



CRA Board Regular Meeting Minutes
Wednesday, April 30, 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:

Scott Montgomery
Missie Barletto

Marjorie Waldo
Laura Simon

George Long

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, Commissioner Carney, Commissioner Casale, and Commissioner Long.

3. Approval of Agenda

Commissioner Casale requested to pull Item 7E. Second Amendment to Legal Services Agreement from the Consent Agenda.

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

4. April PowerPoint Presentation (Included for information only)

A. APRIL POWERPOINT PRESENTATION

B. PRESENTATION BY CBIZ CPAs

Mr. Scott Montgomery, on behalf of CBIZ, presented the audited financial statements for the Delray Beach CRA for the fiscal year ended September 30, 2024, issued on March 27, 2025, noting a clean opinion with no material misstatements. He highlighted an increase in cash from \$55 million to \$72 million, mainly for future community improvement projects, and a decrease in liabilities from \$7.1 million to \$2.8 million due to paying off bonds and a city loan. He also reported \$32 million in non-depreciated capital assets and \$12 million in depreciated assets, with the primary revenue from tax increment revenues totaling \$36 million, reflecting a \$4.3 million increase from the previous year.

Commissioner Casale asked about the decrease in the CRA's proportionate share liability on page 54 regarding the OPEB calculation. Mr. Montgomery explained that the city's actuary calculates the liability for the City, CRA, and DDA separately, and the decrease likely resulted from improved calculation methods and favorable conditions.

The remaining Board members thanked Mr. Montgomery for the report.

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, representing Arts Garage, expressed concern that proposed legislation in Tallahassee threatens arts, culture, and tourism funding. She stated that House Bills 7033 and 1221 would redirect bed tax revenues away from arts programming, beach renourishment, and tourism promotion, which would significantly impact local institutions like Arts Garage. Ms. Waldo urged the board and community members to oppose the bills, emphasizing the potential cultural and financial loss to Delray Beach and advocating for collective action to preserve arts funding.

Commissioner Long thanked Ms. Waldo for her statement, noting his concerns about the bill's impact and suggesting that the city might consider sending a letter, though it might be late in the process. He asked about the bill's status in the Senate. Ms. Waldo explained that the House aims to eliminate Tourist Development Councils, while the Senate proposes a voter referendum on the bed tax every eight years. She noted that the tax is funded by tourists, not residents, and that legislative developments are ongoing. She encouraged continued advocacy and shared that she had previously sent an email with contact information and a template letter.

Chair Burns opened public comments back up at 4:38 p.m. after Old Business.

George Long, 46 North Swinton Avenue, suggested that the proposed Coastal Lake near the new Tri-Rail station would be an ideal location for affordable and workforce housing, noting the convenience of walking or biking to transit. He also recommended improving access by creating a cut-through from Third Avenue to Artist Alley behind Bender's Market to facilitate loading and unloading without blocking traffic.

The public comments closed again at 4:41 p.m.

7. Consent Agenda

- A. REGULAR BOARD MEETING MINUTES**
- B. CRA FINANCIAL REPORT – MARCH 2025**
- C. APPROVE AN AGREEMENT WITH CHRISTOPHER JOHNSON ARCHITECTURE, LLC FOR ARCHITECTURAL SERVICES FOR 182 NW 5th AVENUE, IN AN AMOUNT NOT TO EXCEED \$10,500**
- D. APPROVAL OF A REVISED NINTH AMENDMENT TO THE AGREEMENT BETWEEN THE DELRAY BEACH COMMUNITY REDEVELOPMENT AGENCY AND AHRENS COMPANIES - 95 SW 5TH AVENUE**
- E. SECOND AMENDMENT TO LEGAL SERVICES AGREEMENT**
- F. RESOLUTION NO. 2025-07 - APPROVAL OF PURCHASE AND SALE AGREEMENT FOR 216 NW 8th AVENUE FOR \$147,000**

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

8. Old Business

AA. SECOND AMENDMENT TO LEGAL SERVICES AGREEMENT

Commissioner Casale expressed support for the proposed increase for Attorney Doody, thanking him for his instrumental role in the CRA trial for BH3. She noted that his oversight and guidance throughout the lengthy process were invaluable and acknowledged his contributions to the success in the case.

Motion by Commissioner Casale, seconded Commissioner Carney, to approve the second amendment to the legal services agreemtn. In a roll call vote, **motion** passed (5-0).

