



CRA Board Regular Meeting Minutes
Tuesday, January 27, 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
Donald Doody

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

Executive Director Jadusingh requested to remove Item 8A. Development OF SW 600 - 800 Blocks of West Atlantic Avenue.

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

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

4. January PowerPoint Presentation (Included for information only)

A. JANUARY 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. **SPECIAL BOARD MEETING MINUTES**
- C. **SECOND AMENDMENT TO INTERLOCAL AGREEMENT BETWEEN THE CITY OF DELRAY BEACH AND DELRAY BEACH COMMUNITY REDEVELOPMENT AGENCY FOR FUNDING CONSTRUCTION/PROFESSIONAL SERVICES - FISCAL YEAR 2024-2025**
- D. **RESOLUTION 2026-01 - APPROVAL OF A CONSTRUCTION SERVICES AGREEMENT WITH WAYPOINT CONTRACTING, INC., IN AN AMOUNT NOT TO EXCEED \$593,700, FOR THE CONSTRUCTION OF EXTERIOR AND INTERIOR REPAIRS TO THE CRA-OWNED BUILDING LOCATED AT 313 NE 3RD STREET**
- E. **APPROVAL OF TEMPORARY USE AGREEMENT WITH WAYPOINT CONTRACTING, INC., TO UTILIZE FIVE PARKING SPACES WITHIN THE CRA-OWNED PARKING LOT LOCATED AT 362 NE 3RD AVENUE**
- F. **APPROVAL OF A PAINT-UP & SIGNAGE FUNDING ASSISTANCE AGREEMENT - CORE SHAKE STUDIO, LLC - 401 W. ATLANTIC AVENUE, IN AN AMOUNT NOT TO EXCEED \$3,661.00**
- G. **APPROVAL OF A REINSTATEMENT AND SECOND AMENDMENT TO THE SITE DEVELOPMENT FUNDING ASSISTANCE AGREEMENT - RABBIT HOLE DELRAY, LLC LOCATED AT THE CRA OWNED PROPERTY LOCATED AT 98 NW 5TH AVENUE, SUITE 101**
- H. **APPROVAL OF A REINSTATEMENT AND FIRST AMENDMENT TO THE SITE DEVELOPMENT FUNDING ASSISTANCE AGREEMENT - HARVEY INSURANCE SOLUTIONS, INC. LOCATED AT 20 NW 6TH AVENUE, UNIT #5, TO EXTEND THE TERMINATION DATE AND INCREASE THE FUNDING ASSISTANCE TO AN AMOUNT NOT TO EXCEED \$56,268.71**

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

8. Old Business

A. DEVELOPMENT OF SW 600 - 800 BLOCKS OF WEST ATLANTIC AVENUE

Item 8A was removed.

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

Executive Director Jadusingh stated that the item was returned for discussion regarding potential due diligence studies for the Artist Alley properties located at 330, 350, and 358 NE 4th Street, as well as the properties at 2400 and 2410 North Federal Highway. She explained that the purpose of the studies is to evaluate the development potential of these sites for affordable and workforce housing. She reviewed appraisals valuing the Artist Alley properties between \$19 million and \$20 million and stated the owner indicated a potential sale price of approximately \$20 million to \$22 million, with flexibility based on market conditions. She also noted the North Federal Highway owner remained open to a sale or a mixed development option that could include workforce housing.

Ms. Jadusingh stated staff recommended hiring an independent architect to conduct feasibility studies for both sites at a cost of just over \$15,000. She asked for Board direction.

Chair Burns stated that the Board had previously discussed the item and expressed support for proceeding with feasibility studies to complete the necessary due diligence and determine the development potential of the properties.

Vice-Chair Markert expressed support, stating the item had been under consideration for some time and the studies were a reasonable step to evaluate opportunities.

Deputy Vice-Chair Casale stated initial opposition when the NW 4th Street property was first discussed due to cost concerns. She supported feasibility studies only if the focus remained on housing that meets Delray Beach's needs, expressing concern with developments centered on 80–120 AMI units and noting those levels do not adequately serve many residents. Deputy Vice-Chair Casale questioned the value of proceeding if the outcomes were perceived as predetermined and stated that expending funds would not be justified without clear alignment on the intended purpose.

Chair Burns stated support for housing that serves city residents, including teachers and first responders, but emphasized the Board lacked sufficient information to determine appropriate use without further analysis. She emphasized that feasibility studies were necessary to evaluate development capacity and the appropriate income mix and expressed support for proceeding with the studies to complete the due diligence process.

Commissioner Carney stated the Board should prioritize redevelopment of West Atlantic Avenue and existing CRA-owned properties before spending funds on additional feasibility studies. He expressed concern regarding limited resources, zoning and density constraints, and whether either site could realistically deliver housing that meets community needs.

