



CRA Board Regular Meeting Minutes
Thursday, December 4, 2025 – 10:30 a.m.
City Hall Commission Chambers
Delray Beach, FL 33444

STAFF PRESENT:

Renee Jadusingh, Esq.
Tracy Coon

Christine Tibbs

Cassidy Heitman

OTHERS PRESENT:

N/A

1. Call to Order

Chair Burns called the meeting to order at 10:30 a.m.

2. Roll Call

CRA Board Members Present: Chair Angela Burns, Vice Chair Tom Market, Commissioner Tom Carney, and Commissioner Rob Long.

3. Approval of Agenda

Executive Director Jadusingh requested to remove Items 6A. and 6B.

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

4. December PowerPoint Presentation (Included for information only)

A. DECEMBER POWERPOINT PRESENTATION

5. Public Comments on Agenda & Non-Agenda Agenda Items

Chuck Ridley, Delray Beach, stated he understood the agenda included an update on The Set Transformation Plan and noted he had not yet reviewed the full packet. He commended CRA staff, partner agencies, and commissioners for the high level of engagement throughout the process, saying the community had not seen this level of involvement in many years. He acknowledged the plan was not perfect but said it reflected the authentic voice of residents. He urged the Board to

provide the resources needed to advance the work and stated the Commission's vision must align with the community's vision to move Delray Beach forward. He thanked staff and recognized the community's contributions.

Chair Burns closed public comments.

6. Consent Agenda

- A. **APPROVAL OF CONSTRUCTION SERVICES AGREEMENT WITH DAN ENTERPRISES TEAM, LLC, IN AN AMOUNT NOT TO EXCEED \$426,771.71, FOR THE CONSTRUCTION OF EXTERIOR AND INTERIOR REPAIRS TO THE CRA-OWNED BUILDING LOCATED AT 313 NE 3RD STREET**
- B. **APPROVAL OF TEMPORARY USE AGREEMENT WITH DAN ENTERPRISES TEAM, LLC, TO UTILIZE FIVE PARKING SPACES WITHIN THE CRA-OWNED PARKING LOT LOCATED AT 362 NE 3RD AVENUE**
- C. **APPROVAL OF WORK ASSIGNMENT IN AN AMOUNT NOT TO EXCEED \$25,625 WITH JONES LANG LASALLE AMERICAS, INC. FOR PROFESSIONAL COMMERCIAL REAL ESTATE MARKETING SERVICES RELATED TO VACANT CRA-OWNED PROPERTY ON WEST ATLANTIC AVENUE**
- D. **AMENDMENT TO DELRAY BEACH COMMUNITY REDEVELOPMENT AGENCY BYLAWS**

Items 6A. and 6B. were removed.

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

8. Old Business

None.

9. New Business

- A. **RECOMMEND ADOPTION OF THE 2025 UPDATE TO THE WEST ATLANTIC MASTER PLAN (A.K.A. THE SET TRANSFORMATION PLAN), IN SUBSTANTIALLY THE ATTACHED FORM, BY THE CITY OF DELRAY BEACH**

Executive Director Jadusingh presented the proposed amendment to the 2025 West Atlantic Master Plan, noting the update would restore the name "The Set Transformation Plan" and incorporate revised demographic data, updated community asset information, refreshed maps, and reorganized action strategies. She reviewed the history of the plan beginning with the 2016–2018 development process, the 2019–2020 amendment, and the recent Board direction to return to the original plan name. Ms. Jadusingh explained that staff used the

name-change opportunity to update aging data, remove outdated references, revise photographs for clarity, and reflect current organizations, gathering spaces, and active community partners.

Ms. Jadusingh summarized the community outreach process, which included multiple meetings focused on demographics, the plan's six pillars, and prioritization of the original action strategies. She stated that community participation was strong and that many priorities from earlier versions of the plan remained relevant. She also noted the implementation strategy was provided as a separate working document to allow continued refinement without requiring amendment of the entire plan.

Ms. Jadusingh outlined next steps, stating the document would proceed to Planning and Zoning for review, followed by evaluation by City staff, and then to the City Commission for adoption. She stated the plan may undergo minor formatting or code-reference adjustments during the City's review process but was ready for CRA consideration in its substantial form.

