



CRA Board Regular Meeting Minutes
Tuesday, September 30, 2025 – 4:00 p.m.
City Hall Commission Chambers
Delray Beach, FL 33444

STAFF PRESENT:

Renee Jadusingh, Esq.
Gina Clayton

Christine Tibbs
Cassidy Heitman

Donald Doody, Esq.
Tracy Coon

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 Burns, Vice Chair Markert, Deputy Vice Chair Casale, Commissioner Carney (virtually at 4:52 p.m.) and Commissioner Long.

3. Approval of Agenda

Executive Director Jadusingh requested amendments to allow Item 9A. to be heard when Commissioner Carney joined by phone.

Ms. Jadusingh noted that the Concours applicant for Item 9A. had revised its request. Board members agreed the item should remain on the agenda for broad discussion.

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

4. September PowerPoint Presentation (Included for information only)

A. SEPTEMBER 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

Yvonne Odom, 395 Lawson Boulevard, President of Delray Beach CDC, requested stronger cooperation between the CRA and the CDC. She emphasized delays in the repair and restore program, with residents waiting three to five years, and stated that restrictive Land Development Regulations had harmed the SET community. She asked the CRA to support policy adjustments that would allow the CDC to continue building affordable homes without requesting additional funds.

George Long, 46 North Swinton Avenue noted the non-interactive nature of the meeting process.

Marjorie Waldo, President and CEO of Arts Garage, announced new honors for Arts Garage, including the 2025 Boca Raton Readers' Choice Award for its gallery and a "Best of Florida" award for theater venues. She described the return of the Kimmel Family Series, fully funded for FY 2025–26, providing free programming for local students. She also thanked Ms. Jadusingh and Deputy Vice Chair Casale and Vice Chair Markert for participating in Arts Garage's annual campaign video and expressed deep gratitude to CRA staff and board members for sustained support since 2011.

Max Zengage, President of Delray Beach Concours, clarified that his item remained on the agenda despite the applicant's revised request. He asked the Board to confirm he would still receive his full presentation time and stressed the importance of a vote.

Dr. Deborah J. Wright, 815 NW 2nd Street, via audio comment, urged the CRA to pause decisions on CRA-owned commercial land until the Set Transformation Plan update was complete. She also opposed the idea of shipping containers on West Atlantic Avenue.

Montre Bennett, 323 NW 2nd Avenue, via audio comment, asked the CRA to delay action on projects in the SET until the Transformation Plan amendment was finalized.

Regginald Cox, 715 Martin Luther King Jr. Drive, via audio comment, noted that the community previously pleaded for adherence to planning processes in 2019. He reminded the Board of a lawsuit that followed and requested that the CRA wait for the Transformation Plan amendment to finish before moving forward with new development.

Margaret Harvey, 610 SW 7th Street, via audio comment, expressed opposition to development on CRA-owned commercial property before the Transformation Plan amendment was complete.

Chair Burns closed public comments.

