



CRA Board Regular Meeting Minutes
Thursday, May 29, 2025 – 4:00 p.m.
City Hall Commission Chambers
Delray Beach, FL 33444

STAFF PRESENT:

Renee Jadusingh, Esq.
Gina Clayton

Christine Tibbs
Tracy Waterlander

Sean Swartz, Esq.

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 Markert, Deputy Vice-Chair Casale, Commissioner Carney, and Commissioner Long.

3. Approval of Agenda

There was consent from the Board to move Item 7D. to New Business as Item 9AA.

The Board then discussed pulling Item 7H. and Item 7I. to discuss during the July Board Meeting.

Commissioner Carney stated that there should be a broader discussion about whether pursuing new property acquisitions is the best use of CRA funds, especially given that the city already owns undeveloped properties. He questioned if continuing with the proposed items is appropriate at this time.

Commissioner Long supported moving forward with analysis of the two initial properties, noting delaying for additional proposals could stall progress. He shared the North Federal property owner prefers workforce housing over low-income housing, which Long agreed is more suitable for the location. He remained open to evaluating the other two properties in July.

Chair Burns expressed support for moving forward with property analysis and emphasized the importance of pursuing affordable housing. She questioned prioritizing a site if the property owner opposes affordable units and reaffirmed the CRA's responsibility to act while it still exists.

Vice-Chair Markert stated there may not be sufficient funding to purchase the properties and cautioned against continuing the discussion without confirming available resources.

Chair Burns emphasized the importance of exploring all options beyond city funding, noting that research could uncover alternative funding opportunities. She supported analyzing all properties together to ensure the board has complete information to make informed decisions.

Deputy Vice-Chair Casale expressed strong opposition to the CRA purchasing additional property, stating the agency lacks funding and already owns undeveloped parcels on West Atlantic Avenue. She criticized a previous proposal to purchase a Pineapple Grove property for \$21 million, noting it had been listed for years at \$15 million. Deputy Vice-Chair Casale recounted bringing a more reasonable \$16 million alternative to the April 30th meeting and emphasized her role in preventing what she viewed as an irresponsible deal. She also condemned a series of misleading texts sent to residents, which she believed were politically motivated, and reaffirmed her commitment to protecting taxpayer dollars.

Commissioner Carney denied supporting any property purchases without a clear development plan and stressed the CRA's role in stimulating surrounding investment. He explained the original reason to incur debt—to protect the CRA from potential legislation—was no longer valid. With up to \$160 million in infrastructure debt expected across the Northwest and Southwest neighborhoods, he argued the CRA cannot afford to pursue additional property. Commissioner Carney urged the board to stop considering new purchases and instead focus on completing long-delayed redevelopment along West Atlantic Avenue.

Commissioner Long stated the Tallahassee legislation which previously prompted urgency is still a threat and likely to return next session. He emphasized the broader issue of affordable housing in Florida and Palm Beach County and supported conducting an analysis of the properties under discussion, including the ones introduced by Deputy Vice-Chair Casale and the artist alley site. He urged the board not to abandon the opportunity prematurely, noting that outside funding sources could be available, and analysis now would allow time for informed decisions before future legislative constraints arise.

Deputy Vice-Chair Casale reiterated that from the start she did not support the property purchases. She stated she used a comparable property in the April meeting to highlight the absurdity of the proposal and maintained that the CRA does not have the funds and should not proceed with any purchases.

Chair Burns confirmed there would not be a majority vote to move forward with the analysis.

Commissioner Long stated shame on the board for not moving forward or even considering an affordable housing project for the county.

Ms. Jadusingh confirmed Agenda Item 7H. and Item 7I. would be removed from the agenda.

Motion by Deputy Vice-Chair Casale seconded by Commissioner Carney, to approve the Agenda, as amended. In a roll call vote, **motion** passed (5-0).

4. May PowerPoint Presentation (Included for information only)

A. MAY 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

Marjorie Waldo, Executive Director of Arts Garage, referenced a Sun Sentinel article highlighting Florida's mental health crisis and a New York Times piece on how the arts support wellness. She emphasized research showing that art activities reduce stress and anxiety, particularly for youth and seniors. Ms. Waldo shared how Arts Garage contributes through programs like volunteer opportunities for seniors, free student performances, homebound senior outreach, open mics, and fully funded summer camps, affirming the organization's commitment to accessible, healing arts experiences.

