



CRA Board Regular Meeting Minutes
Tuesday, April 28, 2026 – 4:00 p.m.
City Hall Commission Chambers
Delray Beach, FL 33444

STAFF PRESENT:

Renee Jadusingh, Esq.
Tracy Coon

Christine Tibbs

Gina Clayton

OTHERS PRESENT:

Donald Doody

Brandon Lopez

1. Call to Order

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

2. Roll Call

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

3. Approval of Agenda

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

4. April PowerPoint Presentation (Included for information only)

A. APRIL POWERPOINT PRESENTATION

B. PRESENTATION BY CBIZ CPAs

Branden Lopez, Managing Director at CBIZ, presented the financial statements for the fiscal year ending September 30, 2025. Mr. Lopez stated the financial statements were issued at the end of March, ahead of the State deadline. Mr. Lopez reviewed key sections of the audit and reported the CRA received an unmodified, clean opinion.

Mr. Lopez reviewed the management discussion and analysis, statement of net position, governmental fund balance sheet, and compliance reports. Mr. Lopez stated the CRA remained in a

healthy financial position, noted the net position had increased due to upcoming budgeted projects, and reported no compliance issues or findings were identified. Mr. Lopez thanked Executive Director Jadusingh, Finance and Operations Director Clayton, and staff for their work during the audit process.

Chair Casale thanked Mr. Lopez for the presentation and congratulated CRA staff on the clean audit.

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

Sara Selznick, Shared Future Foundation, commented on the draft RFPs for the SW 700 and 800 blocks and NW 800 block. Ms. Selznick supported the SET Transformation Plan references but stated the draft RFP language should allow more flexibility, creativity, and feasibility. Ms. Selznick suggested allowing variances or deviations from CBD standards, considering additional height in exchange for deeper affordability, expanding affordability levels, and strengthening scoring criteria for developer experience and affordable/workforce housing outcomes.

Kristin Carstarphen, West Atlantic Redevelopment Coalition, thanked the CRA for reflecting SET community priorities in the draft RFPs. Ms. Carstarphen supported flexibility tied to clear community benefits, including deeper affordability, local or targeted hiring, community-serving businesses, accessibility for current SET residents, developer credibility, and continued community input after proposals are received.

Reginald Cox, Delray Beach, spoke by phone and encouraged the CRA to continue the community-led process for redevelopment in the West Atlantic corridor and broader SET area. Mr. Cox emphasized leveraging remaining land to prevent displacement, support opportunity and wealth creation, and involve the community from planning through implementation.

Chuck Ridley, Delray Beach, spoke by phone and thanked CRA staff and the Board for incorporating community feedback. Mr. Ridley requested delaying approval of the 700 and 800 block RFPs until the 600-block grocery proposal advanced further and suggested additional community review before final action

Chair Casale closed public comments.