7. Consent Agenda

A. REGULAR BOARD MEETING MINUTES

- B. CRA FINANCIAL REPORT – AUGUST 2025**
- C. INTERLOCAL AGREEMENT BETWEEN THE CRA AND THE CITY OF DELRAY BEACH - FOR NEIGHBORHOOD PLANNING SERVICES STUDY ASSOCIATED WITH ACCESSORY DWELLING UNITS & INFILL HOUSING STUDY**
- D. PROJECT CONSULTANCY & DESIGN SERVICES FUNDING ASSISTANCE APPLICATION - FLEUR ROUGE PREVENTIVE CARE GROUP, INC. (20 NW 6TH AVENUE)**
- E. PROJECT CONSULTANCY & DESIGN SERVICES FUNDING ASSISTANCE APPLICATION - SUN UP SKIN, LLC (98 NW 5th AVENUE, SUITE 104)**
- F. RETROACTIVE APPROVAL TO APPLY FOR FISCAL YEAR 2025-2026 SOLID WASTE AUTHORITY OF PALM BEACH COUNTY BLIGHTED AND DISTRESSED PROPERTY CLEAN-UP GRANT**
- G. APPROVE WORK ASSIGNMENT WITH AGTLAND, P.A. FOR LANDSCAPE ARCHITECTURAL SERVICES AT 135 NW 5TH AVENUE**
- H. FIRST AMENDMENT TO THE CONSTRUCTION AGREEMENT BETWEEN THE DELRAY BEACH COMMUNITY REDEVELOPMENT AGENCY AND PERSONS SERVICES CORP.**
- I. APPROVAL OF EIGHTH AMENDMENT TO THE CONSULTING WORK ASSIGNMENT WITH SONG + ASSOCIATES, INC. FOR DESIGN, CONSULTING, AND CONSTRUCTION ADMINISTRATION SERVICES FOR 95 SW 5TH AVENUE**
- J. SIXTH AMENDMENT TO EMPLOYMENT AGREEMENT FOR THE EXECUTIVE DIRECTOR**
- K. RESOLUTION 2025-13 APPROVE A PURCHASE AND SALE AGREEMENT WITH DELRAY COMMUNITY MISSIONARY BAPTIST CHURCH INC. FOR THE PURCHASE OF A PORTION OF THE PROPERTY LOCATED AT 94 SW 5TH AVENUE**

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

8. Old Business

- A. UPDATE AND NOTICE OF INTENT TO LEASE FOR ONE (1) FIRST FLOOR TENANT BAY - 98 NW 5TH AVENUE, EDMONDS BAINE BUILDING**

Assistant Director Tibbs presented an update on Suite 102, which had been leased to Touch of Posh Salon. She explained the lease was mutually terminated on September 22, 2025, with lease termination on September 30, 2025. She proposed issuing a Notice of Intent to Lease for the 650 square foot unit with consistent terms: four-year lease, two one-year renewal options, \$18 per square foot, and 6% annual increases.

Chair Burns asked why staff planned to delay issuance until October 20, 2025, if the unit was available. Ms. Tibbs responded the delay allowed for advertising, but confirmed outreach would begin immediately.

Deputy Vice Chair Casale asked about past response levels. Ms. Jadusingh stated there were fifteen applications received in 2024, with strong interest but the strict criteria limited applicants' eligibility.

Motion by Deputy Vice Chair Casale, seconded Vice Chair Markert, to approve issuance of the Notice of Intent to Lease for Suite 102 of the Edmonds Baine Building. In a roll call vote, **motion** passed (4-0).

9. New Business

A. REQUEST FROM CONCOURS D'ELEGANCE REGARDING THE 30TH SEASON OF THE DELRAY BEACH GREENMARKET - APRIL 18, 2026

Item 9A was heard immediately following 9E.

Executive Director Jadusingh explained that the Delray Beach Concours had submitted a revised request related to the GreenMarket scheduled for April 18, 2026. The applicant withdrew the original petition to cancel the GreenMarket and instead asked for authorization for CRA staff to submit a relocation application to the City's Technical Review Committee and to consider adoption of a rubric for evaluating future private event requests that overlap with GreenMarket operations.

Mr. Zengage described the Concours d'Elegance as an international cultural event organized by volunteers to benefit CRA-district businesses and local charities. He stated the 2026 event was expected to draw approximately 15,000 attendees and feature more than \$10 billion in collectible vehicles, generating significant exposure and economic impact for Delray Beach.

He explained the Foundation had coordinated with staff and the City's Technical Review Committee to propose relocating the GreenMarket across the street for one Saturday rather than canceling it. He noted the Foundation would cover all City fees, signage, and logistics to ensure no cost to the CRA and emphasized that the goal was to create a mutually beneficial arrangement that supported both the Concours and the GreenMarket.