Jim Knight, Owner of the Knight Group at 85 S.E. 4th Avenue, urged the board to acknowledge the urgent need for workforce and affordable housing, noting that Palm Beach County voters passed a \$200 million bond to support it. He referenced nearby communities moving forward with residential projects and emphasized that Delray Beach, as the fourth-largest city in the county, should not ignore this issue. Mr. Knight clarified neither he nor anyone tied to his company had any involvement in the recent property text message blast sent to residents, and stated he simply wanted to highlight the real housing needs many residents face.

Carter Van Voris, 265 NE 5th Avenue, thanked staff for the CRA Public Outreach workshop yesterday regarding the West Atlantic Master Plan and suggested future drafts highlight section changes. She questioned the use of "implementation," noting a lack of clear execution plans. She raised concerns about Item 9A, stating the JLL proposal goes beyond marketing and may outsource core CRA duties, creating potential conflicts. For Item 9B, she called the draft RFP premature, citing outdated studies and an unfinished master plan.

Joyce Mooney, 516 NE 8th Avenue, expressed support for reasonably sized low-income or workforce housing on North Federal Highway. She urged the CRA to consider acquiring and holding land for future housing needs rather than allowing more commercial development like cafes or gas stations.

Chuck Ridley, 210 NW 2nd Avenue, expressed confusion and concern over the idea that affordable housing is not being considered. He urged commissioners to explain how, given the urgent need, such a critical issue could be off the table.

Michael Samuels, 1025 Phillips Road, supported more affordable housing but opposed the proposed extremely low-income model, warning it would reverse progress on North Federal Highway. He favored workforce housing for teachers and first responders, not residents earning \$22,000 a year. He noted the site near the Babcock building is next to approved luxury townhomes that would generate tax revenue, and said placing low-income housing there would hurt revitalization efforts.

Commissioner Long explained the board only planned to analyze two properties—not purchase them—and housing type was not yet decided. He supported a mix including some low-income units downtown but not on North Federal. He believed Commissioner Casale raised the North Federal site to stop the process altogether.

Deputy Vice-Chair Casale stated support for housing at any needed level and clarified that suggesting \$9 million for the former Plumosa property did not reflect a change in position. She opposed spending \$21 million after only two weeks of consideration.

Ann Stacey Wright, 225 SW 7th Avenue, responded to comments about low-income housing by stating she identifies as low-income and is proud of where she lives. She emphasized that people in her situation work hard, contribute to the community, and deserve respect. She urged others not to make assumptions, noting that people at all income levels, including billionaires, can be problematic.

William Weekly, 29 East View Avenue, submitted a voicemail comment objecting to any low-income housing project on Federal Highway, citing concerns about negative impacts on property values.

Chair Burns closed public comments.

7. Consent Agenda

- A. REGULAR BOARD MEETING MINUTES**
- B. CRA FINANCIAL REPORT – APRIL 2025**
- C. AWARD INVITATION TO BID CRA NO. 2025-02 FOR THE CONSTRUCTION OF EXTERIOR IMPROVEMENTS FOR THE CRA-OWNED COMMERCIAL BUILDING LOCATED AT 102 NW 5TH AVENUE TO PERSONS SERVICES CORP., IN AN AMOUNT NOT TO EXCEED \$327,099**
- D. APPROVE AN AGREEMENT FOR PROFESSIONAL COMMERCIAL PROPERTY REAL ESTATE MARKETING SERVICES WITH JONES LANG LASALLE AMERICAS, INC. ON A CONTINUING CONTRACT BASIS**

