

Jadusingh, Renee

From: Maxwell Zengage <mzengage@gmail.com>
Sent: Friday, September 19, 2025 4:57 PM
To: Jadusingh, Renee
Cc: Tibbs, Christine; Johnson, Lori; Behrman, Allison; Oris, Jeff; billybake; Robert Cantwell; Stephen Greene; John Butler; Michael Weiner; Chris Nicotra
Subject: Re: CRA Greenmarket in CRA Parking Lot - Map
Attachments: Docs Property Donation to 418 Greenmarket - Signed.pdf; Page 2 CRA Greenmarket Relocation Parking Lot SITE MAP.jpg; Page 1 CRA Greenmarket Relocation Parking Lot SITE MAP.jpg

Hello Renee,

Thank you for preparing for this request to your Board. **How much time are we as the applicant allotted to present for this item**, separate from public comments? We will present a powerpoint.

This measurement delay of a few weeks is unnecessary due to the labeled County Property Appraiser Measurement Map already provided to you, which you can also do yourself in a matter of minutes. Simple math labeled on the site plan shows your additional extra space FAR EXCEEDS current space. By more than 10,000 sqft. This is not rocket science.

If greenmarket has 50 vendors currently (as stated on your website), they will more than sufficiently fit here because with the physical count of parking spaces, and allocating 2 spaces per vendor, a minimum 78 vendor tents can fit while meeting standard SETAC public policies. A 64% increase in vendor tent space.

Please find attached the signed copy of property donation from Steven Michael.

Bob reminded me to share with you, in addition to us covering \$2,000 in direct fees, we will also be happy to feature the CRA as an in kind extra \$2,000 level event sponsor. This is truly a community effort to benefit CRA district tax paying businesses, your constituents.

Additional Dates:

CRA Board Decision: Sept 30

SETAC submittal: Oct 9

SETAC review: Oct 16 (also DBC's re-review)

DSMG review: Oct 23 = GM relocation permit approved

CRA Board: Oct 28

On Fri, Sep 19, 2025 at 3:20 PM Jadusingh, Renee <jadusinghr@mydelraybeach.com> wrote:

Hi Max,

Thank you for the follow up email and diligence. We can explore this further over the next few weeks, however, we will not be able to full measure the location until the beginning of October. We are preparing the agenda item for our September 30th CRA Board Meeting and will include the email below in additional to the cancellation request.

Sincerely,

Renée

Renée A. Jadusingh, Esq., FRA-RA

Executive Director

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From: Maxwell Zengage <mzengage@gmail.com>

Sent: Wednesday, September 10, 2025 12:00 PM

To: Jadusingh, Renee <jadusinghr@mydelraybeach.com>; Tibbs, Christine <tibbsc@mydelraybeach.com>; Johnson, Lori <johnsonlori@mydelraybeach.com>; Behrman, Allison <BehrmanA@mydelraybeach.com>; Oris, Jeff <OrisJ@mydelraybeach.com>

Cc: billybake <billybake@msn.com>; Robert Cantwell <recantwell@mac.com>; Stephen Greene <stephenbgreene@gmail.com>; John Butler <butlerdoesit@gmail.com>; Michael Weiner <mweiner@ssclawfirm.com>

Subject: Re: CRA Greenmarket in CRA Parking Lot - Map

 CRA Greenmarket Parking Lot Site Plan WITH Doc's.pdf

Hello Renee,

We remain open to further discussion with you as well. By way of this email we believe we have resolved your outstanding public event needs: with private property, private fees, and private assistance.

We apologize for this miscalculation not being fully correct regarding sqft. We have already more than made up for it by securing the large private property for you. Please find attached property owner letter from Docs & Dunkin Donuts providing a minimum of 16,000 sqft & maximum 28,000 sqft in addition to the 63,500 sqft of public parking lots (excluding CRA building). **This also provides prominent corner high traffic Atlantic Ave AND Swinton Ave visibility** and prioritizes pedestrian access being easily visible and accessible by sidewalks and crosswalks. This is the very best relocation alternative!