He requested that the CRA Board direct staff to submit the relocation application to the City's Technical Review Committee in time for the October 16th agenda and concluded by highlighting the event's charitable mission benefiting first responders and children's programs.

A short video highlighting past Concours events was shown.

Chair Burns asked if the Foundation had already submitted its application to the City's Technical Review Committee. Mr. Zengage said it had been submitted but was on hold pending CRA authorization to use the Front Lawn and subsequent Parks Department approval. He described the process as a "catch-22," since the Front Lawn was not included

among the City's annually approved event locations. He encouraged the CRA to consider a clear and consistent policy for similar requests.

Chair Burns asked Ms. Jadusingh to explain the challenges of relocating the GreenMarket. Ms. Jadusingh said staff had explored several alternate sites, but each presented logistical issues. She stated Old School Square remained the only location able to accommodate more than 70 vendors during peak season.

Ms. Jadusingh noted the proposed Doc's and Dunkin' Donuts site was private property and not typically used for the GreenMarket. She said part of the lot might be under demolition before April 18, 2026, and that approvals, measurements, and insurance reviews would be required before any consideration.

Commissioner Carney agreed with Deputy Vice Chair Casale, stating the Concoors was valuable but should not displace the GreenMarket vendors who relied on it for income. He said the event had succeeded without the Front Lawn and any future relocation should be treated as a one-time trial. He added comparisons to long-standing City or Chamber events were not appropriate and encouraged both events to coexist.

Mr. Zengage replied the Concoors was a nonprofit supporting local charities.

Commissioner Long stated the issue should not be viewed as a choice between canceling the GreenMarket or denying the Concoors event. He encouraged exploring a compromise that would allow both events to succeed, noting applicants had a right to question policies that might be outdated or unclear. He commended Mr. Zengage for proactive communication and said the event brought significant economic value to the city. Commissioner Long suggested considering logistical adjustments, such as an earlier GreenMarket closing time, to support a shared use of space.

Ms. Jadusingh responded that staff had reviewed various options, including alternate layouts and earlier closing times, but found relocation remained challenging. Mr. Zengage explained that setup for the Concoors required large-scale equipment and vehicle transporters, making same-day turnover unworkable.

Commissioner Long encouraged continued discussion to identify feasible compromises and asked whether separate site access or phased setup could allow both events to proceed. Mr. Zengage indicated this might be possible if separate access points were maintained and safety concerns addressed.

Vice Chair Markert said he met with City staff to review options and learned the Front Lawn was unsuitable due to maintenance concerns. He noted the Doc's site faced construction and insurance issues and that closing Atlantic Avenue was not feasible. He suggested an earlier 1:00 p.m. GreenMarket closure could allow setup time for the Concoors but said the proposal must first go to the City's Technical Review Committee.

Ms. Jadusingh stated board direction was not required for staff to move the request forward. She explained CRA and City staff regularly coordinate private event modifications, such as the

Garlic Festival, and could proceed with measurements and discussions through the City's Technical Review Committee.

The Board took no action on the item.

B. RESOLUTION NO. 2025-14 - ADOPTION OF DELRAY BEACH COMMUNITY REDEVELOPMENT AGENCY FISCAL YEAR 2025 - 2026 BUDGET

Item 9B was heard immediately following 8A.

Director of Finance and Operations Clayton presented the FY 2025–26 budget of approximately \$104 million. She highlighted allocations of \$45 million for Pompey Park, \$15 million for Northwest Neighborhood infrastructure, \$21.5 million for West Atlantic Avenue, \$9.3 million for Southwest Neighborhood improvements, and \$12 million for property acquisition.

Deputy Vice Chair Casale raised concerns about rising costs for Pompey Park. Executive Director Jadusingh explained the project remained within budget, but future adjustments could be required after competitive bidding.