- E. LEGAL SERVICES AGREEMENT APPROVAL OF FIFTH AMENDMENT TO THE LANDSCAPE MAINTENANCE SERVICES AGREEMENT WITH SOD UNLIMITED, INC.
- F. APPROVE A FIRST AMENDMENT TO THE AGREEMENT WITH CHRISTOPHER JOHNSON ARCHITECTURE, LLC FOR ARCHITECTURAL SERVICES FOR 182 NW 5th AVENUE
- G. THIRD AMENDMENT TO THE INTERLOCAL AGREEMENT WITH TREASURE COAST REGIONAL PLANNING COUNCIL FOR THE DELRAY BEACH CRA REDEVELOPMENT PLAN AMENDMENT
- H. APPROVE WORK ASSIGNMENT FOR ARCHITECTURAL SERVICES WITH TAMARA PEACOCK COMPANY ARCHITECTS OF FLORIDA, INC. dba PEACOCK ARCHITECTS FOR A DUE DILIGENCE STUDY FOR THE PROPERTIES LOCATED AT 2400 and 2410 NORTH FEDERAL HIGHWAY IN AN AMOUNT NOT TO EXCEED \$7,550
- I. APPROVE WORK ASSIGNMENT FOR ARCHITECTURAL SERVICES WITH TAMARA PEACOCK COMPANY ARCHITECTS OF FLORIDA, INC. DBA PEACOCK ARCHITECTS FOR A DUE DILIGENCE STUDY FOR THE PROPERTIES LOCATED AT 330, 350, AND 358 NE 4TH STREET IN AN AMOUNT NOT TO EXCEED \$7,550
- J. APPROVE FIRST AMENDMENT TO THE PURCHASE AND SALE AGREEMENT WITH BETTY J. MOORE AND KENNETH MACK NEAL THOMAS FOR THE PURCHASE OF THE PROPERTY LOCATED AT 235 SE 2nd AVENUE TO EXTEND THE CLOSING DATE

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

8. Old Business

A. DELRAY BEACH COMMUNITY REDEVELOPMENT AGENCY - REDEVELOPMENT ADVISORY COMMITTEE APPLICATIONS FOR 2025-2026 AND NEW ASSIGNMENTS

Ms. Jadusingh stated the item was to authorize a 60-day notice of intent for applications to continue the Redevelopment Advisory Committee for another year. The notice would go out June 5th, with meetings tentatively resuming in November and extending into 2026. She noted future discussion topics would need to be identified, referencing last year's focus on the West Atlantic corridor and conceptual site plans for the 600-300 blocks. No decisions on assignments were needed during this meeting.

Motion by Deputy Vice-Chair Casale, seconded Commissioner Carney, to approve the item. In a roll call vote, **motion** passed (5-0).

B. NOTICE OF INTENT TO LEASE TWO (2) TENANT BAYS AT 102 NW 5th AVENUE - SUITE 108 AND 110

Ms. Jadusingh stated a request was made at the last meeting to revisit plans for 102 Northwest Fifth Avenue, a former deli market with food service and retail space. The prior direction was to pursue a shared commercial kitchen and issue a request for a kitchen operator to build it out. She brought the item back for discussion to determine if the Board wanted to reconsider the plan.

Chair Burns stated the request to revisit the plan came from her and asked for consensus from colleagues to move forward with a commercial kitchen instead of a shared kitchen at the site.

Deputy Vice-Chair Casale asked if the space had two units; Ms. Jadusingh said it was one space with two doors but too small to split. Casale supported the shared kitchen model to help locals start catering businesses. Ms. Jadusingh noted the space was already outfitted for a restaurant, which may be easier to implement. Deputy Vice-Chair Casale suggested shared kitchen needs could be directed to Old School Square instead.

Motion by Deputy Vice-Chair Casale, seconded Commissioner Carney, to approve the item. In a roll call vote, **motion** passed (5-0).

9. New Business

AA. APPROVE AN AGREEMENT FOR PROFESSIONAL COMMERCIAL PROPERTY REAL ESTATE MARKETING SERVICES WITH JONES LANG LASALLE AMERICAS, INC. ON A CONTINUING CONTRACT BASIS

Ms. Jadusingh explained that the CRA issued a request for qualifications for a commercial real estate agent to help with tenant outreach. Two firms responded. The selected firm offered hourly services, which allows flexibility to choose specific tasks as needed. The other firm proposed a monthly retainer, which was less cost-effective. Services may include outreach to grocers, pharmacies, and banks. The contract is being reviewed with minor revisions, and staff requested Board approval in substantial form so legal review can proceed without delay.

Motion by Deputy Vice-Chair Carney, seconded Commissioner Carney to approve the item. In a roll call vote, **motion** passed (5-0).

