



CRA Board Regular Meeting Minutes
Thursday, November 20, 2025 – 4:00 p.m.
City Hall Commission Chambers
Delray Beach, FL 33444

STAFF PRESENT:

Renee Jadusingh, Esq.
Gina Clayton

Christine Tibbs
Tracy Coon

Cassidy Heitman

OTHERS PRESENT:

Donald Doody

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 Market (remote), Deputy Vice Chair Juli Casale, Commissioner Tom Carney, and Commissioner Rob Long.

3. Approval of Agenda

Due to time limitations and concerns that some Board members might need to leave early, Executive Director Jadusingh requested that Public Comments be moved to later in the meeting. This adjustment was intended to allow the Board to complete its business items while a quorum was still present.

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

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. November PowerPoint Presentation (Included for information only)

A. NOVEMBER 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

Item 6. was heard following Item 11A.

Dr. Sarah Selznick, 1700 NW 2nd Avenue, co-founder of the Shared Future Foundation, described the organization's creation in 2018 to invest in the regeneration of The Set community. She stated the foundation had granted over \$2.28 million locally, partnered with the Delray Beach CDC on homeownership, and received major support from the Walton and Mellon Foundations. She added that Shared Future would establish a neighborhood trust, loan fund, and property management arm, and urged the CRA to support its proposal for 29 SW 6th Avenue as an early trust-stewarded site.

A student identified as Keeley read a written statement on behalf of Ms. Ornella, a resident of Delray Beach. The statement described how the existing Fifth Avenue space and adjacent lot had become a vital community gathering place, offering supportive programming, safety, and belonging. The statement urged the CRA to convey 29 SW 6th Avenue to Shared Future Foundation so the land could be permanently used for community stewardship, youth programming, and a food forest.

Dana Tate, 114 NW 18th Street, a fifth-grade teacher at Village Academy and coordinator of the Legacy Farmers program, spoke in support of Shared Future's proposal for 29 SW 6th Avenue. She stated the club engages students in outdoor learning, gardening, cultural history, and leadership, and said the adjacent lot is critical to expanding into a funded urban farm. She added that long-term security of the site would deepen students' sense of ownership and connection to The Set.

Several students from Village Academy and the Legacy Farmers club, including Tamaya, Henry, and Claudia, spoke in support of Shared Future's proposal for 29 SW 6th Avenue. They described their experiences planting and harvesting at the site, said the program changed how they view nature, food, and their neighborhood, and stated that additional land would allow them to expand the food forest, host field trips, and include more classmates.

Pablo Del Real, Soil and Soul, asked why the item had been returned, stating he believed an offer was made on the adjacent CRA property more than 30 days prior and that the Shared Future Foundation had submitted all required materials. He said the cone of silence should have ended, noted students and partner agencies spoke at the previous meeting, and emphasized the parcel was a small addition to an existing campus.

Vice Chair Markert departed the meeting at approximately 5:20 p.m.

Kristen Carstarphen, Director of Collective Action for the Coalition, supported the Shared Future Foundation acquiring the vacant parcel at 29 SW Sixth Avenue. She said the added space would expand the community work already happening at 32 and 34 SW Fifth Avenue, including the co-working space, outdoor areas, and the urban farm managed by local students. She emphasized the value of accessible community spaces for youth and residents and urged the Board to support the request.

Fernanda Wolfen, 744 South Lake Avenue, via audio on behalf of Coco Plum Nature School, described the school's partnership with Shared Future and Legacy Farmers and stated that 29 SW 6th Avenue provides a unique urban nature setting for early childhood learning. She said a permanent outdoor learning space, food forest, and community garden would support children's mental health, resilience, and connection to nature and strongly urged the CRA to support Shared Future's proposal.

Pastor Richard Dames, 407 NE 17th Avenue, Boynton Beach, via audio, spoke in support of the Shared Future Foundation proposal on behalf of Pathways to Prosperity. He described the partnership between Pathways to Prosperity and Shared Future on financial literacy and youth programming and stated that permanent use of 29 SW 6th Avenue as a community space, garden, and educational hub would provide long-term benefits for families in The Set.