Deputy Vice Chair Casale also addressed the former Plumosa School property and supported re-engaging the School District to explore acquisition. She noted the site remained vacant, enrollment had declined, and the district faced financial strain. She stated the parcel could support approximately 240 units for elderly residents, aligning with the CRA's mission, and that available tax credits and \$12 million in acquisition funds positioned the CRA to make an inquiry. There was consensus for Ms. Jadusingh to re-engage the School District.

Motion by Deputy Vice Chair Casale, seconded by Vice Chair Markert, to adopt Resolution No. 2025-14 approving the FY 2025–26 Budget. In a roll call vote, motion passed (4-0) .

C. APPROVAL OF THE GOALS & OBJECTIVES ANALYSIS ESTABLISHING GOALS, OBJECTIVES, AND PERFORMANCE MEASURES AND STANDARDS FOR PROGRAMS AND ACTIVITIES UNDERTAKEN BY THE DELRAY BEACH COMMUNITY REDEVELOPMENT AGENCY DURING FISCAL YEAR 2025-2026 TO COMPLY WITH THE FLORIDA STATUTE § 189.0694

Executive Director Jadusingh presented the Goals & Objectives Analysis required under Florida Statute §189.0694. She explained the document linked the CRA budget to measurable performance standards and would be posted publicly.

Deputy Vice Chair Casale asked whether large carry-forward balances could create perception problems. Ms. Jadusingh responded that funds were committed to projects such as Pompey Park and Northwest infrastructure and explained state law no longer restricts multi-year carry-forward balances.

Motion by Deputy Vice Chair Casale, seconded by Commissioner Long, to approve the Goals & Objectives Analysis for FY 2025–26. In a roll call vote, motion passed (4-0) .

D. DELRAY BEACH COMMUNITY REDEVELOPMENT AGENCY REDEVELOPMENT ADVISORY COMMITTEE FOLLOW UP

Executive Director Jadusingh reported that fifteen applications were received, with seven deemed ineligible due to living outside the CRA District. She recommended modifying committee terms to two-year appointments with reapplication, eliminating the one-year waiting period, and staggering terms.

Chair Burns supported two-year terms with reapplication. Commissioner Long questioned the need for a one-year waiting period and recommended its removal. Deputy Vice Chair Casale agreed, noting the need to maintain active engagement. Vice Chair Markert suggested staggering appointments to avoid turnover gaps, and the Board concurred.

There was consensus to amend RAC guidelines to provide two-year terms with reapplication permitted, remove the one-year waiting period, and stagger terms.

E. UPDATE ON THE WEST ATLANTIC MASTER PLAN/THE SET TRANSFORMATION PLAN AMENDMENT

Ms. Tibbs provided an update on the ongoing amendment to the Set Transformation Plan. She reported that consultants continued to meet with neighborhood stakeholders and property owners, and that community participation remained high. Ms. Tibbs reviewed the timeline.

Chair Burns stated it had been wonderful to attend the community meetings and see residents working together. She thanked staff for the outreach efforts and said the collaboration was impressive.

Vice Chair Markert agreed and expressed appreciation for the level of engagement, stating the outreach meetings had been very successful for the city. He commented that it was encouraging to see residents participating and offering input to help get the plan right.

Commissioner Carney joined the meeting virtually.

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

Item 9F was heard immediately following Item 9A.

Ms. Tibbs outlined the draft RFP for redevelopment of the 600–800 blocks of West Atlantic Avenue, noting the goal was to attract a full-service grocery store of at least 20,000 square feet offering fresh food and essential goods. She said proposers must include a letter of intent from a grocery operator with size and timeline details.

Ms. Jadusingh said staff sought Board input on parking options, explaining a multi-level structure would add flexibility but increase cost, while surface parking offered simplicity.

Deputy Vice Chair Casale supported requiring multi-level parking, noting future demand would justify the added capacity. She recommended leaving both parking options open in the RFP to attract more proposals. She also asked how “regional grocery store” was defined. Ms. Jadusingh clarified it referred to a grocer with multiple locations but agreed the RFP could remain flexible to include qualified independent operators.