OSS GM SQFT: 66,000

New Opposite Corner SQFT: 79,000-91,000

New Relocation Extra SQFT: 13,000-25,000

Doc's & Private Parking Lot SQFT: 16,000-28,000

Additionally, our 17th reason is the Greenmarket was held across Swinton in parking lots for ~20 years. This is the very best alternative to a 1 day cancellation and a win-win-win, for you, our event's

international prominence and charity donations, and our shared community, your CRA District taxpaying businesses. We are happy to help you plan it and meet with SETAC team members with you to see if we can bring in any more private assistance for you.

In a show of good faith, our Board has agreed to offer to reasonably relieve financial burden above CRA's existing cost at OSS that this relocation may cause besides securing Doc's at an in-kind event sponsorship cost to us, we would also like to offer to pay city event fees directly so the CRA's relocation cost truly remains zero. We will also design, order, and pay for banners on our fence promoting Greenmarket across the street. In addition, we will assign volunteers to stand near Atlantic Ave & Swinton and direct people to the Greenmarket. We are also offering our private event planning services for free.

Furthermore, based on the CRA's 2024 annual report, it appears the production cost of a single day's greenmarket is around \$4000/ \$198,000 annually. Our 2026 weekend event cost is \$250,000 (with 50 local businesses sponsoring so it's clear they believe in the economic impact of our event). We understand this extra \$2000 for relocation is not budgeted for by the CRA and therefore we are willing to cover it. What more can we do? (We are also willing to cover the CRA's lost vendor fee revenue of up to \$2,000 if the CRA decides to cancel this single day, the week after you already cancel Delray Affair for free.)

Our estimate of relocation city fees that we are willing to cover: maximum \$2,100

\$150 - SETAC application fee

\$0 - Parking

\$50-250 - Vehicle Barricades/Installation for Parking Lot Egress Points

\$781-1600 - Police Road Closure of Alleyway connecting Swinton to 1st Ave

\$0 - Fire Inspector on shift

\$0-100 - We'll even pay for additional city trash boxes & city staff pickup/removal up to \$100 if that helps. (City charges \$5 each so this would be 20 boxes).

Attached is a revised site plan incorporating Doc's. There is even more than enough room for some vendors to park their cars/vans next to their tents, reducing some setup/cleanup logistics.

Please address individually why our reasons for why relocation does work, are not suitable for this 1 day Greenmarket.

Please demonstrate the unsuitable argument is factual so we may address your concerns. We believe all facts listed demonstrate why it is suitable. (See attached Comparison Chart).

Please remember the Greenmarket was held for many years (about 2 decades) at Tennis Center & parking lots. Est. 1996 and only fully moved to OSS in 2018 with occasional relocations back to Tennis Center parking lot. See newspaper articles from 2009-2016 at Tennis Center. This is not reinventing the wheel nor asking you for anything not realistic. To benefit your constituent businesses.

Please let us know if you will submit a SETAC application on 9/11 to be reviewed on the next scheduled SETAC 9/18, prior to 9/30 CRA Board meeting. Or by Sept 24 to be reviewed at SETAC 10/1.

As stated at both SETAC 8/7 and the CRA Board meeting, the CRA team and Board of Commissioners have the ability to change their own event application, submit a new application, or cancel. We are trying to work together to help you not cancel even though you stated it would be easier to.

Please keep in mind this is all to **BENEFIT CRA District property tax paying businesses** with increased visitor traffic and economic development, your constituents.

Thank you to all for your further consideration.

The Delray Concourses Foundation Board

P.S.

