



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

STAFF PRESENT:

Renee Jadusingh, Esq.
Cassidy Heitman

Christine Tibbs
Tracy Coon

Gina Clayton

OTHERS PRESENT:

Sanaz Alempour

Sean Schwartz

Jeff Peters

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 (5-0).

4. March PowerPoint Presentation (Included for information only)

A. MARCH 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 – JANUARY 2026

C. CRA FINANCIAL REPORT – FEBRUARY 2026

D. APPROVAL OF A FOURTH AMENDMENT TO THE INTERLOCAL AGREEMENT WITH TREASURE COAST REGIONAL PLANNING COUNCIL FOR THE DELRAY BEACH COMMUNITY REDEVELOPMENT AGENCY'S REDEVELOPMENT PLAN AMENDMENT

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

8. Old Business

A. DUE DILIGENCE STUDIES FOR THE PROPERTIES LOCATED AT 330, 350, & 358 NE 4th STREET, AND AT 2400 & 2410 NORTH FEDERAL HIGHWAY

Assistant Director Christine Tibbs provided an update on the due diligence studies for the Artist Alley properties and the properties at 2400 and 2410 North Federal Highway. Ms. Tibbs reviewed the site conditions, zoning, and development potential for both locations and explained Peacock Architects prepared planning-level analyses of regulatory feasibility and residential capacity under workforce, mixed-income, and Live Local housing scenarios, without a mixed-use component or financial feasibility analysis.

Ms. Tibbs reported the Artist Alley analysis estimated approximately 140 to 146 units based primarily on parking assumptions and stated several factors could further reduce development capacity, including railroad adjacency, site access, fire and circulation requirements, and the absence of survey, traffic, and financial feasibility studies. Ms. Tibbs stated the Federal Highway properties were also evaluated at a planning level and could yield approximately 130 to 140 units based on estimated parking, but noted residential development would require additional review because the site is zoned General Commercial and residential use is not permitted by right without a conditional approval process.

Executive Director Renee Jadusingh stated the studies were prepared at the Board's direction to evaluate whether either site could help expand housing opportunities in Delray Beach. Ms. Jadusingh noted the Artist Alley properties were appraised in the \$19 million to \$20 million range, with the owner seeking more than \$20 million, and stated the CRA did not have funds budgeted for such an acquisition. Ms. Jadusingh also stated any redevelopment would likely

require additional CRA incentives and noted uncertainty remained regarding the Federal Highway properties because of zoning and approval issues.

Deputy Vice-Chair Casale stated the CRA should not pursue either site given the cost. She also stated future incentives should prioritize housing below the 80 to 120 percent AMI range.

Vice-Chair Markert agreed the acquisition costs were too high and expressed concern that the projected parking would be insufficient for the number of units shown.

Commissioner Carney stated both sites had potential, but CRA resources should remain focused on West Atlantic Avenue redevelopment and the funding shortfall for the Pompey Park project.

Chair Burns stated the study provided useful information, but the Board needed to proceed cautiously given financial limitations and legislative uncertainty affecting CRAs.

B. DIRECTION REGARDING DEVELOPMENT OF SW 600 BLOCK OF WEST ATLANTIC AVENUE

Ms. Jadusingh provided an update regarding development of the SW 600 block of West Atlantic Avenue. Ms. Jadusingh stated the Board had previously discussed issuing an RFP for the site and, since then, staff completed a grocery market sounding study to assess interest from grocers. Ms. Jadusingh stated that the results indicated the path to a successful grocery anchor development was limited but clear, with greater potential for smaller-format grocers. Ms. Jadusingh also reported the CRA had received an unsolicited proposal from RH Development Group, LLC, pursuant to Florida Statute 255.065 and the City's purchasing guidelines, for a project including a full-service grocer of more than 21,000 square feet, commercial space, on-site parking, and green space on the site.

CRA Outside Legal Counsel Sanaz Alempour reviewed the statutory options available to the Board and explained the CRA could either direct staff to proceed with evaluation of the unsolicited proposal through the required public meeting process under Florida Statute 255.065 or publish notice and invite competitive bids. Ms. Alempour further explained that proceeding with the unsolicited proposal would require additional duly noticed public meetings and later compliance with separate statutory notice requirements if disposition of CRA land were proposed.