7. Consent Agenda

- A. REGULAR BOARD MEETING MINUTES**
- B. CRA FINANCIAL REPORT – MARCH 2026**
- C. DELRAY BEACH COMMUNITY REDEVELOPMENT AGENCY BOARD MEETING DATES - MAY 2026 THROUGH APRIL 2027**
- D. APPROVAL OF FIRST AMENDMENT TO THE COMMERCIAL LEASE AGREEMENT WITH TAX POWER SOLUTIONS, LLC (FORMERLY KNOWN AS JACKSON HEWITT TAX SERVICE)**
- E. APPROVAL OF A PAINT-UP & SIGNAGE FUNDING ASSISTANCE AGREEMENT - THE WEST SETTLERS CONDOMINIUM ASSOCIATION, INC. - 135 NW 5TH AVENUE, IN AN AMOUNT NOT TO EXCEED \$2,785**
- F. APPROVAL OF THE SECOND AMENDMENT TO THE CONSTRUCTION SERVICES AGREEMENT WITH WAYPOINT CONTRACTING, INC. IN AN AMOUNT NOT TO EXCEED \$34,402.03, FOR ADDITIONAL CONSTRUCTION SERVICES NEEDED FOR THE REPAIR OF INTERIOR CONCRETE FLOORS, FOR A TOTAL CONTRACT SUM NO TO EXCEED \$886,888.03, FOR THE COMMUNITY REDEVELOPMENT AGENCY (CRA)-OWNED BUILDING LOCATED AT 313 NE 3RD STREET**
- G. RESOLUTION NO. 2026-03 TO PIGGYBACK CITY OF DELRAY BEACH AGREEMENT FOR ROOF MAINTENANCE AND REPAIR SERVICES AND APPROVE A WORK ASSIGNMENT WITH CJ CONTRACTING, LLC, FOR ROOF MAINTENANCE AND REPAIR SERVICES AT THE CRA-OWNED PROPERTIES LOCATED AT 31, 39, & 45 SW 9TH AVENUE - PALM MANOR**
- H. APPROVAL OF A WORK ASSIGNMENT FOR LANDSCAPE ARCHITECTURAL SERVICES WITH KEITH AND ASSOCIATES, INC., FOR EXTERIOR REPAIRS TO THE PARKING LOT AND SIDEWALKS, AND LANDSCAPE IMPROVEMENTS FOR THE CRA-OWNED PROPERTIES LOCATED AT 31, 39, & 45 SW 9TH AVENUE - PALM MANOR IN AN AMOUNT NOT TO EXCEED \$86,790**
- I. DELRAY BEACH COMMUNITY REDEVELOPMENT AGENCY BUDGET AMENDMENT NO. 1, FISCAL YEAR 2025-2026**
- J. APPROVE THE FIRST AMENDMENT TO THE INTERLOCAL AGREEMENT BETWEEN THE CITY OF DELRAY BEACH AND DELRAY BEACH COMMUNITY REDEVELOPMENT AGENCY FOR FUNDING CONSTRUCTION/PROFESSIONAL SERVICES - FISCAL YEAR 2025-2026**

Executive Director Jadusingh clarified Item 7C included two possible November meeting dates due to holidays and chambers availability. Ms. Jadusingh recommended proceeding with the Wednesday, November 18, 2026, CRA Board meeting at 1:00 p.m., and removing the November 30, 2026, meeting date.

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

8. Old Business

A. **BOARD DIRECTION AND DISCUSSION ON RFP CRA NO. 2026-02 - FOR THE DISPOSITION OF A CRA-OWNED VACANT LOT FOR THE DEVELOPMENT OF AFFORDABLE/WORKFORCE HOUSING - 216 NW 8th AVENUE**

Executive Director Jadusingh presented the item and stated the CRA-owned property at 216 NW 8th Avenue was a 40-foot by 135-foot lot recently acquired by the CRA. Ms. Jadusingh stated staff issued an RFP in January for nonprofit development partners to build a single-family workforce housing unit on the site, with submissions due March 31, 2026, but no submissions were received.

Ms. Jadusingh recommended canceling the RFP and suggested staff could speak with nonprofit partners to better understand why no proposals were submitted, reissue the RFP after receiving feedback, or consider hiring an architect to explore CRA development of the site. Ms. Jadusingh stated the lot's alley access could provide an opportunity to explore an accessory dwelling unit or a creative design that could be replicated on smaller or irregular CRA-owned lots.

Commissioner Burns stated support for the CRA exploring development of the lot and noted the lot was small.

Vice-Chair Mollica asked whether staff had spoken with nonprofit partners about why no proposals were submitted. Ms. Jadusingh explained the cone of silence remained in effect until cancellation of the RFP.

Commissioner Carney stated support for canceling the RFP and speaking with nonprofit partners to understand whether the RFP parameters were too difficult for the small lot.

Chair Casale agreed with canceling the RFP and supported exploring an architect to evaluate future options for smaller lots.

Motion by Commissioner Carney, seconded Commissioner Burns, to cancel RFP CRA No. 2026-02. In a roll call vote, motion passed (4-0).

The Board directed staff to speak with nonprofit partners and bring back information regarding whether the RFP could be reissued or whether the CRA should proceed differently.

