



Cover Memorandum/Staff Report

File #: 25-193 CRA

Agenda Date: 10/28/2025

Item #: 8A.

TO: CRA Board of Commissioners
FROM: Cassidy Heitman, Legal Advisor
THROUGH: Renée A. Jadusingh, Executive Director
DATE: October 28, 2025

DELRAY BEACH COMMUNITY REDEVELOPMENT AGENCY REDEVELOPMENT ADVISORY COMMITTEE FOLLOW UP

Recommended Action:

- Provide CRA Board direction on 2025-2026 RAC assignments pursuant to Article 5 of the RAC Resolution:

AND

- Approve Resolution 2025-16;

AND

- Motion to approve nominations for appointment to serve on the Delray Beach Community Redevelopment Agency Redevelopment Advisory Committee under Resolution 2025-16.

Background:

On August 22, 2023, the Delray Beach Community Redevelopment Agency (CRA) Board approved Resolution 2023-03, creating the CRA Redevelopment Advisory Committee (RAC) including certain regulations to govern the RAC's membership and duties. The first RAC group met on September 4, 2024, October 7, 2024, December 12, 2024, and March 20, 2025. The last committee meeting scheduled for June 25, 2025, was cancelled since there were not enough members present to obtain an in-person quorum. Efforts to reschedule the meeting were unsuccessful, as a quorum could not be secured on an alternate date. The committee members provided a report on general development ideas for the West Atlantic Corridor and conceptual ideas for the 600-800 West Atlantic Block.

2025- 2026 Application Period:

During the April 30, 2025, CRA Board Meeting, the CRA Board discussed the RAC term pursuant to Article 3.3 of the RAC Resolution. The Board supported the continuation of RAC for an additional year and discussed revisiting the committee's structure, the appointment process, and shifting the focus to new projects beyond the current assignment. Considering that the CRA Board is seeking to continue RAC for another year, CRA Staff opened the application period.

At the August 28, 2025 CRA Board Meeting, the CRA Board expressed interest in discussing and potentially amending the RAC term. At the time, Article 3.1 of the RAC Resolution stated that “[t]he term of the RAC shall be for one (1) one-year term.”

At the September 30, 2025 CRA Board Meeting, the CRA Board discussed the language proposed by CRA Staff under proposed Resolution 2025-15. The CRA Board provided direction on amending the RAC term to include a term of two (2) years with a term limit of two (2) two-year terms, where the committee terms would be staggered. Additionally, the CRA Board approved reopening the RAC 2025-2026 application period until October 20, 2025.

Since the September 30, 2025 CRA Board Meeting, CRA Staff researched and worked on amending the RAC Guidelines based on Board feedback. Modification of the term was added to the RAC Guidelines, however, staggering the term may be challenging to implement at this time, therefore, CRA Staff suggests revisiting this concept for a future RAC group.

From June 5, 2025-September 15, 2025, fifteen (15) applications were received. From September 30, 2025-October 20, 2025, two (2) applications were received. Of the seventeen (17) applications received three (3) were from subarea 4, two (2) were from subarea 7, five (5) were from subarea 8, and seven (7) were ineligible due to living outside of the subareas. Leaving ten (10) applications for the Board’s consideration to appoint one (1) member per subarea.

RAC Meeting Schedule:

The proposed meeting dates for the Redevelopment Advisory Committee (RAC) are attached as ‘Exhibit C - Proposed RAC Meeting Dates.’ The RAC meeting schedule covers the period of November 2025 through May 2026 as detailed below:

RAC Meeting #1	Thursday, November 13, 2025 5:30 - 7:30 PM
RAC Meeting #2	Thursday, January 22, 2026 5:30 -7:30 PM
RAC Meeting #3	Thursday, March 12, 2026 5:30 -7:30 PM
RAC Meeting #4	Thursday, May 14, 2026 5:30 -7:30 PM

RAC Assignments:

Article 5 of the RAC Resolution states that the CRA Board assigns matters to RAC and assignments must be approved by majority vote of the CRA Board. The 2024-2025 RAC assignments were as follows:

- 1) General Development Ideas for West Atlantic Avenue Corridor
- 2) Review Conceptual Site Plan for 600-800 West Atlantic Block

CRA Staff is seeking direction on the assignment(s) for the upcoming RAC group beginning November 2025.

Recommended Action:

At this time, CRA Staff would like direction on how the Board would like to proceed. Below are suggested recommended actions for the Board to consider:

- Provide CRA Board direction on 2025-2026 RAC assignments pursuant to Article 5 of the RAC Resolution;

AND

- Approve Resolution 2025-16;

AND

- Motion to approve nominations for appointment to serve on the Delray Beach Community Redevelopment Agency Redevelopment Advisory Committee under Resolution 2025-16.

RAC Overview Summary:

The RAC members serve without compensation for a defined period of time. Each member of the CRA Board shall appoint one (1) member of the RAC based on their City of Delray Beach Commission seat number starting with Seat #1. Currently, the term for RAC shall be for one (1) one-year term. To qualify for an appointment, the person must meet the following qualifications:

- The person applying shall be either a resident of, own property, or own a business that resides within the CRA District. Additionally, the person applying may rent residential property for the preceding five years to be eligible
- There shall be no more than one (1) appointed member of the RAC representing one of the eight (8) subareas within the CRA District at a given time.
- No member of the RAC may concurrently serve on any other advisory board or committee.
- There shall be no more than one (1) appointed member of the RAC engaged in the same profession at a given time.
- There shall be no members of the RAC under the age of eighteen (18) years old at the time of appointment.

Attachments: Exhibit A - Resolution 2025-16; Exhibit B - RAC with Updated Terms; Exhibit C - Proposed RAC Meeting Dates FY 2025-2026; Exhibit D - RAC Applicants FY 2025-2026

CRA Attorney Review:

The CRA Legal Advisor has drafted the proposed amendment.

Funding Source/Financial Impact:

N/A

Overall need within the Community Redevelopment Area from Delray Beach

CRA Redevelopment Plan:

Removal of Slum And Blight

Land Use

Economic Development

Affordable Housing

Downtown Housing

Infrastructure

Recreation and Cultural Facilities