



CRA Board Regular Meeting Minutes
Tuesday, March 25, 2025 – 4:00 p.m.
City Hall Commission Chambers
Delray Beach, FL 33444

STAFF PRESENT:

Renee Jadusingh, Esq.
Gina Clayton

Christine Tibbs
Tracy Waterlander

Donald Doody, Esq.

OTHERS PRESENT:

Anthea Gianniotas
Montre Bennett

Laura Simon

Cheryl Haywood

1. Call to Order

Chair Carney called the meeting to order at 4:00 p.m.

2. Roll Call

CRA Board Members Present: Chair Tom Carney, Vice-Chair Angela Burns, Deputy-Vice Chair Tom Markert, CRA Commissioner Juli Casale, and CRA Commissioner Rob Long.

3. Approval of Agenda

Ms. Renee Jadusingh, Executive Director, requested to move 'Item 9C. Request to Close Bank Accounts' to the Consent Agenda. The Board discussed moving 'Item 9E. Resolution No. 2025-06 – Urging the Legislature to Vote Against HB 991, and SB 1242 that would amend Part III, Chapter 163, Florida Statutes' as well, but they kept it on the regular agenda.

Motion by Vice-Chair Burns, seconded by Commissioner Long, to move Item 9C. to the Consent Agenda. In a roll call vote, **motion** passed (5-0).

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

4. March PowerPoint Presentation (Included for information only)

A. MARCH 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

Cheryl Haywood, 1302 Lee Street, expressed concern that the Lake Ida Church of Christ sold its property without informing the congregation. She noted increased traffic in the area, especially during school drop-off hours, and urged the CRA to consider ingress, egress, and the possible need for a traffic light at the Roosevelt Avenue intersection.

Ms. Jadusingh clarified that the CRA has not closed on the property, with the plat going before the City Commission on Thursday, March 27, 2025, and the closing is expected to be finalized in April. She stated the number of units is still undecided and there will be a study presented on Accessory Dwelling Units (ADU's) and alternative housing later on in this agenda.

Montre Bennett, 323 NW 2nd Avenue, suggested converting the store the CRA owns across from the Edmonds building into a commercial kitchen.

Laura Simon, Downtown Development Authority (DDA) Executive Director, shared that the DDA board expressed its full support for the CRA regarding the new legislative bills being proposed. She asked to place that support on the public record and stated the DDA is available to assist however needed.

7. Consent Agenda

- A. REGULAR BOARD MEETING MINUTES**
- B. CRA FINANCIAL REPORT – FEBRUARY 2025**
- C. REQUEST TO ISSUE INVITATION TO BID CRA NO. 2025-03 FOR THE CONSTRUCTION OF REPAIRS TO THE ROOF AND CONCRETE FLOOR OF THE CRA-OWNED BUILDING LOCATED AT 313 NW 3rd STREET - ARTS WAREHOUSE**
- D. RESOLUTION 2025-03 - APPROVE A 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**
- E. RESOLUTION NO. 2025-04 - APPROVING AND AUTHORIZING THE TERMINATION OF THE LEASES BETWEEN THE CRA AND THE PRIOR TENANTS OF 700 WEST ATLANTIC AVENUE AS OF JUNE 30, 2024**

- F. **APPROVAL OF FOURTH AMENDMENT TO THE LANDSCAPE MAINTENANCE SERVICES AGREEMENT WITH SOD UNLIMITED, INC.**
- G. **APPROVAL OF FIRST AMENDMENT TO THE PROFESSIONAL CONSULTING SERVICES AGREEMENT FOR PROFESSIONAL ARCHITECTURAL SERVICES WITH R. J. HEISENBOTTLE ARCHITECTS, P.A.**
- H. **AWARD REQUEST FOR QUALIFICATIONS CRA NO. 2024-09 - PROFESSIONAL COMMERCIAL PROPERTY REAL ESTATE MARKETING SERVICES**
- I. **PAINT-UP & SIGNAGE FUNDING ASSISTANCE AGREEMENT - MARCOS AND CARMEN DACOSTA - 153 NE 4TH AVENUE, CRA SUB AREA #2, IN AN AMOUNT NOT TO EXCEED \$481.00**
- J. **DELRAY BEACH COMMUNITY REDEVELOPMENT AGENCY BOARD MEETING DATES - APRIL 2025 THROUGH MARCH 2026**
- K. **REQUEST TO CLOSE BANK ACCOUNTS**

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

8. Old Business

There was none.

9. New Business

A. ACCESSORY DWELLING UNIT PRESENTATION WITH DEVELOPMENT SERVICES

Chair Carney asked whether ADU's would be limited to homesteaded properties. Ms. Anthea Gianniotis, Development Services Director, explained that while the City's approach aimed to do so, pending state legislation may override that and allow ADU's on all single-family lots. She noted the City's plan was to evaluate ADU's by neighborhood, beginning with the SET area, where initial feedback supported limiting them to homesteaded properties. She also emphasized the importance of alley access for successful ADU integration and stated that community input will guide future policy decisions.

Commissioner Casale expressed concerns about ADU's becoming short-term rentals.

Ms. Gianniotis presented the following: What Is An ADU; ADU's Pros and Cons; Lot Analysis; What Fits On Our Lots; Diverse Housing Types; Cottage Court; Fourplexes; ADU Questions For You; and Legislative Session 2025 Bills To Track.

The Board discussed the ADU timeline, questions posed by staff, short-term rentals, homesteading, and parking.

Ms. Jadusingh noted that during public meetings, several community members expressed concern about the affordability of constructing accessory dwelling units. She emphasized that if ADU's are intended as a wealth-building opportunity, discussions around potential subsidies or funding support should be considered and added that she wanted to place those concerns on the record.

