CRA Board Regular Meeting Minutes
Tuesday, July 23, 2026 – 4:00 p.m.
City Hall Commission Chambers
Delray Beach, FL 33444

STAFF PRESENT:

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

OTHERS PRESENT:

Donald Doody

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

4. July PowerPoint Presentation (Included for information only)

A. JULY 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

No one came forth to speak. Chair Casale closed public comments.

7. Consent Agenda

A. SPECIAL BOARD MEETING MINUTES

B. REGULAR BOARD MEETING MINUTES

C. CRA FINANCIAL REPORT – APRIL 2026

D. CRA FINANCIAL REPORT – MAY 2026

E. CRA FINANCIAL REPORT – JUNE 2026

F. RESOLUTION NO. 2026-06 - APPROVAL OF THE PURCHASE AND SALE AGREEMENT FOR A PORTION OF THE PROPERTY LOCATED AT 94 SW 5TH AVENUE FOR A PURCHASE PRICE OF $265,000

G. APPROVAL OF THE THIRD AMENDMENT TO THE CONSTRUCTION SERVICES AGREEMENT WITH WAYPOINT CONTRACTING, INC. IN AN AMOUNT NOT TO EXCEED $231,804.26, FOR ADDITIONAL CONSTRUCTION SERVICES NEEDED FOR ROOF REPAIRS, FOR A TOTAL CONTRACT AMOUNT NOT TO EXCEED $1,118,692.29, FOR THE CRA-OWNED BUILDING LOCATED AT 313 NE 3RD STREET

H. APPROVAL OF A FIRST AMENDMENT TO THE AGREEMENT FOR PROFESSIONAL ARCHITECTURAL SERVICES WITH JUSTIN ARCHITECTS, P.A., FOR EXTERIOR IMPROVEMENTS OF A PARKING LOT SERVING THE CRA-OWNED BUILDING LOCATED AT 102 NW 5 AVENUE, FOR ADDITIONAL SERVICES IN AN AMOUNT NOT TO EXCEED $13,780, FOR A TOTAL CONTRACT AMOUNT IN AN AMOUNT NOT TO EXCEED $99,929.40

I. APPROVAL OF A FIRST AMENDMENT TO THE WORK ASSIGNMENT FOR ARCHITECTURAL SERVICES WITH JUSTIN ARCHITECTS, P.A., FOR INTERIOR IMPROVEMENTS OF THE CRA-OWNED COMMERCIAL BUILDING AT 102 NW 5TH AVENUE, FOR ADDITIONAL SERVICES IN AN AMOUNT NOT TO EXCEED $20,300, FOR A TOTAL CONTRACT AMOUNT IN AN AMOUNT NOT TO EXCEED $ 132,517.60.

J. APPROVAL OF A SECOND 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 $25,840, FOR A TOTAL CONTRACT AMOUNT NOT TO EXCEED $676,790.

K. RESOLUTION 2026-07 - APPROVAL OF A FIRST AMENDMENT TO THE PURCHASE AND SALE AGREEMENT FOR FOUR CRA-OWNED VACANT LOTS LOCATED AT 250, 256, & 260 NW 8TH AVENUE & 259 NW 9TH AVENUE, FOR THE DEVELOPMENT OF

AFFORDABLE/WORKFORCE HOUSING BETWEEN THE DELRAY BEACH COMMUNITY REDEVELOPMENT AGENCY AND THE DELRAY BEACH COMMUNITY LAND TRUST, INC.

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

8. Old Business

A. DISCUSSION AND DIRECTION REGARDING TO THE REQUEST FOR PROPOSALS FOR THE DISPOSITION OF A CRA-OWNED VACANT LOT FOR THE DEVELOPMENT OF AFFORDABLE/WORKFORCE HOUSING - 216 NW 8TH AVENUE

Executive Director Jadusingh presented a discussion and direction item on the RFP for the disposition of the CRA-owned vacant lot at 216 NW 8th Avenue. Ms. Jadusingh explained the CRA issued the RFP in January 2026, issued an addendum, received no proposals by the March deadline, and canceled the RFP in April. Staff then met with nonprofit partners, including the Community Land Trust, the Housing Authority, Habitat, and the Delray Beach CDC, to learn why no proposals were submitted.

Ms. Jadusingh reviewed the feedback. Partners cited the RFP's three-year financial information requirement, increased from one year in 2024; the payment and performance bond requirement; requests for greater flexibility to substitute floor plans or amend the purchase and sale agreement for unforeseen conditions; and the site's constraints and condition.

CRA staff recommended reissuing the RFP and sought direction on reducing the financial requirement to one year and adding the payment and performance bond and pre-construction activities, such as surveys, clearing, and grading, as eligible costs, applicable only to this RFP.

Commissioner Burns reported the three-year requirement prevented the Delray Beach CDC, which had undergone restructuring, from bidding, and asked the Board to relax it for this RFP.

Commissioner Carney and Vice-Chair Mollica supported one year for this small lot, while Deputy Vice-Chair Markert and Chair Casale agreed for this instance but opposed permanently relaxing the requirement, noting the 2024 change protected taxpayers.

The Board directed staff to reissue the RFP with the financial requirement reduced to one year, the immediate past year's audit, retain the payment and performance bond, and add the pre-construction activities as eligible costs.