Why we cannot share Saturday for lawn space: we propose 16 commercial grade structure high peak festival tents from Grimes Rental that requires almost a full day of setup on Thursday and Friday half day...before \$250 million in 60 historic museum-owned automobiles can safely load into this front/west lawn space, automobiles we have had to turn away in the past due to lack of space. Each car (many coming from out of state) comes with a transporter truck and teams of people (managers & mechanics), which cannot be done in a couple hours Saturday evening after the greenmarket finishes cleanup at 4PM...after Grimes. This requires car staging to be accomplished Friday afternoon and Saturday all day. Thursday/Friday is dedicated for \$40,000 worth of Grimes Tents and heavy equipment as well as perimeter fence installation, which cannot occur simultaneously for the safety and liability of these multi-million dollar vehicles. This is a carefully curated categorized display (think an actual museum outside), not a cheap car show in a parking lot in parking spots. We rejected 400 car applications last year for this international cultural event. The responsibility our team has to ensure each vehicle is safely staged on the showfield is immense (many owned by national museums and the values ranging from \$1M-\$80M...some purchased for more than a downtown city block). We hope you can see the big picture and recognize this.

On Thu, Sep 4, 2025 at 11:59 AM Jadusingh, Renee <jadusinghr@mydelraybeach.com> wrote:

Good afternoon Max,

Thank you for your email. Unfortunately, we have explored this option as well and it is not suitable for the GreenMarket. Also, the map includes the square footage for the CRA office buildings which would not be able to accommodate tents as 2 buildings and a small courtyard are located there. We remain open to further discussion with you and your Board Members about potential solutions as the proposed layout for the Concours encompasses both of the approved location options for the GreenMarket. I look forward to speaking with you again about this soon.

Sincerely,

Renée

Renée A. Jadusingh, Esq., FRA-RA

Executive Director

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From: Maxwell Zengage <mzengage@gmail.com>

Sent: Tuesday, September 2, 2025 12:58 AM

To: Jadusingh, Renee <jadusinghr@mydelraybeach.com>; Craney, Stephanie <craney@mydelraybeach.com>; Behrman, Allison <BehrmanA@mydelraybeach.com>; Johnson, Lori <johnsonlori@mydelraybeach.com>; Schoeferle, Hannes <Schoeferle@mydelraybeach.com>; Josemond, Joe <josemondj@mydelraybeach.com>

Cc: billybake <billybake@msn.com>; Robert Cantwell <recantwell@mac.com>; Stephen Greene <stephengreene@gmail.com>; John Butler <butlerdoesit@gmail.com>

Subject: CRA Greenmarket in CRA Parking Lot - Map

Hi Renee, Lori, Allie, Stephanie, and Hannes,

In the spirit of remaining open to the CRA relocating the April 18th greenmarket across Swinton instead of the Board of Commissioners voting on its cancellation on Sept 30th, we have created this site plan proactively to ask Fire & PD if they see anything missing from this straightforward parking lot map.

If the CRA can agree by next Friday 9/12 to relocate, without any CRA, City, waste management, or additional cost or hindrance to our charitable event, of the April 18th greenmarket to across (West of) Swinton Avenue, then we will retract our cancellation request from the 9/30 agenda.

Please take a look at the attached/linked site plan files we made which shows a very realistic activation of your own office parking lot. Please explain why this relocation does not work for a single day. My Board would think you would agree this is better and totally doable rather than a full cancellation. **We've listed 16 reasons why it does work.**

We are happy to meet with Fire and CRA together to help you redesign across Swinton but this doesn't seem difficult at all vs cancelling and we know you are capable without our help. We would ask that this meeting be scheduled next week as the CRA vote for cancellation occurs on Sept 30th and I think we can all agree we would ideally like to work together to resolve this sooner and move forward, together.

(Stephanie, Hannes, and Allie, would you be so kind as to please explain if any points are not fully correct and what would make this work. If all can agree, we would ask the city to expedite a SETAC review for CRA before Sept 30th to avoid holding up DBC's permit process. Thank you.)