Commissioner Carney stated West Atlantic Avenue served the entire city and should remain under the direction of elected officials rather than a non-elected board. He expressed concern about any model that placed decision-making authority for the corridor into a community land trust, noting it would add bureaucracy and limit city control of a major public asset. He supported many neighborhood-focused recommendations in the plan but objected to including West Atlantic Avenue within a trust framework. He also stated the concept of a focused district west of Swinton had long been discussed and could generate positive outcomes, but he remained opposed to ceding authority for the corridor. He stated he favored continued work on the plan but could not support adoption in its current form.

Commissioner Long stated this was his final meeting and he appreciated the opportunity to comment. He thanked staff and the consultant team for their work and acknowledged the strong community participation throughout the process. He supported restoring the name Set Transformation Plan, stating the change signaled collaboration and respect for the neighborhood's identity. He also supported moving the plan forward in substantial form, with refinements to occur through the upcoming stages.

Vice Chair Markert stated the process had made meaningful progress and that community engagement had strengthened the final recommendations. He acknowledged the concerns raised related to land trust structures but viewed them as issues that could be resolved as the project advanced. He also supported continuing the work and expressed optimism about the direction of the plan.

Chair Burns recognized staff, the consultant, and residents for their contributions, noting the effort reflected years of community input. She supported advancing the plan to allow implementation to begin and stated adjustments could be incorporated as needed. She asked whether Atlantic Avenue had been included in past planning efforts.

Commissioner Carney and Anthea Gianniotis, Development Services Director, described the history of the Main Street program, the relationship to prior downtown planning, and the applicability of a renewed Main Street model for West Atlantic.

Discussion ensued about adding a Main Street analysis as part of the recommendation to the City Commission.

Ms. Jadusingh clarified that the commercial land trust concept described in the plan did not involve transferring CRA-owned land. Any trust entity would independently participate in competitive bid processes similar to other developers or nonprofits. She stated the plan language was intended to clarify that the CRA would retain its property unless otherwise disposed of through formal action.

Motion by Commissioner Long, seconded by Vice Chair Markert, to recommend that the City Commission adopt the 2025 update to the West Atlantic Master Plan, also referred to as the Set Transformation Plan, and to include a directive to explore a Main Street concept for West Atlantic Avenue. In a roll call vote, motion passed (3-1), with Commissioner Carney voting in opposition.

Commissioner Carney noted there was still an opportunity for great collaboration.

9. Other Business

A. Comments by Executive Director

Ms. Jadusingh thanked staff and the community for their work preparing the draft plan, noting the extensive hours, weekend meetings, and significant resident participation throughout the process. She stated that public engagement would continue at the CRA Social that evening at 5:00 PM at the Edmonds Baines Building and that printed copies of the draft plan would be available to attendees.

Ms. Jadusingh announced the upcoming scheduled CRA meeting dates of January 27th, February 26th, and March 24th, with 2026–2027 board meeting dates to be set following the City's organizational meeting.

She also acknowledged Commissioner Long at his final CRA meeting and thanked him for his many years of dedication and service.

B. Comments by Board Attorney

There were none.

C. Comments by Commissioners

Commissioner Long expressed appreciation for staff, the consultant team, and community members, stating it had been a privilege to serve on the CRA Board. He reflected on his work with CRA staff during recent events and conferences, acknowledged the CRA's role in the city's revitalization, and stated he was grateful to have participated in the vote on the Set Transformation Plan. He stated he looked forward to supporting the CRA in his future role and believed the organization remained strong and well-regarded statewide.

Commissioner Carney thanked Commissioner Long for his service and discussed his longstanding advocacy for West Atlantic revitalization. He reiterated his interest in seeing progress continue, noted the importance of resident engagement, and stated he remained optimistic about the direction of the work.

Commissioner Markert thanked Commissioner Long for his commitment to Delray Beach and acknowledged the significant time required to serve. He stated the meeting demonstrated meaningful progress and that he believed the Board was moving in a positive direction. He expressed confidence the work would advance despite the challenges ahead.

Chair Burns thanked Commissioner Long for his service and recognized his contributions to the Board's work.

10. Adjournment

There being no further discussion, the meeting was adjourned at 11:22 a.m.


Renee Jadusingh, Executive Director


Angela D. Burns, Chair