CRA Board Regular Meeting Minutes
Tuesday, May 26, 2026 – 4:00 p.m.
City Hall Commission Chambers
Delray Beach, FL 33444

STAFF PRESENT:

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

OTHERS PRESENT:

Donald Doody
Rhonda Giger

1. Call to Order

Chair Casale called the meeting to order at 4:00 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 Commissioner Burns to approve the Agenda. In a roll call vote, **motion** passed (5-0).

4. May PowerPoint Presentation (Included for information only)

A. APRIL POWERPOINT PRESENTATION

B. PRESENTATION FROM RHONDA GIGER AT PALM BEACH COUNTY COMMISSION ON ETHICS

Rhonda Giger, General Counsel for the Palm Beach County Commission on Ethics, noted the Commission recently marked its fifteen-year anniversary, had shifted toward answering questions and issuing opinions, and encouraged Board members to contact the Commission with questions.

Ms. Giger reminded the Board to consider three factors before acting: whether a prohibited entity, such as a relative or outside business, is involved; whether a financial benefit would result; and whether that benefit is special, impacting a class of fewer than 100 people. Ms. Giger noted the analysis applied to both voting and other decisions, offered to provide in-person ethics training, and stated the Commission's training video was being updated.

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. REGULAR BOARD MEETING MINUTES

B. CRA FINANCIAL REPORT – APRIL 2026

C. RESOLUTION NO. 2026-05 - APPROVAL OF PURCHASE AND SALE AGREEMENT FOR 25 SW 12th AVENUE FOR $350,000

D. APPROVAL OF SITE DEVELOPMENT FUNDING ASSISTANCE AGREEMENT WITH SUN UP SKIN, LLC (98 NW 5TH AVENUE, SUITE 104) IN AN AMOUNT NOT TO EXCEED $71,097.51, SUBJECT TO THE APPROVAL OF THE BUILDING PERMIT FOR SAID PROJECT

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

8. Old Business

A. UPDATE AND DISCUSSION - 2026 AMENDMENT TO THE DELRAY BEACH COMMUNITY REDEVELOPMENT AGENCY COMMUNITY REDEVELOPMENT PLAN

Assistant Director Christine Tibbs presented an update on the 2026 Amendment to the CRA's Community Redevelopment Plan. Ms. Tibbs stated the Board last reviewed a draft in August 2024 and that staff had continued working with the Treasure Coast Regional Planning Council

to substantially revise the document's readability, design, maps, and images, resulting in a more user-friendly redevelopment framework for the CRA district.

Ms. Tibbs presented the following: Overview of Changes; 2014-2026; Updated Maps, Images, Graphics, and Project Progress; Condensed Table of Contents; Icons for Each CRA Need/Goal; Created CRA Needs & Goals Section; 2026 Amendment; Updated Narratives to Reflect Current Conditions, Community Needs, and Priorities; and Projects and Programs.

Board members commended staff and the Treasure Coast Regional Planning Council on the redesigned plan and its user-friendly layout, color coding, and graphics. Chair Casale asked whether the online version could be made interactive with clickable links to the area plans, and staff agreed to explore the option.

Ms. Tibbs also reviewed the CRA's sunset date, noting the City had extended it through September 16, 2044, by resolution on November 1, 2022. Under Florida Statute Section 163.382, a CRA created before July 2002 may extend 30 years from adoption of a plan amendment but not beyond 60 years from creation. Because the CRA was created June 18, 1985, staff anticipated the amendment would extend the area through June 17, 2045, using the full 60-year period, which Ms. Jadusingh noted would benefit future bonding.

9. New Business

A. DELRAY BEACH COMMUNITY REDEVELOPMENT AGENCY FISCAL YEAR 2026-2027 DRAFT BUDGET OVERVIEW

Executive Director Jadusingh presented the following overview of the CRA's Fiscal Year 2026-2027 draft budget: Overall Needs within the Community Redevelopment Area; CRA Sunsetting; Fiscal Year 2025-2026 – CRA Priorities; Additional Details; and Ongoing Activities.

In response to Commissioner Burns, Ms. Jadusingh stated the Lake Ida property was zoned single-family and staff planned to hire an architect to begin design work, with funding included in the next fiscal year's budget.

Ms. Jadusingh continued the presentation and reviewed the following: Affordable/Workforce Housing Development CRA-owned Lots; Typical City of Delray Beach Funding Requests; Long Term Major Capital Improvement Projects Funded by the CRA/Managed by City Public Works; Long Term Major Projects – CRA Managed; NW 600 Block; NW 800 Block; NW 900 Block; NW 1000 Block; SW 600 Block; SW 700 Block; SW 800 Block; SW 900 Block; and Next Steps for Fiscal Year 2026-2027 Budget Preparation.

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

Executive Director Jadusingh presented the following draft Request for Proposals (RFP) for the SW 700 and 800 blocks of West Atlantic Avenue: Overviews of Changes; SW 700 Block and SW 800 Block Subject Properties; Request for Proposals for SW 700 & 800 Block of West Atlantic Avenue; Development Design and Standards; Development Objectives; CRA Incentives and Opportunities; Submittal Requirements; Evaluation Criteria; and Next Steps.

The Board supported holding the RFP until more information was available regarding the SW 600 block.

C. DISCUSSION AND DIRECTION REGARDING REQUEST FOR PROPOSALS FOR THE DEVELOPMENT OF THE NW 800 BLOCK OF WEST ATLANTIC AVENUE

Executive Director Jadusingh presented the following draft Request for Proposals (RFP) for the NW 800 Block West Atlantic Avenue: Overview of Changes; Request for Proposals for NW 800 Block of West Atlantic Avenue; Development Objectives; CRA Incentives and Opportunities; Submittal Requirements; Evaluation Criteria; and Next Steps.

Chair Casale noted prior discussion that the NW 800 block should include a stronger commercial component and asked whether a commercial percentage should be specified. Ms. Jadusingh explained Code required commercial uses along Atlantic Avenue and that staff could add language preferring a higher level of commercial or office space if desired.

Commissioner Carney also described a conversation with a grocery operator regarding site-selection studies, and staff noted JLL had assessed grocery stores previously and could request additional information from the grocer.

The Board reached consensus to wait for further information from the grocer regarding the SW 600 block before directing the commercial component, and staff confirmed the documents would be finalized and ready to issue when appropriate.

In response to a Commissioner Burns' question regarding the Ganaway property at NW 10th Avenue and NW 1st Street, Ms. Jadusingh explained several nearby parcels were undergoing replatting and that staff planned to bring a housing item, including those parcels, to the Board in July.

10. Other Business

A. Comments by Executive Director

Executive Director Jadusingh announced an upcoming CRA Social to engage the public in an informal setting, with stations sharing information about the CRA's projects. The event would focus on businesses along NW and SW 5th Avenue and be held the following Thursday from 5:00 p.m. to 7:00 p.m.

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 and reminded Board members that the Executive Director's evaluation had been distributed and should be returned as soon as possible.

12. Adjournment

There being no further discussion, the meeting was adjourned at 4:50 p.m.

Renee Jadusingh, Executive Director

Juli Casale, Chair