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

C. DISCUSSION AND DIRECTION REGARDING REQUEST FOR PROPOSALS FOR THE DEVELOPMENT OF THE NW 800 BLOCK OF WEST ATLANTIC AVENUE

Ms. Jadusingh introduced the draft RFP for the SW 700 and 800 blocks of West Atlantic Avenue and explained staff prepared similar RFPs for the SW 700 and 800 blocks and the NW 800 block. Ms. Jadusingh noted staff would gather Board and public comments, revise the drafts, and bring them back before discussing issuance dates.

Assistant Director Tibbs reviewed the SET Transformation Plan references to the SW 600, SW 700, SW 800, and NW 800 blocks, which total approximately 15 acres and are identified as key redevelopment sites. Ms. Tibbs reported the SW 700 block included approximately 1.87 acres and the SW 800 block included approximately 1.82 acres, with certain affordable housing parcels and disconnected parcels excluded.

Ms. Tibbs outlined proposed design and development standards, including Article 4 of the Land Development Regulations, green building standards, and the Workforce Housing Program.

The Board discussed whether to limit architectural styles.

Commissioner Carney and Commissioner Burns supported flexibility, while Chair Casale raised concern based on a prior project where the final design changed significantly from the concept presented.

The Board supported removing Masonry Modern and Art Deco from the available architectural styles.

Ms. Tibbs reviewed building height and noted the Code allowed up to four stories along West Atlantic Avenue, while the SET Transformation Plan referenced a community preference for lower height.

The Board expressed a preference for three stories while allowing four stories based on design, affordability, and project quality.

Ms. Tibbs summarized proposed development objectives and explained proposers would be encouraged to include community-identified needs, including pharmacy services, financial services, health and wellness facilities, and family/social entertainment uses.

Ms. Tibbs reported the draft RFP proposed 40 percent of residential units as affordable and/or workforce units.

Chair Casale supported the percentage but emphasized the importance of lower AMI units.

Ms. Tibbs explained the Land Development Regulations require workforce units to be equally distributed between 61 percent to 80 percent AMI and 81 percent to 120 percent AMI.

Ms. Jadusingh discussed allowing workforce housing on-site or off-site on CRA-owned parcels, while excluding a monetary contribution option because the CRA wanted units built.

The Board supported the 40 percent requirement, with some flexibility for off-site units and a preference for on-site units.

Ms. Tibbs outlined potential CRA incentives, including the Development Infrastructure Assistance Program, Land Value Investment Program, co-ownership, master leasing, or other incentives proposed by respondents. Ms. Jadusingh explained staff modified the Development Infrastructure Assistance Program to better support housing, including increasing the potential maximum from \$250,000 to \$1 million and the reimbursement percentage from 50 percent to 75 percent of eligible costs tied to projected tax increment.

The Board supported including incentives and allowing proposers to suggest other options.

Ms. Tibbs reviewed proposed submittal requirements, including project narrative, qualifications, plans, schedules, financial information, incentives requested, purchase price or lease terms, past projects, and references. Ms. Jadusingh noted staff added a requirement for at least one project completed for a public entity and increased the financial statement requirement from one year to three years.

Board members supported the three-year requirement for a project of this scale.

Ms. Tibbs reviewed proposed evaluation criteria.

Chair Casale asked about prior scoring criteria related to community input and expressed concern about developers attempting to gain points through informal outreach rather than presenting the strongest proposal. Ms. Jadusingh advised staff would review the scoring further.

Vice-Chair Mollica asked about public input, and Ms. Jadusingh explained the public could comment before issuance, including at the next Board meeting or in writing.

Commissioner Carney noted many community meetings had occurred over several years and expressed concern about delaying the RFP.

Commissioner Burns agreed the process should move forward given the long planning history.

Staff confirmed all comments would be incorporated and a revised draft RFP would be brought back at a future meeting.

C. DISCUSSION AND DIRECTION REGARDING REQUEST FOR PROPOSALS FOR THE DEVELOPMENT OF THE NW 800 BLOCK OF WEST ATLANTIC AVENUE

Executive Director Jadusingh explained the draft RFP for the NW 800 block of West Atlantic Avenue was similar to the SW 700 and 800 block RFP, and staff would move through the slides more quickly to highlight differences. Ms. Jadusingh noted the primary difference was the inclusion of information regarding the environmental conditions at 805 West Atlantic Avenue.