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

Ms. Christine Tibbs, Assistant Director, introduced the item and provided a brief background.

Ms. Tibbs stated that the CRA would issue a notice seeking one qualified individual to operate a food establishment with a commercial kitchen, within the permitted uses in a zoning district. Certain uses, including nonprofits, religious institutions, adult entertainment, and regulated retailers, would be prohibited. The space would be leased as-is and would require significant build-out, though CRA funding assistance would be available. The tenant would be selected through an application and evaluation process, with final approval by the Executive Director.

Ms. Jadusingh stated the CRA was exploring options for a shared kitchen space and would prefer to lease it to a long-term operator rather than manage it directly. She noted the building has a grease trap and was previously a deli, making it a good fit for food-related use.

There was consensus to issue a notice for a shared kitchen.

C. REQUEST TO CLOSE BANK ACCOUNTS

Item 9C. was moved to the Consent Agenda and approved.

D. COMMUNITY REDEVELOPMENT AGENCY REDEVELOPMENT ADVISORY COMMITTEE TERM REVIEW

Ms. Jadusingh introduced the item and provided a brief background. The item is being presented before the Board because the Resolution states that three months before the expiration of the first RAC member's term, the CRA Executive Director shall place RAC on a Board meeting agenda for discussion by the CRA Board. The CRA Board may discharge and dissolve RAC at that time by a majority vote of the CRA Board Members.

Ms. Jadusingh suggested revisiting the item so the Board could have a chance to review the sub-area reports from each committee member before the next meeting. There was consensus with the Board to bring this item back at the April CRA Board Meeting.

E. RESOLUTION NO. 2025-06 - URGING THE LEGISLATURE TO VOTE AGAINST HB 991, AND SB 1242 THAT WOULD AMEND PART III, CHAPTER 163, FLORIDA STATUTES

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

10. Redevelopment Advisory Committee (RAC)

Ms. Jadusingh reported that the committee met last week on Thursday, March 20, 2025, and the next meeting is scheduled for Thursday, June 26, 2025. She noted that the minutes from the recent meeting were not yet available but would be sent to the board for review, followed by the sub-area reports.

11. Other Business

A. Comments by Executive Director

Ms. Jadusingh highlighted documents prepared for Tallahassee, including a handout from her visit with Palm Beach County representatives and legislators who filed the CRA bill. She noted the CRA is working with Florida Redevelopment Association to outline the fiscal impact of CRAs and will send that document, along with a resolution opposing the bill, to legislators. She encouraged support for a more favorable amendment. She also noted the CRA's annual report, recently sent to taxing authorities, and invited the board to review it.

She also reported meeting with the City Manager, Finance Director, and finance consultant to begin planning financing for the \$80 million Northwest Neighborhood Infrastructure Project, which is moving forward following an RFQ. She also requested analysis of bonding capacity for additional projects, including townhouses with accessory dwelling units on Northwest Seventh Avenue.

Ms. Jadusingh added that the West Atlantic Master Plan is being updated per board direction, with community meetings already held and public outreach sessions planned to review progress since 2020 and gather feedback.

She then highlighted the Demolition at 700 West Atlantic Avenue and the upcoming Rock the Block event in May 2025.

B. Comments by Board Attorney

There were none.

C. Comments by Commissioners

Commissioner Long suggested adding new projects to the bonding list, highlighting a two-acre property on NE Fourth Avenue near Artist Alley as a key opportunity for workforce housing. He emphasized the urgency due to potential state legislation that could limit the City's ability to acquire land and develop affordable housing. Commissioner Long noted the property could accommodate hundreds of units and significantly increase the city's workforce housing stock. He supported including this acquisition in the upcoming bond effort, calling it a major opportunity despite the estimated \$20 million cost.

Commissioner Casale expressed concern about shifting focus to a new area, stating that the City has long promised investment along West Atlantic Avenue and has yet to fulfill that commitment. She questioned why the City would not focus on developing the 600, 700, and 800 blocks along West Atlantic, which it already owns, instead of spending \$20 million to acquire new property. She referenced the previous proposal, which included all workforce and affordable housing, and suggested investing bond funds in that area rather than pursuing costly new acquisitions.

Chair Carney emphasized the urgency of committing to projects before pending state legislation limits the CRA's ability to act. He explained that properties the City already owns on West Atlantic will be unaffected, but new initiatives must be in the pipeline now—whether financed through bonds, loans, or other means. He expressed strong opposition to the bill, noting it is being fast-tracked without understanding its impact on CRA's like Delray Beach. Chair Carney supported moving forward with acquisitions or developments.

There was consensus to add the topic to the next agenda for further discussion.

Deputy Vice-Chair Markert asked if more could be done to influence state legislation affecting CRA's. Ms. Jadusingh said staff is actively involved, including through her role as FRA President and regular contact with lobbyists. She noted Palm Beach County legislators are supportive, but outreach is needed in other areas. Misunderstandings about CRA activities, like event sponsorships, may be driving the legislation. She said efforts are focused on educating lawmakers and suggesting targeted amendments rather than broad restrictions.

Vice-Chair Burns agreed with earlier comments and stressed the need to act quickly before potential state legislation takes effect. She supported moving forward with projects already in the CRA plan and emphasized the importance of acquiring the two-acre site for affordable housing, calling it a rare opportunity that should not be missed.

12. Adjournment

There being no further discussion, the meeting was adjourned at 5:04 p.m.

Renee Jadusingh, Executive Director

Angela Burns, Chair