Vice Chair Markert said securing a large grocer downtown would be difficult given past challenges with Publix and current market trends. He noted most chains are reducing stores and premium grocers may not fit local price needs.

Commissioner Carney agreed it would be challenging to attract major retailers or banks but supported issuing the RFP to gauge interest. He said residents would eventually adapt to multi-level parking, which is needed for the project.

Commissioner Long stated there was no urgency to move forward, noting the property had been vacant for years and that many residents preferred to complete the Set Transformation Plan first. He supported multi-level parking but said the market conditions remained uncertain and suggested consulting commercial real estate experts before proceeding.

Chair Burns agreed, emphasizing the need for multi-level parking and supporting waiting until the plan’s completion.

Ms. Tibbs continued with the presentation and the Board discussed whether the RFP should require use of the entire block or allow flexibility. It was noted that surface parking would likely need the full block, while multi-level parking could leave extra space. Commissioner Carney recommended requiring full-block use to avoid leftover parcels. Staff clarified parcels 40, 41, and 49 were privately owned and that prior proposals included small-scale housing. The Board agreed to leave the option open for developers to propose full or partial site use for greater flexibility.

Ms. Tibbs reviewed the development design standards, noting the RFP currently limited buildings to three stories with active frontages, wide sidewalks, and rear parking. She asked whether to retain the three-story cap since the code allowed four. The Board agreed flexibility was needed, with several members supporting a stepped-back fourth story to accommodate parking and additional square footage without overwhelming the streetscape.

Ms. Jadusingh added the Set Transformation Plan recommended reducing heights from four to three stories along Atlantic Avenue but clarified that a step-down design could balance community concerns while aligning with city guidelines. The Board concurred the RFP should emphasize flexibility and design sensitivity rather than a strict height limit.

Assistance and Land Value Investment programs, as well as the option for public-private partnerships were discussed. She noted proposers could also suggest alternative incentives for consideration.

Ms. Jadusingh explained the Land Value Investment Program functioned as a lease-to-own option, similar to prior CRA projects. She asked whether the Board preferred long-term leasing, outright sale, or leaving both open. The Board agreed the grocery site would likely

require significant incentives, possibly including a land lease and CRA financial participation, while other parcels could be treated differently.

The RFP evaluation criteria were then summarized. The Board suggested refining vague language such as “enhance the set community’s identity” to ensure clear, measurable criteria. Staff will update the draft, coordinate legal review, and return with a finalized RFP and consultant input next month.

10. Other Business

A. Comments by Executive Director

Ms. Jadusingh thanked the A-G.U.I.D.E. partners for their long-standing collaboration and announced a small appreciation gathering on October 10 at 11 a.m. She noted the Delray Beach Community Land Trust presented the CRA with a plaque recognizing 20 years of partnership and commended its continued growth. She reminded the Board of upcoming events, including National Night Out on October 8th and the West Atlantic/Set Transformation Plan Amendment meeting on October 9th, describing strong community participation and engagement. She encouraged attendance at the Florida Redevelopment Association Conference, scheduled for October 14th–17th, and announced an October 7th workshop for Northwest 800 Block RFQ presentations. She concluded by noting a potential schedule adjustment for the November Board meeting and adding a possible December meeting to finalize the Set Transformation Plan Amendment.

B. Comments by Board Attorney

There were none.

C. Comments by Commissioners

Deputy Vice Chair Casale thanked staff for their continued hard work and attention to environmentally friendly products. She expressed appreciation to legal counsel for the suggestion to stagger the RAC Committee.

Chair Burns thanked staff and the Board for their dedication and noted the City received a plaque from the Community Land Trust recognizing 20 years of partnership and support.

11. Adjournment

There being no further discussion, the meeting was adjourned at 6:27 p.m.



Renee Jadusingh, Executive Director



Angela Burns, Chair