Deputy Vice-Chair Casale stated support for workforce housing and emphasized that well-designed affordable housing should not carry stigma or be viewed as inappropriate for certain areas. She clarified that 60–80 AMI represents workforce housing, not low-income housing, and stated discussion should remain focused on meeting resident needs. She referenced prior analysis of density allowances, access, and site constraints under Live Local and noted both sites had been previously evaluated. Deputy Vice-Chair Casale stated that acquisition funds should remain dedicated to property acquisition rather than be used for infrastructure or other purposes. She expressed opposition to reallocating those funds and stated that the properties had become overly problematic to continue pursuing.

Vice-Chair Markert expressed support for affordable housing that meets the needs of city residents and reiterated that West Atlantic Avenue should remain the Board’s priority. He acknowledged the Board could elect not to proceed with feasibility studies if it chose not to pursue the properties, but emphasized objective analysis would be necessary if further consideration was warranted. He noted the studies would provide an independent, fact-based foundation for decision-making and viewed the cost as a reasonable investment to gain clarity before moving forward.

Motion by Commissioner Carney to not spend \$15K for the due diligence studies. Motion died due to lack of second.

Motion by Deputy Vice-Chair Casale, seconded by Vice-Chair Markert, to approve spending \$15K for the due diligence studies. In a roll call vote, motion passed (4-0).

Following Item 10, Commissioner Carney requested that the Board reconsider the vote, stating that he had changed his mind and wished his vote to be consistent with his prior position on the matter.

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

Motion by Deputy Vice-Chair Casale, seconded by Vice Chair Markert to approve spending \$15K for the due diligence studies. In a roll call vote, motion passed (3-1), with Commissioner Carney voting in opposition.

9. New Business

A. UPDATE ON CRA-OWNED LOTS FOR AFFORDABLE/WORKFORCE HOUSING

Assistant Director Christine Tibbs provided an update on CRA-owned lots identified for inclusion on the City's affordable housing inventory pursuant to the Live Local Act. She reported six single-family homes were under purchase and sale agreements and moving through permitting, including sites on NW 8th Avenue, NW 9th Avenue, and SW 14th Avenue. Ms. Tibbs also summarized the status of additional CRA-owned properties in various stages of due diligence, platting, title resolution, and planning review, including sites on NW 10th Avenue, SW 4th Street, NW 11th Avenue, and Lake Ida Road, noting future development would depend in part on the City's ADU text amendment.

Ms. Tibbs requested Board direction to add additional CRA-owned lots to the City's inventory list, including properties within the NW 600 block of West Atlantic Avenue, a recently acquired lot at 216 NW 8th Avenue currently under an issued RFP, and a single RM-zoned lot at 129 SW 6th Avenue, and to update the CRA GIS map accordingly.

Chair Burns asked whether the lot at 29 SW 6th Avenue was the same property that was previously discussed. Ms. Jadusingh confirmed it was and stated the lot was comparable in size to others on the block. Ms. Jadusingh stated staff would discuss potential options with the interested party and provide a future update, noting inclusion on the inventory list only updated internal mapping.

Motion by Deputy Vice-Chair Casale, seconded by Vice-Chair Markert, to add the properties and update the GIS map. In a roll call vote, motion passed (4-0).

10. Redevelopment Advisory Committee (RAC)

Ms. Jadusingh reported that the Redevelopment Advisory Committee (RAC) met on January 22, 2026, noting it was the first full meeting with all three members in attendance. She stated the committee held preliminary discussions regarding potential development of the property located at 235 SE 2nd Avenue in Osceola Park. Some of the initial concepts discussed included entertainment venues, office space, green space, and other mixed-use possibilities. She further shared that the Committee Chair, who resides in Osceola Park, will invite key community members to attend the next committee meeting, scheduled for March 12, 2026, to provide input.

11. Other Business

A. Comments by Executive Director

Ms. Jadusingh announced an upcoming joint ribbon cutting on Thursday, January 29, at 5:00 p.m. at the Edmonds Baines Building for tenants Atlantic Current and Stella Mix, noting the event would be held in partnership with the Chamber of Commerce and the Downtown Development Authority.

She also announced a ribbon cutting for Carver Square Park on Friday, January 30, at 10:00 a.m. Discussion ensued regarding whether a shade structure would be added to the park; however, Ms. Jadusingh confirmed that the park's design relies on the existing tree canopy for shade.

Ms. Jadusingh further announced CRA Socials scheduled for March 4th, June 4th, September 3rd, and December 3rd, with additional outreach materials to follow.

B. Comments by Board Attorney

Attorney Doody wished the Board a Happy New Year and stated that he continues to work with CRA staff to address and resolve title issues.

C. Comments by Commissioners

The Board members thanked staff for their hard work.

12. Adjournment

There being no further discussion, the meeting was adjourned at 4:45 p.m.

Renee Jadusingh, Executive Director

Angela D. Burns, Chair