A. REDEVELOPMENT AGENCY REDEVELOPMENT ADVISORY COMMITTEE TERM REVIEW

Ms. Jadusingh introduced the Redevelopment Advisory Committee term review, noting that the term would end after the June meeting and that the focus area had been development on West Atlantic. She stated that four of the five reports had been sent to the board, with one

meeting remaining. Commissioner Long supported the committee continuation, emphasizing the importance of community input. Commissioner Casale agreed, suggesting the Board provide clear new tasks for the committee moving forward. Commissioner Carney also supported continuation, noting the need for better recruitment for city boards. Vice-Chair Markert expressed support but recommended shifting the focus to new projects beyond the 600-800 block area. Chair Burns agreed. Ms. Jadusingh proposed revisiting the structure and appointment process at the next meeting.

9. New Business

A. APPOINTMENT OF CRA OFFICER: DEPUTY VICE-CHAIR

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

B. DELRAY BEACH COMMUNITY REDEVELOPMENT AGENCY BUDGET AMENDMENT NO. 2, FISCAL YEAR 2024-2025

Ms. Gina Clayton, Director of Finance and Operations, explained the adjustments were made to accommodate city requests and a reduction in TIF funds of approximately \$119,000. She noted increased costs for utilities and maintenance at 98 Northwest Fifth Avenue, requiring additional funding, and an increase of \$17,700 for the redevelopment of the cottage at 182 Northwest Fifth Avenue, partially funded by the CRA grant program. She also mentioned reallocating \$25,000 from the grant programs to support the Historical Society and minor increases in legal and redevelopment expenses due to property acquisitions and collection issues.

Ms. Jadusingh clarified the \$500,000 allocation for the Crest Theater renovation was initially part of the Old School Square master plan funding. She explained the CRA had not formally discussed redirecting these funds, though there was an understanding from City Commission the funds could be used for the theater project. She noted the total project cost was estimated at \$5.5 million, with \$500,000 allocated for architectural work. Ms. Jadusingh presented the item for board discussion to determine whether the CRA should support the funding request.

Ms. Jadusingh introduced the discussion on the Crest Theater funding, clarifying that the \$500,000 initially allocated for the Old School Square master plan could either remain for ground improvements or be redirected for the theater renovation. She suggested using \$500,000 from the acquisition budget if the board chose to support the theater project. Chair Burns opposed the allocation, citing CRA's focus on addressing slum and blight and prioritizing the Northwest project. Commissioner Long questioned whether funding the theater fell within CRA's purview, while Deputy Vice-Chair Casale supported funding the theater, emphasizing its community value. Board members discussed the project's scope and the importance of determining immediate needs before making a decision.

Ms. Missy Barletto, Public Works Director, reported that the estimated cost to complete the Crest Theater project had been revised from \$5.5 million to \$3.5 million. She explained that if the CRA provides funding for the design, the city would seek the remaining funds through the Capital Improvement Program budget.

Vice-Chair Markert expressed concern about the lack of a clear plan for the Crest Theater renovation, noting that no formal proposal had been presented to the Commission. He shared that theater experts recommended a cost-effective approach to avoid competing with the Delray Beach Playhouse and stressed the need for a more defined plan before committing funds.

Ms. Barletto stated the Commission had directed proceeding with the design for the complete renovation of the Crest Theater. She explained the architectural firm would outline renovation options and provide detailed plans, noting the process had not yet advanced beyond this stage.

Commissioner Carney supported allocating \$500,000 from acquisition funds for the Crest Theater renovation, emphasizing the building's central importance and the need to move forward after decades of delay. He also backed the sod improvements to preserve the property.

Ms. Jadusingh explained the proposed amendment was prepared to allocate funds from the land acquisition budget for the Crest Theater renovation. She stated that if approved, the funds would be drawn from the acquisition budget.

Ms. Jadusingh also introduced the proposal to remove the roundabout at Southwest Eighth Avenue and Southwest Second Street, noting it had been a source of neighborhood complaints. She stated that the estimated cost was \$211,000, including \$31,000 for engineering designs and \$180,000 for removal and road repair.

Commissioner Carney stated support for removing the roundabout, emphasizing that neighborhood preferences should take priority over the city imposing its vision.

Commissioner Long expressed support for removing the roundabout, noting that while he generally likes roundabouts, they are not suitable everywhere. He emphasized the importance of addressing community concerns, especially if the roundabout is causing accidents.