A. DELRAY BEACH COMMUNITY REDEVELOPMENT AGENCY FISCAL YEAR 2025-2026 DRAFT BUDGET OVERVIEW

Ms. Jadusingh gave an overview of the CRA's budget planning process and priorities, including affordable housing, infrastructure, and economic development. She emphasized affordable housing remains a focus, with ongoing projects like townhomes with ADUs and live local units on Congress Avenue. Updates included infrastructure work in the Northwest neighborhood, the modular commercial project on NW 800 block, and the Pompey Park renovation. She recommended listing West Atlantic blocks with CRA-owned property as individual projects in the budget. Discussion items included ending CRA funding for the A.-G.U.I.D.E. program, reevaluating support for the Delray Beach Open, and transferring a park and parking lot to the city for maintenance.

Deputy Vice-Chair Casale stated that A-G.U.I.D.E. should officially move to the city, as previously discussed. Casale also supported shifting funding for the tennis event and transferring the parking lot. Casale referenced a discussion about the grocer ground lease, noting it could generate income while the property reverts to the city in the long term. Casale suggested waiting to discuss structuring for the 600 block.

Vice-Chair Markert agreed with the proposed transitions.

Commissioner Long also expressed support, noting increased compliance risks but affirming the transitions were appropriate.

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

Ms. Jadusingh explained the RFP was based on a 2015-2016 version focused on a supermarket and public parking. It was updated into a new format to reflect current goals. She noted the item was for discussion only and intended to keep the supermarket development on the 600 block a priority. She emphasized the importance of positioning it attractively, even if it means removing adjacent parcels, since the 700 and 800 blocks lack full CRA ownership.

Commissioner Carney stated the sooner the properties are moved forward, the better, referencing past votes dating back to 2004.

Commissioner Long agreed, expressing support for advancing the grocery store project and interest in seeing what proposals come back.

Deputy Vice-Chair Casale encouraged creative approaches like land swaps to fill remaining property gaps, suggesting future willingness among current owners to relocate once development progresses.

10. Other Business

A. Comments by Executive Director

Ms. Jadusingh congratulated HNM Architecture on their preservation award from the Historic Preservation Board and noted in 2014 they received a CRA Paint-Up and Signage grant. She

also recognized the Delray Beach Housing Authority for winning the Housing Leadership Council's '2025 Housing Heroes Award for Non-Profit Developer of the Year', for the Island Cove project which the CRA provided \$1 million as local government contribution. She reminded the board about the upcoming 'Rock the Block' event on Saturday, May 31st near Pompey Park, and the June 5th CRA Social at the Arts Warehouse which will focus on the West Atlantic Master Plan. Ms. Jadusingh also announced that the second floor workspace of the Edmonds Baine Building on NW 5th Avenue will now be open on weekdays with a staff member on site.

B. Comments by Board Attorney

None.

C. Comments by Commissioners

Commissioner Carney stated that after being involved with the CRA for nearly half its existence, it is clear that housing remains an essential mission. However, after reviewing everything, Commissioner Carney emphasized the urgent need to focus on completing the West Atlantic corridor, especially given the financial demands of infrastructure work, which aligns with the CRA's core purpose of removing slum and blight.

Commissioner Long expressed disappointment in the decision not to move forward with analyzing options for the property purchase. While acknowledging colleagues' concerns, he felt it was a mistake to halt the process entirely. Commissioner Long noted that the West Atlantic focus was unrelated, as those properties are already owned, and did not understand the rationale behind the decision but chose not to revisit the debate further.

Deputy Vice-Chair Casale said the board should first review the budget and bond capacity before moving forward. She expressed confidence in CRA staff and noted the agency has achieved more than many others statewide. She emphasized the need for deeper housing affordability, stating that the 80–120% AMI range does not reflect the city's true needs. Deputy Vice-Chair Casale supported revisiting property acquisition after the budget process is complete.

Chair Burns supported housing below 80% AMI, noting her daughter, a long-time teacher, earns less than \$90,000. She shared takeaways from a recent affordable housing conference, where Delray Beach was recognized as a leader. Burns highlighted the alarming rise in senior homelessness, especially in Florida, due to climate impacts and rising costs, and stressed the importance of continued action.

11. Adjournment

There being no further discussion, the meeting was adjourned at 5:22 p.m.

Renee Jadusingh, Executive Director

Angela Burns, Chair