



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

STAFF PRESENT:

Renee Jadusingh, Esq.
Tracy Coon

Christine Tibbs

Cassidy Heitman

OTHERS PRESENT:

N/A

1. Call to Order

Chair Burns called the meeting to order at 4:00 p.m.

2. Roll Call

CRA Board Members Present: Chair Angela Burns, Vice-Chair Tom Market, Deputy Vice-Chair Juli Casale, and Commissioner Tom Carney.

3. Approval of Agenda

Motion by Deputy Vice-Chair Casale, seconded by Vice-Chair Markert to approve the Agenda. In a roll call vote, **motion** passed (4-0).

4. February PowerPoint Presentation (Included for information only)

A. FEBRUARY 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 Burns closed public comments.

7. Consent Agenda

- A. REGULAR BOARD MEETING MINUTES**
- B. CRA FINANCIAL REPORT – OCTOBER 2025**
- C. CRA FINANCIAL REPORT - NOVEMBER 2025**
- D. CRA FINANCIAL REPORT - DECEMBER 2025**
- E. APPROVAL OF A WORK ASSIGNMENT FOR ARCHITECTURAL SERVICES WITH JUSTIN ARCHITECTS, P.A., FOR INTERIOR IMPROVEMENTS OF THE CRA-OWNED COMMERCIAL BUILDING AT 102 NW 5TH AVENUE IN AN AMOUNT NOT TO EXCEED \$ 112,217.60.**
- F. APPROVAL OF A WORK ASSIGNMENT FOR ARCHITECTURAL SERVICES WITH JUSTIN ARCHITECTS, P.A., FOR EXTERIOR IMPROVEMENTS OF A PARKING LOT SERVING THE CRA-OWNED BUILDING AT 102 NW 5TH AVENUE IN AN AMOUNT NOT TO EXCEED \$86,149.40**
- G. APPROVAL OF A FIRST 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 \$11,950, FOR A TOTAL CONTRACT PRICE IN AN AMOUNT NOT TO EXCEED \$650,950.**
- H. APPROVAL OF THE FIRST AMENDMENT TO THE CONSTRUCTION SERVICES AGREEMENT WITH WAYPOINT CONTRACTING, INC. IN AN AMOUNT NOT TO EXCEED \$258,786, FOR ADDITIONAL CONSTRUCTION SERVICES NEEDED FOR THE REPLACEMENT OF THE ROOFTOP HVAC UNITS, FOR A TOTAL CONTRACT SUM NO TO EXCEED \$852,486, FOR THE CRA-OWNED BUILDING LOCATED AT 313 NE 3RD STREET**
- I. RESOLUTION 2026-02 - APPROVAL OF A PURCHASE AND SALE AGREEMENT WITH HARRY B. HAGWOOD, TRUSTEE, FOR THE PURCHASE OF PARCELS ABUTTING TO 121 NW 11th AVENUE, 115 NW 11th AVENUE, 1119 NW 1st STREET, 1105 NW 1st STREET, AND 111 NW 11th AVENUE IN AN AMOUNT NOT TO EXCEED \$115,000.**

Motion by Deputy Vice-Chair Casale, seconded Commissioner Carney, to approve the Consent Agenda. In a roll call vote, motion passed (4-0).

8. Old Business

None.

9. New Business

A. UPDATE ON THE NW 600 BLOCK OF WEST ATLANTIC AVENUE MIXED-USE REDEVELOPMENT PROJECT

Assistant Director Christine Tibbs provided an update on NW 600 Block of West Atlantic Avenue and explained the project would include 12 two-story townhomes facing NW 7th Avenue and a one-story commercial building along NW 6th Avenue. She noted the site was located near the Hatcher Construction and Development project, which includes two buildings under a ground lease with the CRA, and that Hatcher had also acquired an adjacent parcel to construct a commercial office building currently moving through the City's approval process.

Ms. Tibbs explained each townhome would include three bedrooms, 2.5 bathrooms, an internal courtyard, and a detached one-car garage accessed from the alley, with two additional driveway parking spaces for a total of three vehicles per unit. Each property would also include a detached accessory dwelling unit above the garage with one bedroom, one bathroom, a full kitchen, and a separate entrance. She presented renderings showing the unit layouts, alley access, and internal courtyard configuration.

Ms. Tibbs reported the project remained pending approval of the City's Land Development Regulation amendment allowing accessory dwelling units, scheduled for first reading on March 9 and tentatively for second reading on April 7. She stated staff would submit the site plan application once the amendment received final approval.

The Board expressed positive comments about the design.

Executive Director Renée Jadusingh then presented the proposed one-story commercial building planned for the Northwest 600 block of West Atlantic Avenue. Ms. Jadusingh explained the original concept envisioned mixed-use development across the entire site, but the plan evolved to concentrate residential townhomes along NW 7th Avenue and place a single commercial building along NW 6th Avenue to complement the nearby Hatcher Construction and Development project.

Ms. Jadusingh reported the commercial building would include alley-access parking and serve as a transition in scale between Atlantic Avenue and the surrounding residential area. She requested Board input on exterior color options prior to submitting the site plan application. After reviewing several renderings, Board members expressed general support for the proposed design and color palette. Ms. Jadusingh stated staff would proceed with the selected color scheme and move forward with the site plan application.

10. Other Business

A. Comments by Executive Director

Ms. Jadusingh congratulated Chair Burns on being recognized during the African Diaspora event and acknowledged other local honorees, including representatives from the Spady Museum and Reverend Dawkins.

Ms. Jadusingh referenced public comments made by Dr. Sara Selznick at the previous meeting regarding the CRA-owned property at 29 SW 6th Avenue. She explained Dr. Selznick had proposed a potential property exchange; however, staff typically does not pursue trades unless necessary for assemblage. Ms. Jadusingh suggested that the Board consider adding a revocable license item to a future agenda to permit temporary use of CRA-owned parcels while retaining CRA ownership. Board members expressed support for bringing the item forward for discussion.

Ms. Jadusingh also announced a call to artists for a mural at 95 SW 5th Avenue as part of efforts to attract medical office tenants to the building, with the artwork intended to honor Frog Alley. She announced the next CRA Social, scheduled for Wednesday, March 4th at the Edmonds Baine Building, as well as a ribbon-cutting ceremony for Harvey Insurance Solutions at the William Hatcher Building, 26 NW 6th Avenue, scheduled for Wednesday, March 18th from 5:00 p.m. to 7:00 p.m.

Ms. Jadusingh stated that the next CRA meeting would be held on Tuesday, March 24th and proposed adding a Regular Board meeting on Tuesday, April 28th, pending confirmation of the City Commission schedule. The remaining Board meeting dates for May 2026 through March 2027 will be scheduled at the proposed April meeting.

B. Comments by Board Attorney

Attorney Heitman had no comments.

C. Comments by Commissioners

The Board members had no additional comments.

12. Adjournment

There being no further discussion, the meeting was adjourned at 4:26 p.m.

Renee Jadusingh, Executive Director

Angela Burns, Chair