Jennifer Jones, 639 Kings Circle, spoke in support of the Share the Future Foundation's proposal for the vacant parcel on Sixth Avenue. She said she represented the Consumer Network, a collective of small entrepreneurs who operate in The Set, including the Black Men's Market. She noted the adjacent renovated space would provide room for new small businesses, vocational training, and community employment. She said the project would strengthen the economic vitality of historic Fifth Avenue, support local entrepreneurs, and help build wealth within the community. She asked the Board to support the project so small businesses can continue to thrive in The Set.

Alexius Burn, 2578 Lake Ida Road, stated he was a resident and business owner at The Hive, where community organizing and programming take place. He advocated for expanding the Fifth Avenue space so children and families in the neighborhood have a place to gather, learn, and grow. He said the programming and outreach happening there are vital to the community and its direction and urged the Board to consider the request as an investment in community building.

Irwin, 34 SW Fifth Avenue, spoke on behalf of millennials living in The Set and described the significance of the existing community space. He noted his business, Black Star Insurance, uses the co-working area and said the site is one of the few neighborhood places where people gather to learn, collaborate, and see ideas develop. He supported the proposal because expanding the space would strengthen a resource already serving local entrepreneurs and asked the CRA to support the project.

Angela Hill, 1101 NW Third Terrace, spoke in support of the Shared Future Foundation’s proposal for the Sixth Avenue lot on behalf of the Peach Umbrella Network. She said the collective’s small businesses rely on The Hive next door, where the kiosk and market space give local vendors opportunities to sell and grow. She noted the renovated building will house additional small businesses and provide vocational training and employment pathways. She said the project would strengthen the economic core of historic Fifth Avenue and expand space for local businesses to thrive.

Chair Burns closed public comments.

Chair Burns asked for clarification on what can be discussed regarding this project. Mr. Donald J. Doody, CRA Legal Counsel, advised that the cone of silence was still in effect.

Commissioner Long asked when feedback would be received on the Shared Future proposal, and Ms. Jadusingh responded that an update would be provided by Monday.

7. Consent Agenda

- A. REGULAR BOARD MEETING MINUTES**
- B. CRA FINANCIAL REPORT – SEPTEMBER 2025**
- C. AMENDMENT TO DELRAY BEACH COMMUNITY REDEVELOPMENT AGENCY BYLAWS**
- D. DELRAY BEACH COMMUNITY REDEVELOPMENT AGENCY BUDGET AMENDMENT NO. 3, FISCAL YEAR 2024-2025**
- E. DELRAY BEACH COMMUNITY REDEVELOPMENT AGENCY REDEVELOPMENT ADVISORY COMMITTEE RESOLUTION 2025-17**
- F. SECOND AMENDMENT TO THE CONSTRUCTION AGREEMENT BETWEEN THE DELRAY BEACH COMMUNITY REDEVELOPMENT AGENCY AND PERSONS SERVICES CORP.**
- G. ELEVENTH AMENDMENT TO THE AGREEMENT BETWEEN THE DELRAY BEACH COMMUNITY REDEVELOPMENT AGENCY AND AHRENS COMPANIES - 95 SW 5TH AVENUE**

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

8. Old Business

A. CANCEL REQUEST FOR QUALIFICATIONS CRA NO. 2025-01 - NW 800 BLOCK OF WEST ATLANTIC AVENUE - PROGRESSIVE DESIGN-BUILD REDEVELOPMENT PROJECT, REJECT ALL SUBMITTED PROPOSALS, AND DISCUSSION ON ISSUING A SOLICITATION FOR DEVELOPING - NW 800 BLOCK OF WEST ATLANTIC AVENUE

Ms. Jadusingh reviewed the RFQ history for redevelopment of the NW 800 block of West Atlantic Avenue and explained staff's recommendation to cancel the RFQ and reject all proposals. Ms. Jadusingh stated the RFQ process only provided qualifications and did not allow the CRA to see detailed development proposals.

Deputy Vice Chair Casale asked if cancellation could be limited to the three current applicants or would require reopening the solicitation to the public. Ms. Jadusingh replied that the cancellation would restart the process, and the Board could either accept the selection committee's recommendation, rescore and select a different respondent, or reject all proposals and issue a new solicitation.

Commissioner Long acknowledged the time and expense that applicants invested in responding to the RFQ but agreed that cancelling and resetting the process was appropriate. Vice Chair Markert, Commissioner Carney, and Deputy Vice Chair Casale concurred.

Motion by Commissioner Casale, seconded Deputy Vice Chair Casale, to cancel the RFQ and reject all proposals. In a roll call vote, **motion** passed (5-0).

