-simple townhomes are easier to finance, and observed that the "600 block of West Atlantic" label was a misnomer as the homes front NW 7th Avenue.

There was consensus to support a homeowner's association.

In response to Deputy Vice-Chair Markert, Ms. Tibbs confirmed the board of directors would later include owner-residents, and staff noted the CRA would initially retain some units to ensure proper management, as with West Settlers.

Motion by Commissioner Burns, seconded by Commissioner Carney, to authorize the creation and establishment of the Northwest 7th Avenue Homeowners or Condominium Association and additional recommendations as presented by staff. In a roll call vote, motion passed (5-0).

B. A RESOLUTION OF THE DELRAY BEACH COMMUNITY REDEVELOPMENT AGENCY TO OBSERVE FLORIDA REDEVELOPMENT WEEK

Executive Director Jadusingh presented Resolution No. 2026-11 designating September 14 through 18, 2026 as Florida Redevelopment Week, an initiative of the Florida Redevelopment Association to promote awareness of CRA work statewide through additional outreach and consistent messaging. The Board discussed that adoption at the CRA level was sufficient.

Motion by Commissioner Carney, seconded by Vice-Chair Mollica, to approve Resolution No. 2026-11 designating September 14 through 18, 2026 as Florida Redevelopment Week. In a roll call vote, motion passed (5-0).

C. CRA EXECUTIVE DIRECTOR ANNUAL REVIEW

Assistant Director Christine Tibbs presented the Executive Director's annual performance evaluation, conducted per her agreement and effective retroactive to June 29, 2026, and noted the Board had submitted individual evaluations in advance.

Board members commended Executive Director Jadusingh's performance.

Motion by Commissioner Burns, seconded by Deputy Vice-Chair Markert, to grant the Executive Director a 6 percent increase, retroactive to June 29, 2026. In a roll call vote, motion passed (5-0).

Ms. Tibbs noted the amended agreement would return for the Board's approval the following month.

10. Redevelopment Advisory Committee (RAC)

A. DELRAY BEACH COMMUNITY REDEVELOPMENT AGENCY REDEVELOPMENT ADVISORY COMMITTEE

Executive Director Jadusingh sought direction on the future of the Redevelopment Advisory

Committee, explaining the CRA had convened two committees, one for the West Atlantic properties study and one for the property at 235 SE 2nd Avenue, and had received two of the three closeout reports. Ms. Jadusingh proposed transitioning the committee to an ad hoc, as-needed body rather than an annual appointment.

The Board expressed support for the ad hoc approach and directed staff to update the guidelines and return them the following month on the consent agenda.

11. Other Business

A. Comments by Executive Director

Executive Director Jadusingh thanked the Board for the review and announced an Entertainment District outreach meeting at the CRA Social on September 3, 2026 at 5:00 p.m. and the Pompey Park groundbreaking on September 10, 2026 at 5:00 p.m., and encouraged public attendance.

B. Comments by Board Attorney

Attorney Swartz had no comments.

C. Comments by Commissioners

Vice-Chair Mollica and Deputy Vice-Chair Markert thanked CRA staff for their work and preparation.

Commissioner Burns reported on the Affordable Housing Conference she attended, noting its theme of repair and her participation in a Community Land Trust session.

Chair Casale thanked staff and congratulated Marjorie Waldo on her recent award nomination.

12. Adjournment

There being no further discussion, the meeting was adjourned at 4:52 p.m.

Renee Jadusingh, Executive Director

Juli Casale, Chair