1. Every city permits events in parking lots. Delray does too.
2. Unmetered parking spaces in these 3 lots means no lost parking revenue to city. City closed Saturday so lot available. No added cost for this relocation location.
3. CRA Greenmarket hosted AT CRA office makes sense. Also maintains public visibility from Swinton and proximity to Atlantic Ave, albeit slightly less but for 1 day better than cancellation. Greenmarket marketing can boost this. Attendees have same walking distance as Front Lawn from public parking.
4. CRA website says 50 vendors (mixture of 10x10' and 10x20' tents). This fits in the total 89 parking spaces and allocating 2 spaces per 1 vendor. (1 space = 8 ft wide). Plenty of frontal room for

customers. PLUS CRA office grass fits 6 tents. That equals 50. Those fronting Swinton will visually help attract attendees.


5. CRA/city parking lot is actually MORE sqft area than OSS by 7,000 sqft. See attached county measurement.
6. CRA of course has discretion to subtract 1 or 2 vendors from a single day to make it work if needed. For \$35+/- non-property tax paying vendors.
7. We know staff takes pride in this event, but \$35+/- non-Delray property tax paying vendors many from outside Delray can live on asphalt for 1 day instead of grass to enable the Concours hosting a small country's GDP to generate greater economic impact to CRA District tax paying businesses.
8. Concours community excitement and visitor attraction will increase greenmarket visitors directly across the street. CRA can hang banners on Concours OSS fence promoting Greenmarket across the street with arrow.
9. Fire emergency access maintained with minimum required 15 ft drive lanes through event footprint. This map shows vendor tents in parking spaces and grass, leaving full 2-way drive lanes open for pedestrians. Sidewalks all around and between remain open too. This is plenty safe for people to move around safely.
10. CRA has 8 months to plan/prepare/adjust vendor category sections.
11. Vendor trailers and trucks have free parking across the street at big city hall parking lots. Because city is closed Saturday, any oversized vans can park sideways in multiple spaces to fit safely without any problems. There is so much parking at city hall.
12. Adjacent trailer parking may even be a CONVENIENCE to most of your vendors to just carry their bins right across the street. (The same distance they have to transport this stuff from Cornell Lawn to their cars anyway because vans & trailers are not permitted on OSS lawn.)
13. Plenty of room on city property for the CRA trailer.
14. It would be ridiculous for someone to complain about carrying trash bags on a golf cart or pickup truck across the street to OSS dumpster. (Same total distance for GM golf cart to carry on OSS lawn...two hundred feet more...only 200 feet more. That's it.). See county measurement tool on map. We would not block access to your dumpster by your staff (but no greenmarket vendors or their vehicles are permitted in our event footprint for safety of our expensive participants).
15. CRA's only real cost will be 8 barricades for 4 egress points from Public Works Dept. A summer 2025 city invoice from Allie shows very cheap cost (\$4.81 each) for city barricades. I do not think police cars are needed for this specific parking lot closure due to no road closure...parking lot egress points not having straight roads leading directly into, there is not the same acceleration launch distance as most other road closure events.
16. Former CRA Director of 14 years signed a letter supporting it can be relocated from OSS. It has been relocated several times in recent years to Tennis Center etc. This is not reinventing the wheel but exploring a realistic alternative.

Thank you all for confirming if this relocation will work.

<u>Resources</u>	
CITY	Barricade Type II/ Day
CITY	Barricade Type III/ Day
CITY	French Barricade Cost/ Day
CITY	Arrow Board/ Day
CITY	Traffic Cones/ Day
CITY	Road Closed Signs/ Day

 CRA greenmarket parking lot site plan.pdf

 3D view CRA office.png

 Trash route measurement.png

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Max Zengage, MURP, MSRED

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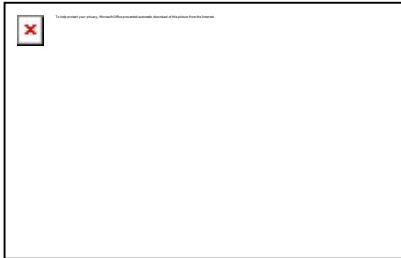
Delray Concours Foundation, Founder

