



CRA Board Regular Meeting Minutes
Wednesday, July 16, 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:

N/A

1. Call to Order

Chair Burns called the meeting to order at 4:02 p.m.

2. Roll Call

CRA Board Members Present: Chair Angela Burns, Commissioner Carney, and Commissioner Long.

3. Approval of Agenda

There was discussion and consent to move Item '7D. AWARD REQUEST FOR QUALIFICATIONS CRA NO. 2025-01 – NW 800 BLOCK OF WEST ATLANTIC AVENUE – PROGRESSIVE DESIGN-BUILD REDEVELOPMENT PROJECT' to Old Business as Item 8AA.

Motion by Commissioner Carney, seconded by Commissioner Long, to approve the Agenda, as amended. In a roll call vote, **motion** passed (3-0).

4. July PowerPoint Presentation (Included for information only)

A. JULY 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

Max Zengage, president of Delray Beach Concours and resident of 1705 NW 4th Avenue, requested the CRA Board's support to expand their annual event onto the front lawn of Old School Square, highlighting its fifth year, \$125,000 raised for local charities, and over 10,000 attendees. He emphasized the event's economic impact, with cars valued up to \$30 million and sponsorship from over 50 local businesses. He suggested the Green Market could be relocated for one Saturday to the nearby Tennis Center lot and, using additional time from Stephen Greene, noted support from former CRA leaders and offered to present formally if needed.

Montre Bennett, 323 NW 2nd Avenue, urged the CRA to pause all development within the SET area until the updated SET Transformation Plan is complete. He emphasized the importance of centering community voices before moving forward with projects, including those on NW 8th Avenue and the 600–800 blocks, as well as facility rentals. He called for a reassessment of goals and priorities before taking further action.

George Long, 46 Dorsal Way, expressed agreement with Mr. Zengage's comments and voiced his support for the Delray Beach Concours event.

Chuck Ridley, 210 NW 2nd Avenue and chair of the Coalition, urged the CRA to delay decisions related to West Atlantic development until the SET Transformation Plan is updated and community input is fully considered. He warned against politicizing the development process and emphasized the importance of following professional staff recommendations. He highlighted past plans—the West Atlantic Redevelopment Plan, Southwest Plan, and SET Plan—as effective guides and cautioned against repeating redevelopment mistakes seen in West Palm Beach. He reiterated longstanding community priorities, including neighborhood-serving businesses, block-by-block development, infill housing, and support for small businesses.

Kyle Holder, 102 SW 9th Avenue, thanked CRA and City staff, especially Renee Jadusingh and Missie Barletto, for resolving lighting and tree issues at Reverend Thomas Park, noting that visible improvements were made within 30 days. He emphasized the importance of collaborative action in the SET, referencing Delray's historical Black settlement and expressing concern over patterns of redevelopment that lead to displacement. Citing the 1921 Tulsa massacre and modern gentrification trends, he warned against development that prices out longtime residents and erases community identity. He urged the CRA to proceed with caution and prioritize inclusive, community-based planning.

Tim Hernandez, representing New Urban Communities and Azure, referenced a recent letter of interest and reiterated his team's long-standing commitment to West Atlantic redevelopment. He

noted previous staff recommendations in favor of his proposals for the 600, 700, and 800 blocks, citing successful projects like Atlantic Grove and COTA as examples of workforce housing and community integration. He urged the CRA to approach the redevelopment comprehensively rather than block by block, suggesting a master-planned strategy similar to the transformational Fishing Village project in Pompano Beach. He emphasized that allowing proposals for all three blocks would create stronger synergies and attract desirable commercial users that serve the neighborhood's longstanding needs.

Jennifer Jones, 639 Cambridge Circle, spoke as a community organizer and longtime Delray resident, urging the CRA to prioritize truly affordable housing for low and moderate-income residents. She acknowledged efforts like the Corey Jones Isle affordable housing project and others but emphasized that housing costs have continued to rise while incomes remain stagnant. She called for more opportunities that support those who grew up in Delray Beach and want to stay. Ms. Jones also discussed commercial affordability, sharing her experience as a small business owner using shared space due to high rental costs. She encouraged the CRA to consider innovative solutions like container projects and to ensure future developments align with the real needs of the community.