Ms. Jadusingh stated that staff recommended moving forward with the evaluation of the unsolicited proposal using the two-public meeting process.

Commissioner Carney stated the CRA had promised a grocer on the site for many years and supported moving forward without further delay.

Deputy Vice-Chair Casale stated support for proceeding and asked how any later competing proposal would be addressed. Ms. Alempour explained any response opportunity would arise through the required notice process if the matter advanced to a land disposition stage.

Vice-Chair Markert noted changing grocery market conditions made the current interest significant and supported proceeding.

Chair Burns emphasized the community had long identified the area as a food desert and supported moving forward.

Motion by Commissioner Carney, seconded by Vice-Chair Markert, to proceed with Option 1 and direct staff to move forward with evaluation and negotiation of the unsolicited proposal. In a roll call vote, motion passed (5-0) .

C. DISCUSSION AND DIRECTION REGARDING DEVELOPMENT OF NW 800 BLOCK OF WEST ATLANTIC AVENUE

Ms. Tibbs provided an update on the NW 800 block of West Atlantic Avenue and explained staff still needed to complete an alley abandonment, transfer portions of certain CRA-owned parcels for infrastructure improvements and record a unity of title before issuing an RFP. Ms. Tibbs also reviewed the status of environmental remediation at 805 West Atlantic Avenue and introduced the representative from Resource Environmental Solutions, LLC.

Jeff Peters of Resource Environmental Solutions, LLC confirmed the soil and groundwater at 805 West Atlantic Avenue were clean and there were no impairments preventing development of the property. Mr. Peters explained the remaining contamination had migrated offsite into the FDOT right-of-way, where DEP-funded monitoring and assessment would continue, and stated the offsite issue should not prevent redevelopment.

Ms. Jadusingh sought direction on whether to prepare an RFP for development of the block and retain Resource Environmental Solutions, LLC to assist with environmental issues and RFP preparation.

Deputy Vice-Chair Casale suggested the site should retain a meaningful commercial component.

Ms. Jadusingh stated the CRA now controlled more property in the area, creating additional development options. Ms. Jadusingh explained nearby residentially zoned parcels could be included in the RFP to provide more flexibility for residential uses while keeping more commercial activity on the main site, and noted staff would continue pursuing alley abandonment and acquisition of the remaining parcel to support a larger unified development.

Commissioner Carney agreed with Deputy Vice-Chair Casale’s sentiments about commercial development.

Motion by Commissioner Carney, seconded by Deputy Vice-Chair Casale, to proceed with an RFP that includes a preference for a commercial component and to move forward with engaging the environmental consultant. In a roll call vote, motion passed (5-0) .

D. DISCUSSION AND DIRECTION REGARDING DEVELOPMENT OF SW 700 - 800 BLOCKS OF WEST ATLANTIC AVENUE

Ms. Jadusingh presented the proposed next steps for development of the SW 700 - 800 blocks of West Atlantic Avenue. Ms. Jadusingh explained staff had previously considered the SW 600, 700, and 800 blocks together, but now proposed a separate RFP for the SW 700 and 800 blocks. Ms. Jadusingh reviewed prior planning studies and stated the West Atlantic Master Plan supported neighborhood-serving businesses, pedestrian-friendly design, outdoor dining, and development compatible with nearby residential areas. Ms. Jadusingh also reviewed maps showing limited nearby banking, pharmacy, and grocery services and stated those uses, along with housing, office, retail, medical, financial, and family entertainment uses, could be included in the RFP.

Commissioner Carney stated an additional study was unnecessary and recommended moving forward with an RFP and suggested an incubator space as well.

Deputy Vice-Chair Casale, Chair Burns, and Vice-Chair Markert all agreed the CRA should proceed directly with an RFP.

Ms. Jadusingh stated staff could also revisit CRA incentive programs, including infrastructure assistance, to encourage responsive proposals.

Motion by Commissioner Carney, seconded by Vice-Chair Markert, to proceed with Option 1 to direct staff to issue an RFP. In a roll call vote, motion passed (5-0) .