5th Annual [Delray Beach Concours](#) - April 19, 2026

Youngest Appointed City Official in Delray History

Vision 2035 Steering Committee, City of Delray Beach

Board Member of Local Nonprofits



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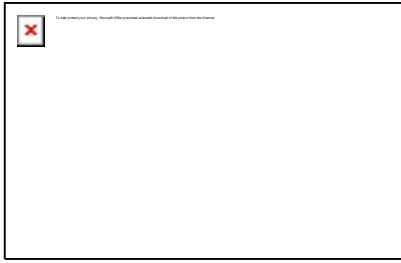
Delray Concours Foundation, Founder

5th Annual [Delray Beach Concours](#) - April 19, 2026

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Board Member of Local Nonprofits



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Delray Concourse Foundation, Founder

5th Annual [Delray Beach Concourse](#) - April 19, 2026

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Vision 2035 Steering Committee, City of Delray Beach

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DOROTHY JACKS

CFA, AAS

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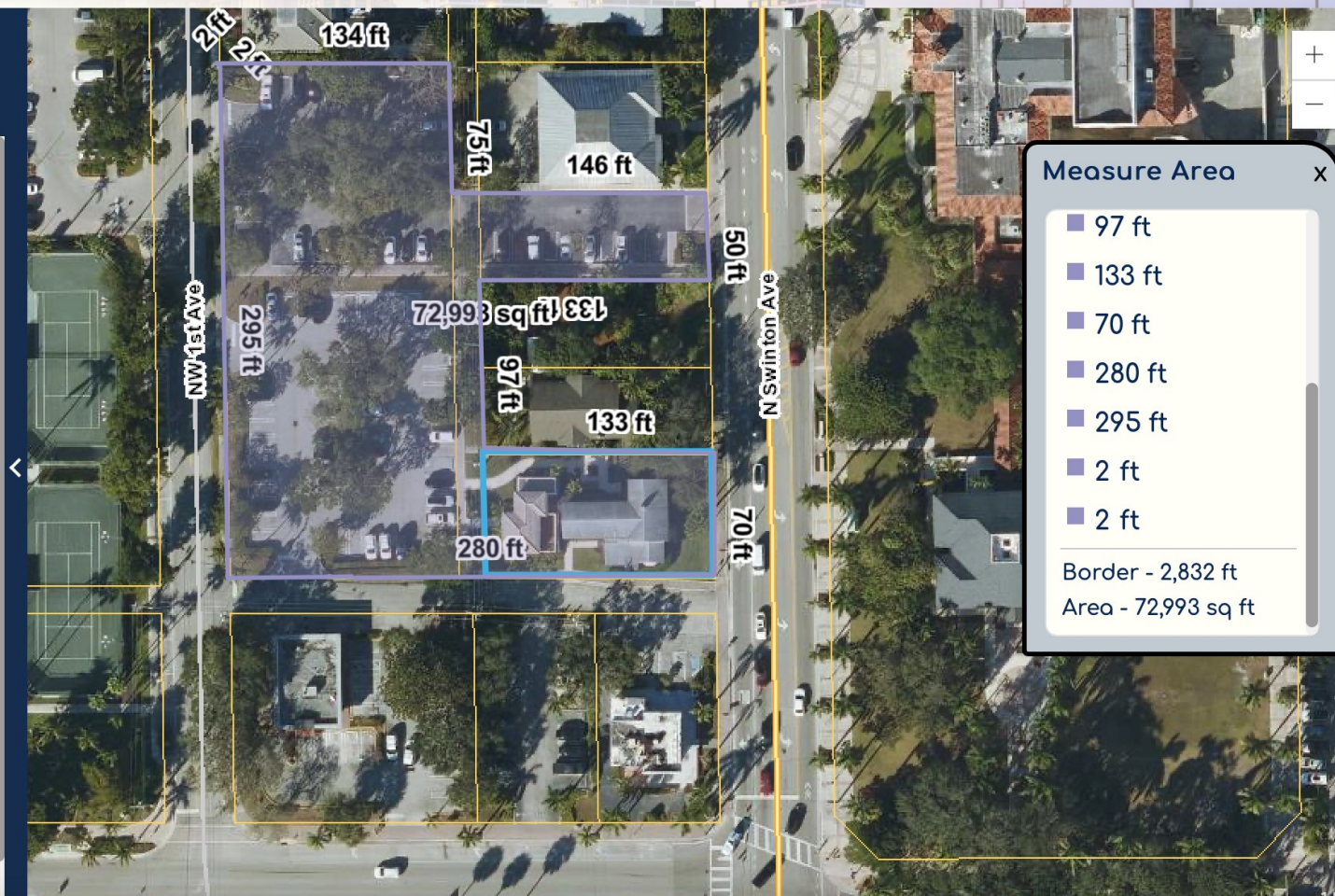
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Buffer Distance 100 ft

