

City of Delray Beach

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Minutes - Final

Monday, December 1, 2025

3:30 PM

Workshop Meeting at 3:30 PM

Delray Beach City Hall or Watch on YouTube:

<https://www.youtube.com/@cityofdelraybeachflstreams>

City Commission

Mayor Thomas F. Carney, Jr.

Vice Mayor Rob Long

Deputy Vice Mayor Angela Burns

Commissioner Tom Markert

Commissioner Juli Casale

Pursuant to Section 3.12 of the Charter of the City of Delray Beach, the Mayor has instructed me to announce a Workshop Meeting of the City Commission to be held for the following purposes:

WS.2. CONSIDERATIONS REGARDING ECONOMIC DEVELOPMENT PRIORITIES

Sponsors: City Manager Department

Attachments: [Agenda Cover Report](#)

[Economic Development Presentation for 12.01.25 - FINAL](#)

The December 1, 2025 Commission Workshop Meeting was called to order at 3:33 p.m. Alexis Givings, City Clerk, called the roll, and the following were present:

Terrence Moore, City Manager
Lynn Gelin, City Attorney
Alexis Givings, City Clerk

Present: 5 - Commissioner Tom Markert, Mayor Thomas F. Carney Jr., Deputy Vice Mayor Angela Burns, Commissioner Juli Casale and Vice Mayor Rob Long (arrived on the dais at 3:34 p.m.)

Mr. Moore began the meeting by stating that on November 17, 2025, he met with leaders from several organizations, including the Community Redevelopment Agency (CRA), the Greater Delray Beach Chamber of Commerce, the Downtown Development Authority (DDA), and the Palm Beach County Business Development Board. The objective of this meeting was to explore ways to strengthen the City's economic development plan. He also mentioned that the City had engaged GRIP Solutions (Government Resource for Inspection and Planning) to update the City's economic data profile.

Jeff Oris, Assistant City Manager, began by sharing the findings from the economic development data analysis conducted by GRIP since the last update in 2021.

During the presentation, Mr. Moore indicated public comments should be heard before presentations, which aligned with the previously established consensus at an earlier workshop; however, Commission Casale interjected and proposed continuing the presentation to allow the public to make comments based on it.

There was consensus to proceed in this manner.

Mr. Oris continued his presentation by updating the Commission on the study's findings, which included the City's current population, median

household income, wages, and home values, all of which had increased significantly since 2021. He noted that the cost of living in Delray Beach is 17% higher than the national average. He stated that the revised livable wage calculator indicates that the required livable income before taxes to live in Delray Beach is still significantly below the livable wage for most families. He mentioned that some of the City's partners were present and available to answer any questions.

Mr. Oris stated that his office was seeking the Commission's input on how to create a long-term economic development plan. He mentioned that a promising source of funds for the City could be the trade of imported goods, along with other untapped industries. He noted that business relocations and company expansions in Delray Beach are challenging due to insufficient available land. He stated that the City currently holds business assistance grants through the Urban Development Action Grant (UDAG) and maintains an economic development fund for incentives up to \$500,000. He discussed the City's current incentives for businesses and residents, noting the need to review and update them to align with the Commission's desired outcomes.

WS.1. PUBLIC COMMENTS

After the conclusion of the presentation, Mayor Carney opened the floor to anyone who wished to speak on this agenda item.

John Jasper, 33444

Stated that he is a commercial office leasing agent with CBRE, and that he receives numerous calls from C-level executives from out of state wanting to establish their financial headquarters in Delray Beach. He suggested that the City be proactive by advertising to bring these companies to Delray Beach.

Vice Mayor Long suggested including economic development in the City's Vision 2035 plan.

Mr. Moore stated that he would allow the City's partners to engage with the Commission during public comment, rather than simply allowing them to speak for 3 minutes, to help foster a productive dialogue.

Kelly Smallridge, President and CEO of the Palm Beach County Business Development Board, was present to share her expertise in bringing businesses to cities.

She outlined effective strategies that the City should implement to attract companies and their executives to Delray Beach. Ms. Smallridge stated that her company is willing to collaborate with Delray Beach to develop a

business plan and to strategize how to address the City's economic development challenges.

The Commission discussed Ms. Smallridge's proposals, recognized the need to create an economic development plan, and thanked her for her assistance.

Mr. Moore invited other City partners who were present and wished to speak to come forward.

Stephanie Immelman, President and CEO of the Greater Delray Beach Chamber of Commerce, stated that the suggestions raised by Ms. Smallridge were included in the discussion items identified by the Greater Delray Beach Chamber of Commerce, the CRA, and the DDA. She mentioned that before the City's partners can reach out to businesses, they need to establish an updated database, expedited permitting, and address infrastructure needs, particularly for software companies.

Laura Simon, Executive Director of the DDA, expressed her gratitude for organizing the workshop and highlighted that Delray Beach is a unique city that offers an ideal workspace for specific industries. She also mentioned that changing land use regulations could effectively attract more businesses to the area.

Renee Jadusingh, Executive Director of the CRA, stated that their primary focus has been on the West Atlantic Redevelopment Program. Additionally, she mentioned that the CRA is open to exploring incentive programs for new businesses.

The Commission unanimously agreed that the meeting was productive, and everyone felt encouraged that the City was finally addressing the economic development issue.

Mayor Carney recognized that a city-wide referendum or ordinance might be required to determine the locations/perimeters involved.

Commissioner Casale emphasized the importance of supporting small businesses, as they contribute significantly to the City's unique character. She also highlighted the need to improve school ratings to attract families with children who are considering relocation. Furthermore, she noted that when the Commission reviews projects, such as residential developments, it is essential to consider their future impact on the city.

Mr. Moore concluded by stating that, based on feedback from the City's external partners and input from the Commission, he recommended

returning in early January with updates on expedited permitting considerations, necessary regulatory structures, and resource commitments. These resources will support marketing, recruiting activities, and inventory availability. He informed the Commission that he would engage an outside firm to assist in executing this plan.

There being no further business to discuss, Mayor Carney adjourned the meeting at 4:45 p.m.

The City shall furnish appropriate auxiliary aids and services where necessary to afford an individual with a disability an equal opportunity to participate in and enjoy the benefits of a service, program, or activity conducted by the City. Please contact the Human Resources Department at (561) 243-7125 at least 24 hours prior to the program or activity for the City to reasonably accommodate your request. Adaptive listening devices are available for meetings in the Commission Chambers.

Alexis Swings
City Clerk

ATTEST:

Thomas Harney Jr
Mayor

The undersigned is the City Clerk of the City of Delray Beach, Florida, and the information provided herein is the Minutes of the December 1, 2025 City Commission Workshop Meeting held on December 1, 2025, which minutes were formally approved and adopted by the City Commission on January 6, 2026.

Alexis Swings
City Clerk

NOTE TO READER:

If the Minutes you have received are not completed as indicated above, this means they are not the official Minutes of the City Commission. They will become the official Minutes only after review and approval which may involve some amendments, additions or deletions as set forth above.