Chair Burns closed public comments.

7. Consent Agenda

- A. REGULAR BOARD MEETING MINUTES**
- B. CRA FINANCIAL REPORT – MAY 2025**
- C. FIRST AMENDMENT TO THE INTERLOCAL AGREEMENT BETWEEN THE CITY OF DELRAY BEACH AND DELRAY BEACH COMMUNITY REDEVELOPMENT AGENCY FOR IN HOUSE PROJECT MANAGEMENT SERVICES**
- D. AWARD REQUEST FOR QUALIFICATIONS CRA NO. 2025-01 - NW 800 BLOCK OF WEST ATLANTIC AVENUE - PROGRESSIVE DESIGN-BUILD REDEVELOPMENT PROJECT**
- E. REQUEST TO ISSUE INVITATION TO BID CRA NO. 2025-05 FOR THE CONSTRUCTION OF REPAIRS FOR THE CRA-OWNED BUILDING LOCATED AT 182 NW 5th AVENUE - MUSE HOUSE**
- F. REQUEST TO ISSUE INVITATION TO BID CRA NO. 2025-06 FOR THE CONSTRUCTION OF REPAIRS FOR THE CRA-OWNED BUILDING LOCATED AT 20 N SWINTON AVENUE - DELRAY BEACH CRA OFFICE**
- G. APPROVE WORK ASSIGNMENT FOR ARCHITECTURAL SERVICES WITH TAMARA PEACOCK COMPANY ARCHITECTS OF FLORIDA, INC. d/b/a PEACOCK ARCHITECTS FOR MAINTENANCE AND REPAIRS TO 20 N. SWINTON AVENUE IN AN AMOUNT NOT TO EXCEED \$26,835**

- H. **APPROVAL OF THE TENTH AMENDMENT TO THE AGREEMENT BETWEEN THE DELRAY BEACH COMMUNITY REDEVELOPMENT AGENCY AND AHRENS COMPANIES - 95 SW 5TH AVENUE**
- I. **APPROVAL OF SIXTH AMENDMENT TO THE LANDSCAPE MAINTENANCE SERVICES AGREEMENT WITH SOD UNLIMITED, INC.**
- J. **COMMERCIAL LEASE AGREEMENT - 135 NW 5TH AVENUE, UNIT C5**
- K. **RESOLUTION 2025-10 - APPROVE A PURCHASE AND SALE AGREEMENT WITH THE BOYNTON BEACH FAITH BASED COMMUNITY DEVELOPMENT CORPORATION, INC. FOR THE PURCHASE OF ONE PROPERTY LOCATED AT 238 SW 14th AVENUE FOR THE CONSTRUCTION OF AFFORDABLE/WORKFORCE HOUSING**
- L. **RESOLUTION 2025-11 - APPROVE A REVISED PURCHASE AND SALE AGREEMENT WITH MAGGIE ROLLE FOR THE PURCHASE OF THE PORTION OF A PROPERTY ABUTTING 111 NW 11TH AVENUE AND 106 NW 10TH AVENUE IN AN AMOUNT NOT TO EXCEED \$40,000**
- M. **SITE DEVELOPMENT FUNDING ASSISTANCE - HARVEY INSURANCE SOLUTIONS, INC (20/26 NW 6th AVENUE) FOR AN AMOUNT NOT TO EXCEED \$41,238.71**

Motion by Commissioner Carney, seconded Commissioner Long, to approve the Consent Agenda, as amended. In a roll call vote, **motion** passed (3-0).