Chair Burns expressed support for removing the roundabout, noting that while she generally likes roundabouts, they are not suitable for all neighborhoods and streets.

Motion by Deputy Vice-Chair Casale, seconded Commissioner Carney, to approve Budget Amendment No. 2 for Fiscal Year 2024 -2025. In a roll call vote, **motion** passed (5-0).

C. FIRST AMENDMENT TO THE INTERLOCAL AGREEMENT BETWEEN THE CITY OF DELRAY BEACH AND DELRAY BEACH COMMUNITY REDEVELOPMENT AGENCY FOR FUNDING CONSTRUCTION/PROFESSIONAL SERVICES - FISCAL YEAR 2024-2025

Ms. Jadusingh introduced item and provided a brief background. She clarified the implementation of the Old School Square master plan, noting that discussions with city staff and the DDA included adding turf block and improving drainage to manage the heavy use of the grounds. She explained that turf block would provide more durability compared to the current surface.

Ms. Laura Simon, Downtown Development Authority (DDA) Executive Director, discussed implementing the Old School Square master plan, focusing on lighting and landscaping to enhance the campus. She noted heavy use and drainage issues prompted considering improvements like turf block and creating plaza areas. She suggested reimagining the front lawn as a multi-use plaza to better accommodate events and daily activities.

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

D. UPDATE AND DISCUSSION AND DIRECTION ON LEASES FOR CRA-OWNED PROPERTIES ON NW 5TH AVENUE

Ms. Christine Tibbs, Assistant Director, provided an update on several CRA properties on Northwest Fifth Avenue available for lease. She announced Visual Adjectives as the new tenant for 186 Northwest Fifth Avenue, signing a four-year lease with options to renew. She noted the Edmonds Bain building at 98 Northwest Fifth Avenue would require a third Notice of Intent to Lease, seeking board input on restricting barber shops and salons due to existing density. She also discussed lease terms for 135 Northwest Fifth Avenue, proposing a consistent rate of \$21 per square foot and seeking board direction on specifications and lease terms for all properties.

Deputy Vice-Chair Casale expressed support for limiting the number of salons and barber shops but emphasized the importance of distinguishing between the two to avoid excluding one type. Ms. Tibbs clarified that existing businesses, such as Primos and Blanc Fresh, identify as both barber shops and salons. She noted the restriction would only apply to 98 Northwest Fifth Avenue, while 135 Northwest Fifth Avenue would remain open to existing tenants reapplying. Deputy Vice-Chair Casale agreed with the proposed lease terms.

Commissioner Long expressed that if salons and barber shops are successful and in demand, the CRA should not arbitrarily limit their presence. He suggested allowing the market to determine the types of businesses that occupy the spaces.

Chair Burns noted that salons and barber shops are profitable and reflect the neighborhood's culture and demand. She expressed discomfort with the idea of restricting applications,

suggesting the CRA retain the ability to approve or deny based on the existing business mix rather than imposing a formal restriction.

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

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

Ms. Jadusingh introduced item and provided a brief background. She announced the resolution of the BH3 lawsuit, expressing optimism about moving forward with redevelopment on the 600, 700, and 800 blocks of West Atlantic Avenue. She proposed issuing a bid for the project in summer 2025, focusing on a full-service grocery store as a key element. She noted discussions with Publix developer Randy Houlihan, who indicated potential interest but emphasized a preference for surface parking and a single-story store. Ms. Jadusingh suggested separating the grocery store project from other redevelopment efforts to expedite the process.

Attorney Doody advised considering the importance of maintaining control when planning the development of the property. He recommended approaching the project piece by piece or block by block rather than as one large development to retain control over the outcome, rather than relying on a single developer.

Board members agreed to divide the grocery store project into smaller sections to encourage diverse development ideas. They emphasized including additional retail and structured parking to activate the area, noting the importance of addressing the food desert issue while moving forward promptly. Deputy Vice-Chair Casale recommended separating the grocery store project onto one block and handling it independently, while issuing an RFP for the other two blocks.

Ms. Jadusingh stated the discussion would continue next month, noting this meeting served as an introduction to the topic.

F. DISCUSSION - PROPERTIES LOCATED 330, 350, AND 358 NE 4TH STREET

Ms. Jadusingh introduced item and provided a brief background. She introduced the potential acquisition of a property near the Arts Warehouse on Northeast First Street, covering just under two acres. She explained the CRA previously attempted to purchase the property in 2014-15 but was outbid. The current appraisals valued the property between \$19.2 million and \$20.2 million. She noted the CRA does not currently have sufficient funds in the acquisitions budget to cover the purchase.