B. APPROVAL OF THE 2026 AMENDMENT TO THE DELRAY BEACH COMMUNITY REDEVELOPMENT AGENCY'S COMMUNITY REDEVELOPMENT PLAN BY THE CITY OF DELRAY BEACH

Assistant Director Christine Tibbs presented the 2026 Amendment to the CRA's Community Redevelopment Plan, last reviewed by the Board on May 26, 2026. Ms. Tibbs reviewed the overview of changes, which updated maps, graphics, narratives, and demographic profiles, enhanced the design and layout, connected the CRA needs and goals to the relevant sections of Chapter 163, and added needs and goals for policing innovation and public assets and facilities.

Ms. Tibbs explained the City of Delray Beach was the sole governing body for approval, as Palm Beach County delegated its authority to the City in 1986 through Resolution R86-2003, and recognized the Treasure Coast Regional Planning Council, whose representative was present.

Executive Director Jadusingh reviewed the next steps, stating staff would seek Planning and Zoning Board consideration in August, followed by first and second readings before the City Commission in the fall.

Ms. Jadusingh recommended retaining the plan's approved September 16, 2044 CRA sunset date rather than pursuing an extension to approximately June 2045, which would require a separate amendment process through the City and County. Ms. Jadusingh explained a 2019 change in Florida law required CRAs to sunset in 2039 unless the governing body extended the term, and noted the CRA's bond planning for the northwest neighborhood was calculated through 2044.

Board members commended staff and the Treasure Coast Regional Planning Council on the redesigned plan, and Chair Casale noted a future phase to make the plan interactive online.

Motion by Commissioner Carney, seconded by Vice-Chair Mollica, to approve the 2026 Amendment to the Delray Beach Community Redevelopment Plan. In a roll call vote, motion passed (5-0).

Motion by Commissioner Carney, seconded by Commissioner Burns, to request the Delray Beach City Commission accept the Community Redevelopment Plan as amended and substantially in the form presented. In a roll call vote, motion passed (5-0).

9. New Business

A. AWARD THE CALL TO ARTISTS FOR THE EXTERIOR MURAL FOR THE CRA-OWNED BUILDING LOCATED AT 95 SW 5th AVENUE

Assistant Director Christine Tibbs presented the Call to Artists for the exterior mural on the SW 1st Street side of the CRA-owned building at 95 SW 5th Avenue. Ms. Tibbs stated the CRA issued the call on February 11, 2026, and eleven artists submitted applications. An evaluation committee of two CRA staff members, one City staff member, one community partner, and

two Frog Alley residents, including committee member Patricia Wright, who was present, reviewed the applications against the published criteria.

Ms. Tibbs explained the all-encompassing project compensation ranged from $14,300 to $46,550. The committee scored the applications on June 9, 2026, advanced the four highest-ranking artists to oral presentations on June 30, 2026, and recommended contract negotiations with the highest-ranking team, Sonata Kazimieraitiene and Symphonii Smith-Kennedy, at a proposed compensation of $46,550. The team would research the history of the SET and Frog Alley, design the mural with community feedback through outreach meetings held alongside CRA staff, and present the final design to the CRA Board and the City's Public Art Advisory Board for approval.

Ms. Tibbs stated staff requested the Board accept the recommendation, award the Call to Artists to the team, and authorize contract negotiations, with the contract to return to the Board.

Motion by Commissioner Burns, seconded by Commissioner Carney, to accept the evaluation committee's recommendation and award to artists. In a roll call vote, motion passed (5-0).

Chair Casale thanked Ms. Wright for her participation.

B. RESOLUTION NO. 2026-08 - APPROVAL OF THE TRANSFER OF THE CRA OWNED 215 SE 2ND AVENUE PARKING LOT TO THE CITY OF DELRAY BEACH

Executive Director Jadusingh presented Resolution No. 2026-08 approving the transfer of the CRA-owned parking lot at 215 SE 2nd Avenue in Osceola Park to the City of Delray Beach. Ms. Jadusingh stated the CRA acquired the lot in 2012 and maintained it as public parking, and transferring it to the City had been discussed for several years. Ms. Jadusingh explained the transfer would resolve maintenance issues, as the City could not tow or manage vehicles on a CRA-owned lot.

In response to Chair Casale, who asked whether the property would remain a parking lot or could be developed in the future, Ms. Jadusingh recommended including a deed restriction and reverter providing that the property revert to the CRA if it ceased to be used as a parking lot. Ms. Jadusingh noted staff had developed similar reverter language for the proposed transfer of J.W.H. Thomas Park.

The Board supported including the deed restriction and reverter.

Motion by Vice-Chair Mollica, seconded by Commissioner Carney, to approve Resolution No. 2026-08, as amended to include a deed restriction and reverter. In a roll call vote, motion passed (5-0).

10. Other Business

A. Comments by Executive Director

Executive Director Jadusingh announced the September Board meeting would move from September 22 to September 24, 2026, due to a budget presentation scheduled on September 22. Ms. Jadusingh announced a ribbon-cutting for Allure Beauty, a new tenant and hair and beauty salon at 90 NW 5th Avenue, on Wednesday, August 12, 2026. Ms. Jadusingh stated the CRA was assisting the City with outreach for the Entertainment District and announced two community outreach meetings: August 19, 2026, at 5:30 p.m. at the Creative Arts School, and September 3, 2026, at 5:00 p.m. at the CRA Social. Ms. Jadusingh encouraged public attendance.

B. Comments by Board Attorney

Attorney Doody had no comments.

C. Comments by Commissioners

Commissioner Carney, Commissioner Burns, Deputy Vice-Chair Markert, and Vice-Chair Mollica had no comments.

Chair Casale thanked CRA staff.

12. Adjournment

There being no further discussion, the meeting was adjourned at 4:38 p.m.

Renee Jadusingh, Executive Director

Juli Casale, Chair