Measurement Tool



Start Measurement Tool



Start Measure Area Tool



Measurement Tool Settings



LETTER OF SUPPORT & PERMISSION

*Doc's & Dunkin Donut Property Donation to
April 18, 2026 Greenmarket*

From Steven Michael, MDG BANYAN DELRAY PARTNERS LLC

DONATION TO CRA GREENMARKET

Dear CRA Director and Board of Commissioners,

I support the Front Lawn Expansion of the 5th Annual International Delray Beach Concours d'Elegance, a fully charitable event that drives enormous economic impact to CRA District tax paying businesses. Please accept this letter as my permission for the CRA Greenmarket to use my property located at 10 N Swinton Ave and 37 W Atlantic Ave to relocate from Old School Square with ample vendor space and Atlantic Ave and Swinton Ave frontage for 1 day, April 18, 2026. I understand my donated property square footage is in addition to the approximate 63,000 sq ft of public parking adjacent to the North. Regardless of which other properties host the April 18th greenmarket, my property is available at no cost.

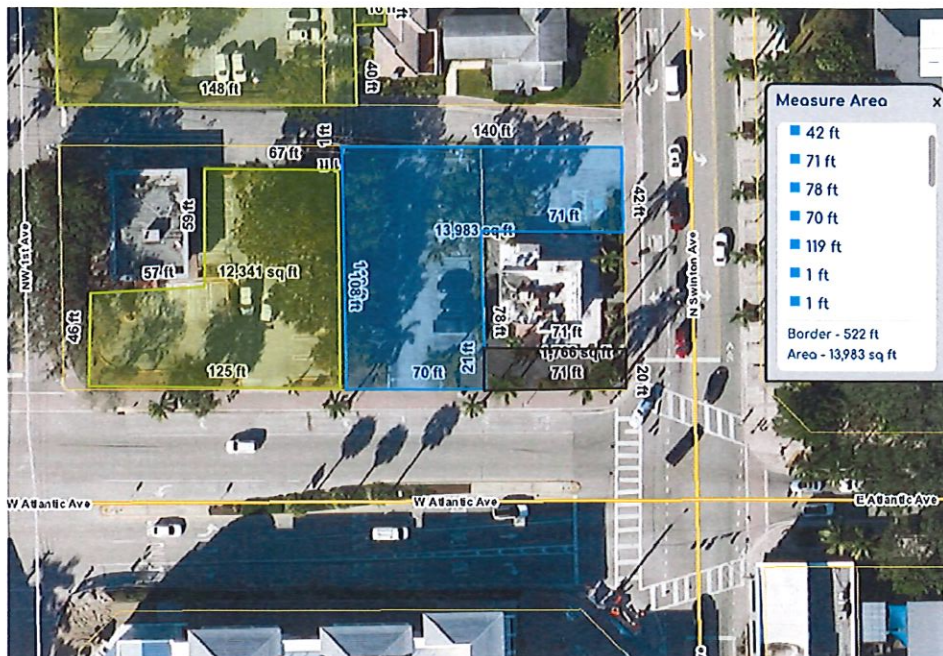
Approximate measurements per county property appraiser map:

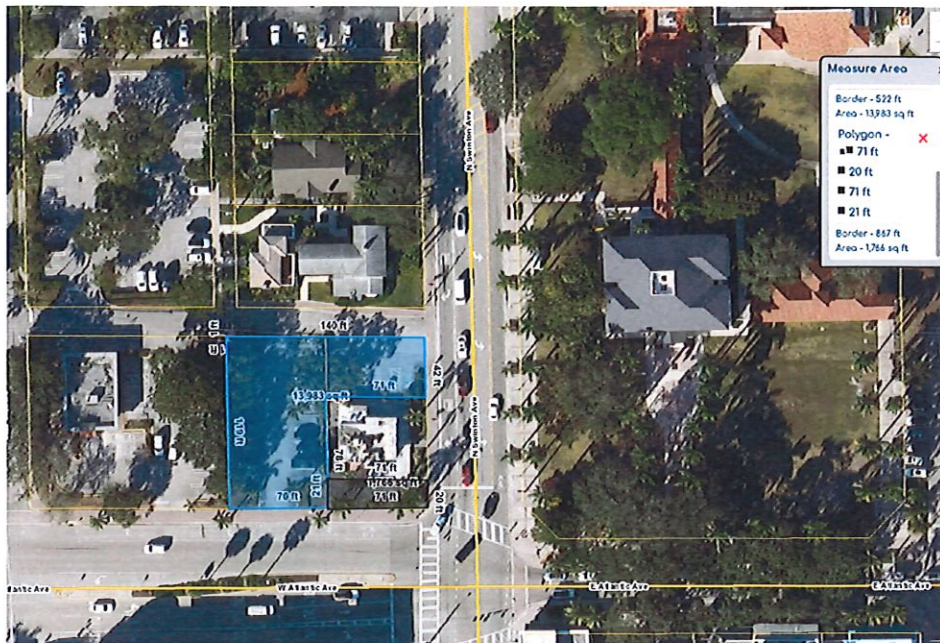
Doc's Parking Lot: 13,983 sq ft

Doc's Patio without awning, suitable for vendor tents: 1,766 sq ft

Dunkin Donut's Parking Lot: 12,341 sq ft

Full exterior outdoor usage of Doc's property and parking lot is guaranteed, while how much of Dunkin Donut's parking lot will be available is uncertain at this time, pending demolition possibly occurring prior to April 18th. If it or a portion of it is available, outdoor usage is committed.





Thank you for your consideration,

Steven Michael

MDG BANYAN DELRAY PARTNERS LLC



Greenmarket April 18, 2026



0 50 100 ft

FIRST ST

ATLANTIC GROVE WAY

NW THIRD AVE

Vendor Trailer Parking
City Hall (Saturday)

NW FIRST AVE

NW FIRST AVE

N SWINTON AVE

CRA to use
golf cart or
pickup truck
to move trash
200 ft to dumpster
at OSS



41 spaces
= 20 tents
Public Parking Lot
(Greenmarket Vendors)

CRA Park Lot
Greenmarket
Vendors
48 Spaces
= 24 tents



Dunkin Donut Private
Parking Lot
Greenmarket
Vendors
22 Spaces + Asphalt
= 32 tents

Doc's
Private Parking & Patio
Greenmarket
Vendors
23 Spaces + Patio
= 34 tents

W ATLANTIC AVE

W ATLANTIC AVE

W ATLANTIC AVE