8. Old Business

AA. **AWARD REQUEST FOR QUALIFICATIONS CRA NO. 2025-01 - NW 800 BLOCK OF WEST ATLANTIC AVENUE - PROGRESSIVE DESIGN-BUILD REDEVELOPMENT PROJECT**

Chair Burns stated she pulled the item because it involves the 800 block and emphasized the need to align redevelopment with the SET Transformation Plan and community input. She noted the plan is outdated, additional public meetings are scheduled, and future actions should reflect updated community needs.

Commissioner Long asked how aligning more closely with the SET Transformation Plan updates would impact the project timeline. Ms. Jadusingh and Ms. Tibbs responded that one meeting had been held so far, with three more planned—beginning August 18 and continuing into September. Ms. Jadusingh noted the initial meeting served as an introduction to the plan's six pillars and that future sessions would be more community-led. While the original goal was completion by September or October, the timeline may extend to the end of the year to allow for deeper engagement.

Commissioner Long expressed support for pausing the item until after the next SET Transformation Plan meeting, suggesting the board reevaluate the timeline at that point. He

emphasized the importance of aligning efforts with the ongoing plan update without causing unnecessary delays and proposed revisiting the item at the next meeting to determine next steps.

Commissioner Carney emphasized the importance of West Atlantic Avenue as a gateway to the city and supported aligning with the SET Transformation Plan without delaying progress. He noted the shared interest among the CRA, DDA, and city in developing the parcels, highlighted the potential tax benefits, and expressed openness to either a single or multiple developers—whichever approach moves the project forward efficiently.

Commissioner Long clarified that his earlier comments about pausing the discussion referred specifically to Item 8A. He noted he had been confused about the agenda item and wanted to confirm that it was 8A. he intended to revisit.

Motion by Commissioner Carney, seconded Commissioner Long, to table item 8AA. until the August 28, 2025, meeting. In a roll call vote, **motion** passed (3-0).

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

Motion by Commissioner Carney, seconded Commissioner Long, to table item 8A. until the August 28, 2025, meeting. In a roll call vote, **motion** passed (3-0).

9. New Business

A. DISCUSSION AND DIRECTION REGARDING MODIFICATIONS TO THE A.-G.U.I.D.E. (ACHIEVING GOALS USING IMPACT DRIVEN EVALUATION) PROGRAM GUIDELINES

Ms. Jadusingh explained that due to recent legislative changes, most nonprofits previously supported through the A.-G.U.I.D.E. program are no longer eligible, and this year marks its transition to the city. She noted affordable housing is the only remaining eligible category and that the item reflects updates to align with that focus, supporting organizations operating on city or CRA property. She added the program guidelines were provided in the backup and that the board could choose to table the item if needed.

Motion by Commissioner Carney, seconded Commissioner Long, to modify the A.-G.U.I.D.E. program guidelines as presented. In a roll call vote, **motion** passed (3-0).

B. PROCESS FOR PROPOSALS FOR THREE (3) TENANT BAYS - 95 SW 5TH AVENUE

Ms. Jadusingh provided an update on the nearly completed building at 95 SW 5th Avenue and shared that several doctors accepting Medicare and Medicaid have expressed interest in leasing the space. She asked whether the board preferred to lease the entire building to one provider or allow multiple individual doctors and suggested offering both options. She emphasized the importance of providing accessible medical services and noted that CRA rents remain low.

Commissioner Carney supported offering flexibility in leasing the building but emphasized the importance of securing a full-time medical practice. He cautioned against allowing satellite offices with limited availability and stated the goal should be a consistent, practicing provider serving the community.

Chair Burns supported a flexible approach based on the interest received and encouraged accommodating providers who may need smaller spaces. She emphasized the importance of not taking a one-size-fits-all approach and allowing for varied tenancy to meet community needs.

There was consensus to move forward exploring interest.

The meeting lost quorum at approximately 4:40 p.m. so no further items were discussed.

10. Other Business

- A. Comments by Executive Director**
- B. Comments by Board Attorney**
- C. Comments by Commissioners**

11. Adjournment

There being no further discussion, the meeting was adjourned at 4:40 p.m.

Renee Jadusingh, Executive Director

Angela Burns, Chair