



CRA Board Workshop Meeting Minutes
Tuesday, October 7, 2025 – 3:00 p.m.
City Hall Commission Chambers
Delray Beach, FL 33444

STAFF PRESENT:

Renee Jadusingh, Esq.
Gina Clayton

Christine Tibbs
Cassidy Heitman

Tracy Coon

OTHERS PRESENT:

Brian Herbert
William Hatcher
Jorge Gutierrez
George Lopez

1. Call to Order

Chair Burns called the meeting to order at 3:00 p.m.

2. Roll Call

CRA Board Members Present: Chair Burns, Vice Chair Markert, Deputy Vice Chair Casale, Commissioner Carney (joined at 3:04 p.m.) and Commissioner Long.

3. Approval of Agenda

Motion by Deputy Vice Chair Casale, seconded by Vice Chair Markert, to approve the Agenda. In a roll call vote, **motion** passed (4-0).

4. October PowerPoint Presentation (Included for information only)

A. OCTOBER POWERPOINT PRESENTATION

B. REQUEST FOR QUALIFICATIONS CRA NO. 2025-01 – NW 800 BLOCK OF WEST ATLANTIC AVENUE – PROGRESSIVE DESIGN-BUILD REDEVELOPMENT PROJECT – ORAL PRESENTATIONS

Executive Director Jadusingh opened the workshop by explaining it was held to hear oral presentations from the three shortlisted proposers for RFQ CRA No. 2025-01. She noted the CRA Board had tabled final action at the September 28, 2025, meeting to allow for public presentations.

Each proposer would be allotted 20 minutes for presentation and 10 minutes for Board questions. The matter would return for a vote at the end of October.

Mr. Brian Herbert, CEO of GHA Architects, presented on behalf of the DMR/GHA Design-Build Team. He highlighted DMR's established presence in Delray Beach, citing projects such as Gulfstream Views and the team's familiarity with local permitting processes. Mr. Herbert emphasized the guiding concept, "For Delray, by Delray," focused on employing local subcontractors, developing workforce training opportunities, and prioritizing small businesses within the Set community.

Mr. Herbert described the proposed design as a "Ripple" concept, centered on a civic event space designed for gatherings, performances, and community programs. The design extended outward to include an amphitheater, heritage walkways with historical storytelling QR codes, wellness paths, a splash pad and playground, flexible vendor kiosks and pop-up market stalls, a rooftop terrace for art displays and intergenerational activities, and a strengthened West Atlantic Avenue frontage with active storefronts to foster pedestrian engagement.

Mr. Herbert stated construction would employ pre-cast concrete panels and steel components fabricated off-site, minimizing disruption during construction and ensuring hurricane-rated durability. He emphasized the team's commitment to transforming community input into meaningful design elements that reflected cultural heritage and local aspirations.

Deputy Vice Chair Casale praised the creativity of the presentation, highlighting the bonding capacity, parking configuration, and range of vendor spaces. She stressed the importance of adequate sound barriers to protect nearby residential neighborhoods. Mr. Herbert explained the commercial activity and event spaces were oriented toward Atlantic Avenue, with quieter uses and playground areas placed near residential edges.

Vice Chair Markert asked about the durability of the proposed materials, referencing concerns over modular construction in past disasters. Mr. Herbert clarified the approach used pre-cast concrete walls and steel structures meeting high-velocity hurricane standards.

Chair Burns commended the focus on local hiring and community engagement.

Executive Director Jadusingh reminded the Board the workshop was intended to assess proposer qualifications under the RFQ process rather than select a final design.

The meeting continued with the second presentation.

Mr. William Hatcher introduced the Hatcher team, including architect Mr. Jorge Gutierrez and other key partners. Mr. Hatcher highlighted the firm's 25-year local presence, its record of on-time, within-budget projects, and its long-standing partnership with the CRA, notably through the successful Arts Warehouse project.

Mr. Gutierrez described the team's collaborative approach, emphasizing the importance of

integrating construction and design expertise from the outset of the project. He detailed prior experience with schools, parks, and community facilities, explaining early coordination with planning and zoning authorities was crucial for complex redevelopment initiatives. The team also highlighted prior experience with modular and traditional construction methods and careful attention to site logistics and utility tie-ins.

The presentation emphasized Hatcher's strong record of exceeding Small Business Enterprise (SBE) participation goals and proactive communication strategies, including newsletters, door-to-door engagement, and participation in public meetings and job fairs. Mr. Hatcher and his team described their knowledge of existing site conditions, including traffic patterns and utility relocation needs, and pledged to minimize disruption to nearby schools and residents.

Board members praised Hatcher's extensive experience and collaborative history with the CRA.

Deputy Vice Chair Casale expressed appreciation for the team's local roots and proven track record.

The meeting continued with the third presentation.

Mr. George Lopez, President of Waypoint Contracting, introduced his firm as the lead design-builder, supported by CPZ Architects, Kimley-Horn for civil engineering, traffic, and landscaping, and other specialty consultants. Mr. Lopez highlighted Waypoint's success in delivering municipal and CRA projects across South Florida, including renovations of historic properties and redevelopment in challenging sites requiring extensive utility coordination.

Mr. Lopez emphasized the team's commitment to close collaboration with the CRA and the City throughout planning and permitting, as well as a focus on local workforce participation, efficient phasing, and safe construction practices aimed at minimizing disruption to surrounding neighborhoods. The team presented examples of similar redevelopment projects to demonstrate experience with complex, multi-stakeholder initiatives.

Board members thanked Mr. Lopez and his team for their presentation and recognized their capacity to deliver projects of this scale and complexity.

Executive Director Jadusingh reviewed next steps and reminded all bidders and the Board of the cone of silence.

Deputy Vice Chair requested the scoring rubric. Executive Director Jadusingh agreed to resend the materials and link.

5. Adjournment

There being no further discussion, the meeting was adjourned at 4:15 p.m.

Renee Jadusingh, Executive Director

Angela Burns, Chair