9. New Business

A. DISCUSSION AND DIRECTION REGARDING A REVOCABLE LICENSE WITH SHARED FUTURE FOUNDATION, A DELAWARE TAX EXEMPT CORPORATION, FOR THE CRA OWNED PROPERTY LOCATED AT 29 SW 6TH AVENUE

Ms. Jadusingh presented a discussion item regarding a potential revocable license for the CRA-owned property at 29 SW 6th Avenue. She stated Shared Future Foundation had previously submitted an unsolicited proposal for use of the property in connection with existing youth-led food forest and urban farm activities occurring on nearby parcels owned by Community Holdings. Ms. Jadusingh reviewed a map of the site and surrounding parcels and explained staff was also in the process of acquiring an alley parcel nearby to improve the

overall site configuration. She clarified the CRA-owned property was residentially zoned and had previously been viewed as a potential future housing site.

Ms. Jadusingh explained staff's recommendation was to allow a temporary one-year revocable license so the property could be activated in the short term while preserving the CRA's ability to reassess the site for future housing development.

Deputy Vice-Chair Casale confirmed the proposed use would end after one year unless reconsidered by the Board and stated support for the temporary arrangement while preserving the CRA's housing mission.

Commissioner Carney agreed the temporary use could be beneficial, but stated the site might later need to be developed as part of a more comprehensive neighborhood plan.

Motion by Deputy Vice-Chair Casale, seconded by Vice-Chair Markert, to direct staff regarding revocable license with Shared Future Foundation

Ms. Sarah Selznick of Shared Future Foundation thanked the Board for considering the request and stated a longer-term arrangement or possible land swap would be preferable because it would be costly to invest in substantial improvements for only one year.

In a roll call vote, motion passed (5-0).

10. Development Advisory Committee (RAC)

Ms. Jadusingh provided the RAC update on behalf of the RAC Chair. She noted that the RAC Committee met on Thursday, March 12. Ms. Jadusingh stated RAC reviewed the CRA-owned parcel at 235 SE 2nd Avenue in Osceola Park and discussed possible future uses for the site. She noted Phase II environmental work was underway, the CRA had received an \$80,000 demolition grant from the Solid Waste Authority, and RAC members discussed concepts including entertainment, cultural, coffee shop, and garden uses. The next RAC meeting is scheduled for Thursday, June 25, 2026, at 5:30 p.m. in the CRA Office.

11. Other Business

A. Comments by Executive Director

Ms. Jadusingh highlighted the recent ribbon-cutting held on March 18 for Harvey Insurance Solutions in the William Hatcher Building and noted continued momentum in smaller-scale redevelopment efforts along West Atlantic Avenue. She announced that the next CRA meeting is scheduled for April 28 at 4:00 p.m., with remaining CRA Board meeting dates to be set once the City confirms its Commission meeting calendar. She also noted that staff is planning a joint CRA and City meeting in May to discuss Pompey Park. Additionally, she shared the dates for the upcoming Florida

Housing Coalition 2026 Affordable Housing Conference in August and invited Board members to notify staff if they are interested in attending so the CRA can coordinate registration.

B. Comments by Board Attorney

None of the attorneys, including the two outside legal counsel and CRA Attorney Heitman, had any comments.

C. Comments by Commissioners

Deputy Vice-Chair Casale thanked CRA staff for the presentations and continued progress under Executive Director Jadusingh's leadership. Deputy Vice-Chair Casale also commented positively on the diversity of businesses in the William Hatcher building and expressed optimism regarding future commercial redevelopment opportunities.

Vice-Chair Markert stated the progress toward securing a grocery retailer was a significant win for the community and described a grocery tenant as an important anchor for future redevelopment.

Commissioner Carney agreed the Board had made meaningful progress and commended staff for fulfilling redevelopment goals, including the diversity of tenants in the William Hatcher building.

Chair Burns also expressed appreciation for staff's work and stated the community would be excited to see the projects moving forward.

12. Adjournment

There being no further discussion, the meeting was adjourned at 5:24 p.m.

Renee Jadusingh, Executive Director

Angela D. Burns, Chair