Assistant Director Tibbs reviewed the NW 800 block properties and noted the site included approximately 2.49 acres. Ms. Tibbs explained some parcels were zoned CBD and others were zoned single-family residential, which could require zoning changes depending on the proposed development.

Ms. Tibbs reviewed the environmental language included in the draft RFP and explained Resource Environmental Solutions provided information regarding current site conditions, future remediation work, and development considerations. Ms. Tibbs noted proposers would need to address dewatering, best management practices, and any environmental requirements related to development of the site.

Ms. Tibbs stated the draft RFP proposed a minimum of 30 percent workforce housing for the NW 800 block because the Board previously discussed a stronger commercial emphasis for the site.

The Board supported the 30 percent minimum and agreed the same general direction provided for the SW 700 and 800 block RFP should be incorporated, including flexibility in design, incentives, and evaluation criteria.

9. New Business

A. APPOINTMENT OF CRA OFFICER: DEPUTY VICE-CHAIR

The Board discussed appointment of a Deputy Vice-Chair.

Motion by Commissioner Carney, seconded Vice-Chair Mollica, to appoint Tom Markert as Deputy Vice-Chair. In a roll call vote, motion passed (4-0).

B. APPROVE A WORK ASSIGNMENT WITH THE TAMARA PEACOCK COMPANY ARCHITECTS OF FLORIDA INC., DBA PEACOCK ARCHITECTS IN AN AMOUNT NOT TO EXCEED \$8,750 REGARDING THE CRA-OWNED PUBLIC PARKING LOT LOCATED AT 362 NORTHEAST 3RD AVENUE

Assistant Director Tibbs presented the proposed work assignment with Peacock Architects for the CRA-owned public parking lot located at 362 NE 3rd Avenue. Ms. Tibbs stated the CRA-owned Arts Warehouse at 313 NE 3rd Street, the City-owned parking lot, Bedner's parking

lot, and the CRA's 42-space surface parking lot are located in the surrounding area. Ms. Tibbs reviewed the parking lot timeline and recommended Board Action.

Board members expressed support for evaluating a parking structure.

The Board also discussed whether automated parking technology could be considered and requested staff ask Peacock Architects to include that option if feasible.

Ms. Jadusingh also raised the possibility of metering the lot as an interim measure to improve turnover and address vehicles being left in the lot or alley.

Commissioner Burns supported metering, but asked whether fees could be waived for CRA-sponsored Arts Warehouse events. Ms. Jadusingh stated the terms could be structured through an interlocal agreement with the City and brought back to the Board.

Chair Casale supported exploring a garage and stated employee parking may still need to be addressed.

Motion by Commissioner Carney, seconded Vice-Chair Mollica, to approve the work assignment with Peacock Architects and to include review of automated and standard parking structure options. In a roll call vote, motion passed (4-0).

Ms. Jadusingh stated staff would work with the City regarding a potential interlocal agreement for metering and bring any agreement back to the Board.

10. Other Business

A. Comments by Executive Director

Executive Director Jadusingh announced the CRA received a Historic Preservation Board award for preservation efforts at 98 NW 5th Avenue. Ms. Jadusingh stated the award recognized both the preservation of the building and the naming of the building after the Edmonds-Baines family.

Ms. Jadusingh announced a special Board meeting scheduled for Wednesday, May 13, 2026, at 5:00 p.m. for a presentation by the company that submitted the unsolicited proposal for the SW 600 block of West Atlantic Avenue. Ms. Jadusingh also announced the next regular CRA Board meeting would be held May 26, 2026, at 4:00 p.m.

B. Comments by Board Attorney

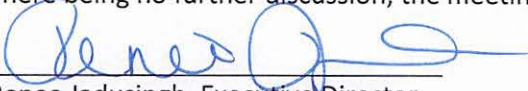
Attorney Doody had no comments.

C. Comments by Commissioners

Commissioner had no comments.

12. Adjournment

There being no further discussion, the meeting was adjourned at 5:32 p.m.



Renee Jadusingh, Executive Director



Juli Casale, Chair