Ms. Jadusingh continued the discussion and reviewed the history of the Eighth Avenue and Atlantic Avenue site, noted CRA acquired the two Ninth Avenue parcels during a prior RFQ, and explained the earlier study and container concept did not include those parcels. She explained that the corner parcel remains subject to a long-standing petroleum remediation beneath Atlantic Avenue. Although equipment was removed in 2022, monitoring continues, and staff are coordinating with environmental consultants and Palm Beach County to clarify development options while the remediation case remains open on the site. She presented historic photos and a current plume map from the consultant.

Assistant Director Tibbs explained that the plume map was a conservative consultant illustration indicating the contamination remains confined beneath Atlantic Avenue, with no expansion for nearly 20 years. She added that staff and consultants are evaluating groundwater remediation options to obtain a no-further-action determination from the state while avoiding lane closures on West Atlantic Avenue and impacts to surrounding sites.

Deputy Vice Chair Casale inquired about the project's status and next steps. Ms. Jadusingh confirmed that the remediation issue would not impede construction and explained that the original plan called for a raised pad instead of excavation.

Deputy Vice Chair Casale stated there were no safety concerns, emphasized the value of the site history, and expressed support for pursuing a similar project so prior applicants could have another opportunity.

Commissioner Carney stated he had followed the plume for a long time, was surprised it had not migrated, and was relieved contamination remained under Atlantic Avenue while hoping further remediation could be achieved. Commissioner Carney expressed support for the proposal and Vice Chair Markert agreed.

Commissioner Long agreed with Deputy Vice Chair Casale, noting the city's reputation was affected when projects were changed after applicants invested time and money. He stated the CRA should avoid sending mixed signals to businesses and recommended waiting for a full site analysis before issuing a new solicitation.

Ms. Jadusingh stated no formal action was needed at this time and confirmed staff would obtain an updated report from the environmental consultant, begin the process to abandon the alley strip, and prepare for a future RFP.

B. UPDATE ON PROFESSIONAL COMMERCIAL PROPERTY REAL ESTATE MARKETING SERVICES SOLICITATION

Ms. Jadusingh summarized the prior qualifications process for real estate brokerage/consulting services, noted two firms responded, and stated the CRA contracted with JLL on an hourly rate rather than CBRE's retainer option. She outlined two JLL proposals which included a full marketing and listing assignment and a \$25,000 market-sounding scope to test interest and align expectations before any full solicitation. She recommended the smaller market-sounding engagement to gauge market appetite, refine concepts, and avoid committing to a long-term disposition model prematurely, noting the work would include meetings with potential partners, review of redevelopment scenarios, and recommendations on timing and structure of future opportunities.

Ms. Jadusingh stated staff would prepare a formal work assignment and place it on the December 4, 2025, CRA Special Meeting agenda for Board consideration and vote.

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

Motion by Deputy Vice Chair Casale, seconded by Commissioner Carney, to table 8C. until the future meeting. In a roll call vote, motion passed (5-0) .

9. New Business

A. REQUEST TO ISSUE CALL TO ARTISTS - 95 SW 5th AVENUE

Ms. Tibbs presented the item and reminded the Board that 95 SW 5th Avenue had been designated for medical and health-serving tenants in The Set and that the building design

included a dedicated wall for a mural. She explained that staff proposed issuing a call to artists for a mural design, to be coordinated with the building architect and aligned with the CRA's established public art selection process.

Commissioners expressed support for a mural that reflects The Set's history, culture, and health-focused mission. Board members emphasized the importance of ensuring artists with connections to The Set and the local community have meaningful opportunities to apply.

Motion by Deputy Vice Chair Casale, seconded by Commissioner Carney, to approve issuance of a call to artists for a mural at 95 SW 5th Avenue. In a roll call vote, motion passed (5-0) .

B. FOLLOW UP INFORMATION REGARDING PROPERTIES REFERENCED AT THE SEPTEMBER 30, 2025 CRA BOARD MEETING

Ms. Jadusingh provided a follow-up on three properties referenced at the September 30, 2025, CRA Board meeting and explained these sites had been discussed in various ways over the years. She reported the owner of the property behind the Arts Warehouse on Artist Alley was open to exploring a potential sale and would accommodate CRA needs if an analysis were pursued. She noted the Board had previously declined to move forward with an analysis in April, but the owner remained receptive. She added that the Swan property in the Osceola Park neighborhood was not available and that the School District confirmed the former Plumosa property was also not available at this time.

