CRA Board Regular Meeting Minutes
Thursday, September 24, 2026 – 4:00 p.m.
City Hall Commission Chambers
Delray Beach, FL 33444

**STAFF PRESENT:**

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

**OTHERS PRESENT:**

Donald J. Doody, Esq.

## 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 (online), 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. September PowerPoint Presentation (Included for information only)

**A. SEPTEMBER 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

Chuck Ridley supported relocating the proposed grocery store to NW 8th Avenue and encouraged the Board to retain the 30-day period for other proposals, noting Aldi's interest and the options independent grocers could offer the community.

Chair Casale closed public comments.

## 7. Consent Agenda

**A. REGULAR BOARD MEETING MINUTES**

**B. CRA FINANCIAL REPORT – AUGUST 2026**

**C. 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**

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

**E. 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.**

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

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

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

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

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

**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. UPDATE ON UNSOLICITED PROPOSAL SUBMITTED BY RH DEVELOPMENT GROUP, LLC**

**REGARDING THE DEVELOPMENT OF SW 600 BLOCK OF WEST ATLANTIC AVENUE**

Executive Director Jadusingh provided an update on the unsolicited proposal submitted by RH Development Group, LLC on February 10, 2026, under Florida Statute 255.065, for a full-service grocery store, commercial space, on-site parking, and green space on CRA-owned parcels in the SW 600 block of West Atlantic Avenue. She reviewed the following: First Public Meeting; RHD Responses; and Next Steps.

In response to Board questions, Ms. Jadusingh confirmed the notice was required, 30 days was the statutory minimum, and any competing proposals would remain under the cone of silence until presented or made public under Florida Statutes.

Chair Casale supported moving the project forward with the 30-day notice.

Deputy Vice-Chair Markert concurred with Mr. Ridley's public comment and noted the Board should remain mindful of Aldi's timeline.

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

Assistant Director Christine Tibbs presented the following: Subject Properties; Background; The Set Transformation Plan; CRA Redevelopment Plan; Request for Proposals CRA No. 2026-05; SW 60 Block West Atlantic Avenue; SW 70 Block West Atlantic Avenue; SW 800 Block West Atlantic Avenue; Request for Proposals Schedule; Development Design and Standards; and Development Objectives.

Executive Director Jadusingh sought direction on the commercial component given the size of the SW 600 block without a grocer, explaining West Atlantic Avenue requires a minimum of 50 percent retail frontage and allows up to 50 percent office and medical uses, compared to 100 percent retail frontage in the central core.

Chair Casale raised the area's future parking needs.

*Attorney Doody departed the dais at approximately 4:34 p.m.*

Commissioner Carney cautioned that requiring a parking component would reduce project feasibility for developers, while noting adequate parking draws visitors.

Deputy Vice-Chair Markert and Vice-Chair Mollica supported active, lit ground-floor uses such as restaurants and retail along West Atlantic Avenue, with offices on side streets.

Commissioner Burns agreed the development should be mixed-use and vibrant.

Discussion ensued about parking.

*Attorney Doody returned to the dais at approximately 4:40 p.m. but then immediately departed the meeting.*

Deputy Vice-Chair Markert suggested the RFP describe the Board's vision and state its preferred uses.

The Board directed staff to require 100 percent active ground-floor frontage along West Atlantic Avenue, similar to the central core, and to add language encouraging proposers to consider providing additional parking.

Ms. Tibbs continued the presentation and further reviewed the Residential Component.

In response to a Vice-Chair Mollica's question about allowing accessory dwelling units on private homes to satisfy the requirement, Ms. Jadusingh noted City code does not currently allow it and any future change would return to the Board.

Ms. Jadusingh then reviewed the CRA Incentives and Opportunities.

Commissioner Carney, Commissioner Burns, and Deputy Vice-Chair Markert supported reinstating the Development Infrastructure Assistance Program.

In response to Vice-Chair Mollica, staff agreed to provide the CRA's acquisition costs for the parcels and send the Board the updated appraisals obtained in June 2026.

Ms. Tibbs reviewed the following: Submittal Requirements; Evaluation Criteria; Evaluation and Selection Procedures; and Board Action.

**Motion** by seconded by Commissioner Burns, seconded by Vice-Chair Mollica, to approve the issuance of RFP CRA No. 2026-05, SW 600, 700, & 800 Blocks of West Atlantic Avenue Development Project, as amended, for issuance on October 7, 2026. In a roll call vote, motion passed (5-0).

**Motion** by Vice-Chair Mollica, seconded by Commissioner Burns, to approve the CRA incentive program with the revisions. In a roll call vote, motion passed (5-0).

Ms. Jadusingh noted the RFP would not return to the Board before issuance, staff would circulate the final version to the Board, and the cone of silence would take effect upon issuance, with all inquiries directed to CRA staff.

## 9. New Business

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

Executive Director Jadusingh presented the Fiscal Year 2026-2027 budget and work plan, noting no substantial changes since the Board's prior review other than removal of $150,000

for improvements at the Fire Station 111 plaza area pending further details from the City. Ms. Jadusingh noted nearly 50 percent of the budget was allocated to sub-area four, the Northwest neighborhood.

**Motion** by Vice-Chair Mollica, seconded by Commissioner Burns, to approve Resolution No. 2026-14. In a roll call vote, motion passed (5-0).

**B. 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**

Executive Director Jadusingh explained the annual analysis is required of the CRA as a dependent special district under Florida Statute 189.0694. Ms. Jadusingh stated the analysis uses the CRA's budget and work plan as its performance measures and is posted on the CRA website, along with the annual closeout report.

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

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

Assistant Director Christine Tibbs presented the following: Background; Floor Plans; Applicant Criteria; Application Received; and Board Action.

Board members expressed support.

Commissioner Carney asked that the lease prevent subleasing or assignment without Board approval, and Ms. Tibbs confirmed the lease would return to the Board.

Ms. Jadusingh noted the use helps extend services planned for the SW 600, 700, and 800 blocks into the broader SET neighborhood.

**Motion** by Commissioner Burns, seconded by Commissioner Carney, to award the notice of intent to lease to FAU Community Health/Northwest Community Health Alliance to operate a community health center. In a roll call vote, motion passed (5-0).

## 10. Other Business

### A. Comments by Executive Director

Executive Director Jadusingh announced the CRA's participation in National Night Out on October 7, 2026 at 5:30 p.m. at Old School Square, and the Florida Redevelopment Association Conference on October 20 through 23, 2026 at the Sunseeker Resort, asking interested Board members to notify staff. Ms. Jadusingh reviewed the Board meeting schedule, noting the November meeting would be held at 1:00 p.m. due to the Thanksgiving holiday in order to close out the fiscal year budget.

### B. Comments by Board Attorney

Attorney Doody had departed the meeting.

### C. Comments by Commissioners

Commissioner Burns asked about funding assistance for small businesses in the district, noting an inquiry she received.

Ms. Jadusingh explained the site development assistance and project consultancy programs were paused district-wide several years ago due to business closures and other concerns and are now limited to CRA-owned properties, while the paint-up and signage grant of up to $5,000 remains available.

Commissioner Carney supported reinstating exterior improvement grants.

There was consensus for staff to bring the funding assistance programs back for discussion at the October meeting.

Vice-Chair Mollica and Deputy Vice-Chair Markert thanked Executive Director Jadusingh and CRA staff for the progress made.

## 12. Adjournment

There being no further discussion, the meeting was adjourned at 5:20 p.m.

Renee Jadusingh, Executive Director

Juli Casale, Chair