Commissioner Long supported negotiating the purchase of the 1.92-acre property near the Arts Warehouse, emphasizing its potential for up to 200 workforce housing units and alignment with city goals.

He stressed the importance of acting quickly to secure the property before a private developer intervenes and suggested a purchase agreement with a funding contingency. He noted the site's strategic value, potential revenue from existing retail space, and the urgency due to possible legislative changes affecting CRAs.

Deputy Vice-Chair Casale expressed concerns about purchasing the Northeast Fourth Street property, noting it has been on the market for years without selling, even at lower prices. She argued the proposed \$20 million price is too high compared to more suitable alternatives, such as the three-acre Federal Highway property priced at \$15 million. She emphasized Federal Highway offers better access, fewer parking and traffic issues, and proximity to public transportation. Deputy Vice-Chair Casale advocated for investing in affordable housing at the Federal Highway location, prioritizing lower-income residents rather than moderate-income levels.

Commissioner Long argued against delaying the purchase of the Northeast Fourth Street property, emphasizing it is the only real, available option with a willing seller and completed appraisals. He criticized comparing it to hypothetical properties that have not been analyzed or discussed. Commissioner Long advocated for moving forward with due diligence and securing a contract, noting the urgency of taking advantage of the opportunity for large-scale affordable housing.

Vice-Chair Markert expressed reservations about purchasing the Northeast Fourth Street property, stating it is too large and costly for the CRA's budget. He noted acquiring and renovating the property would strain finances and limit other projects, concluding it is not feasible at this time.

Commissioner Carney acknowledged familiarity with the Northeast Fourth Street property and expressed uncertainty about whether purchasing it is feasible or financially prudent. He noted challenges related to housing density near railroad tracks but emphasized the importance of conducting due diligence, including environmental assessments, before making any decisions. He also expressed concern about the impact of the Live Local Act on preserving commercial property.

Deputy Vice-Chair Casale clarified that using the number 300 was for comparison purposes, not as a suggestion for the property. She explained that if two acres could potentially yield 200 units, then three acres could potentially yield 300 units.

Chair Burns expressed strong support for affordable housing, particularly low-income units, but questioned whether Federal Highway is suitable for this purpose. She emphasized the need for an analysis of the Northeast Fourth Street property to determine the actual number of units that could be developed. Chair Burns requested more concrete information, including feasibility studies and funding options, before making a decision.

Deputy Vice-Chair Casale requested a study of both the Northeast Fourth Street property and the Federal Highway property to allow for a comparison. Ms. Jadusingh agreed, suggesting hiring an architect to assess the LDRs and determine the potential number of units for each property.

Ms. Jadusingh shared recent updates indicated the Senate will not accepting the House bill related to CRAs, suggesting the issue may be postponed until next year. She recommended hiring an architect to assess the LDRs and determine the potential development capacity for both the Northeast Fourth Street and Federal Highway properties.

10. Other Business

A. Comments by Executive Director

Ms. Jadusingh provided an update on the West Atlantic Master Plan, also known as the Set Transformation Plan. She reported ongoing meetings with community members, with Commissioner Burns participating, to discuss updates. The first public meeting will take place at the library on May 28 from 5:30 to 7:30 p.m. to share progress and gather feedback. Ms. Jadusingh noted the plan's initial high costs led to a phased approach, starting with demographic analysis and community input. The next step involves hiring a consultant to draft the plan, aiming for completion by the end of the year. She encouraged attendance at the public meeting.

B. Comments by Board Attorney

Attorney Doody expressed appreciation for the positive outcome of the litigation, commending the defense counsel, CSK, for presenting a strong case. He acknowledged the executive director's role in guiding the CRA through the legal process and selecting competent counsel. He also thanked the board for approving the Second Amendment and expressed gratitude for representing the premier CRA in Florida.

C. Comments by Commissioners

Chair Burns expressed relief over the positive litigation outcome and inquired about reconsidering the shared kitchen space at 102 Northwest Fifth Avenue as a commercial kitchen. Ms. Jadusingh clarified the board had previously directed the space to be used as a shared commercial kitchen but agreed to revisit the discussion next month if the board wanted to consider other options.

11. Adjournment

There being no further discussion, the meeting was adjourned at 6:14 p.m.

Renee Jadusingh, Executive Director

Angela Burns, Chair