Chair Burns stated she would like the Board to consider adding the item to a future agenda and receiving an analysis.

Deputy Vice Chair Casale stated that if the Board intended to revisit the Artist Alley property, the Ladani property on Federal Highway should also be considered. She noted that the Ladani site appeared better suited for workforce housing due to its lower cost per acre, easier access, lack of stacking issues, multiple entrances, and full bus service, whereas the Artist Alley site is located along the railroad tracks and has only a single entrance.

Commissioner Long stated that the Board lacked definitive pricing and condition details for both sites, underscoring the need for an objective analysis. He supported evaluating both properties, even though he did not view the North Federal Highway site as suitable for workforce housing, so the Board could make an informed decision.

Commissioner Carney stated the Board did not know what could be built on either site because each had different zoning and density limits. He noted financial constraints and emphasized the need to understand unit potential, access, and overall feasibility before considering any investment. He supported obtaining a formal analysis.

Vice Chair Markert supported a full analysis of both properties.

C. DISCUSSION DIRECTION ON FUNDING METHOD FOR DEVELOPING AFFORDABLE/WORKFORCE HOUSING ON CRA-OWNED VACANT LOTS

Ms. Tibbs reviewed the upcoming housing RFPs for the NW Eighth Avenue lot and the three SW Fourth Street lots and explained staff reassessed the approach after a nonprofit partner raised concerns about rising construction and housing costs. She proposed adding language allowing developers to request CRA assistance for eligible expenses such as design services, permit fees, construction financing, and required right-of-way work, as well as homebuyer subsidies to offset purchase costs. She noted these requests would be included in submitted proposals and would not apply to developers already obligated to provide workforce housing under another government requirement.

Chair Burns stated she supported adding the proposed language to allow construction funding assistance and homebuyer subsidies. There was consensus.

Motion by Commissioner Carney, seconded by Deputy Vice Chair Casale, to authorize issuance of the revised RFP for the disposition of CRA-owned vacant lots for the development of workforce and affordable housing. In a roll call vote, motion passed (5-0) .

10. Redevelopment Advisory Committee (RAC)

Ms. Jadusingh reported the Redevelopment Advisory Committee (RAC) held its first meeting for fiscal year on November 13, 2025, with the newly reinstated group, noting two of the three returning members attended and began developing ideas for the Osceola Park property. She said the third member, who lives in Osceola Park, would be briefed and was expected to provide valuable input. She also noted that a community member working with Haitian churches expressed interest in the site and planned to share ideas. She added that committee members were enthusiastic about the initiative and are scheduled to meet again in January. Ms. Jadusingh will provide additional feedback at the January 27, 2026, CRA Board meeting.

11. Other Business

A. Comments by Executive Director

Ms. Jadusingh announced that she will attend Palm Beach County Days in January to advocate for the CRA and highlight the organization's accomplishments to the legislature. She reminded the Board of the CRA Special Board meeting on December 4, 2025, regarding the West Atlantic Master Plan / Set Transformation Plan amendment, noting that the streamlined draft would be available soon and the meeting would begin at 10:30 a.m. She added that the next CRA Social would also take place on December 4, 2025, from 5:00 to 7:00 p.m. at the Edmonds Baine Building, where the updated draft plan would be available and Code Enforcement staff would be on hand to answer questions. She closed by wishing everyone a happy Thanksgiving and thanking the Board for its work.

B. Comments by Board Attorney

There were none.

C. Comments by Commissioners

Deputy Vice Chair Casale asked why the CRA still allowed phone-in public comments, noting the City had ended that practice. Ms. Jadusingh said the CRA had not updated its bylaws and still allowed both phone comments and unlimited public comment time.

Board members noted that phone access allows residents who cannot attend the 4:00 p.m. meeting in person to comment, and that public comments have never exceeded an hour. They agreed an hour was generally sufficient and discussed reducing speaking time by motion when needed. Staff will bring draft bylaw changes to the December 4, 2025, CRA Special Board meeting.

Chair Burns closed by wishing everyone a happy Thanksgiving.

12. Adjournment

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

Renee Jadusingh, Executive Director

Angela D. Burns, Chair