



CRA Board Regular Meeting Minutes
Tuesday, October 28, 2025 – 4:00 p.m.
City Hall Commission Chambers
Delray Beach, FL 33444

STAFF PRESENT:

Renee Jadusingh, Esq.
Tracy Coon

Christine Tibbs

Donald Doody

OTHERS PRESENT:

N/A

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 Market, Deputy Vice Chair Juli Casale, Commissioner Tom Carney, and Commissioner Rob Long.

3. Approval of Agenda

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

4. October PowerPoint Presentation (Included for information only)

A. OCTOBER 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

Reginald Cox, 715 Martin Luther King Jr. Drive, via audio comment, urged the Board to select Option C. for the 800 block and pause the RFQ until the SET Transformation Plan update was complete. He said the site had long-term contamination and could serve as a central parking garage to manage future parking and traffic on West Atlantic. He said the vacant land in the SET created a chance to plan west of Swinton in a way that complemented east of Swinton and asked the Board to let the SET Transformation Plan update finish, with adoption expected by January.

Tim Hernandez, Azure Development, said the CRA's one-block RFP on West Atlantic was an "unforced error." He urged the Board to master plan the 600, 700, and 800 blocks together, saying one plan would lower costs, share infrastructure, attract better tenants, and move faster. He said his team had already submitted a buildable concept with housing, grocery, health care, and neighborhood services and said one developer could begin construction within twelve months.

Richard Caster, Azure Development, supported a single master plan for all three blocks. He said a coordinated plan would have greater impact, serve the neighborhood, and act as a gateway to the city. He said a piecemeal approach limited momentum and tenant mix. He said a master plan with one- to three-story buildings could bring grocery, banking, and health care, connect West Atlantic to downtown, and present the corridor as one community.

Sarah Selznick, 1700 NW 2nd Avenue, spoke on behalf of Shared Future Foundation, Village Academy's Legacy Gardeners, and partner groups. She introduced "Regenerating Roots," a proposal to convert the CRA-owned lot at 29 SW 6th Avenue into a community farm, outdoor classroom, and micro-business space led by Village Academy fifth graders. She said the goal was to activate the site for the SET as a community and commercial space without displacement. She also described nearby projects such as the Hive co-working space, Harvest House retail and tea shop, and an outdoor event venue.

Dana Tate, 114 NW 18th Street, a fifth-grade teacher at Village Academy and sponsor of the Legacy Gardeners Club, said many students fell behind in science due to lack of opportunity, not ability. She described Legacy Farmers as hands-on learning that connects science to culture, history, and family. She said students were already choosing to learn outside and advocating for the work. She asked the CRA to support expansion so the program could reach middle school students, build partnerships, and keep investing in SET youth and families.

Following Ms. Tate, eleven students from Village Academy and the Legacy Gardeners Club, shared comments.

Mr. Doody reminded the Board that because the proposal was unsolicited, a cone of silence was in effect, and the Board could not discuss the item. He confirmed the request could be considered for a future agenda, subject to administrative review.

Montre Bennett, 323 NW 2nd Avenue, supported giving the CRA-owned land to the students' "Regenerating Roots" project. Mr. Bennett said the project preserved legacy, built pride, and added needed green space. He asked if the RFQ granted development rights on the 800 block or only pre-qualified developers and noted past concerns about container structures, which he said did not align with the SET Transformation Plan for West Atlantic.

JD Weatherspoon, 28 SW 13th Avenue, said West Atlantic was one community. Mr. Weatherspoon asked whether redevelopment would invest in residents as well as buildings and called for a clear commitment to community benefit and long-term support, warning projects without that commitment would repeat a cycle of short-lived businesses along Atlantic.

Clint Oster spoke in support of the "Regenerating Roots" project at 29 SW 6th Avenue. He identified himself as the owner of General Landscaping and said the project would turn an underused lot into a productive space in the SET that combined community development, environmental stewardship, and education. He said General Landscaping would help maintain the site and teach students and residents about native plants, food forests, and regenerative landscape practices.

Pablo del Real, Soil and Soul, said his group had worked for years to create community green spaces, including the Delray Beach Children's Garden, which drew 18,000 visits last year. He said the proposal for 29 SW 6th Avenue would create permanent green space backed by about \$1 million in private investment, not a temporary garden. He urged the CRA to support it as a place for wellness, heat relief, and real outdoor learning for children.

Chuck Ridley, 210 NW 2nd Avenue, spoke in support of the Village Academy students and called them leaders now, not just children. He urged them to keep using their voices to advocate for the community and said their presence and testimony already showed real power.

Yvonne Odom, Lawson Boulevard, spoke in support of the Village Academy students and said their presence reminded her of her own experience as a young student leader. She urged the CRA to honor what the students asked for and to keep investing in them.

Chair Burns closed public comments.

7. Consent Agenda

A. WORKSHOP MINUTES

B. REGULAR BOARD MEETING MINUTES

C. INTERLOCAL AGREEMENT BETWEEN THE CITY OF DELRAY BEACH AND THE DELRAY BEACH COMMUNITY REDEVELOPMENT AGENCY FOR FUNDING CONSTRUCTION PROFESSIONAL SERVICES FOR FISCAL YEAR 2025-2026

- D. ACCEPTANCE OF SOLID WASTE AUTHORITY OF PALM BEACH COUNTY'S BLIGHTED AND DISTRESSED PROPERTY CLEAN-UP GRANT OF \$80,000 - 235 SE 2nd AVENUE
- E. APPROVAL TO APPLY FOR THE FISCAL YEAR 2025-2026 SOLID WASTE AUTHORITY OF PALM BEACH COUNTY BLIGHTED AND DISTRESSED PROPERTY CLEAN-UP GRANT - 101 NW 10th AVENUE
- F. TEMPORARY USE AGREEMENT WITH SOUTHERN UNDERGROUND INC. TO UTILIZE 19 SW 10TH AVENUE AND 23 SW 10TH AVENUE FOR STORAGE AND STAGING
- G. A-G.U.I.D.E. FUNDING REQUEST FOR FISCAL YEAR 2025-2026 - DELRAY BEACH COMMUNITY LAND TRUST
- H. AWARD INVITATION TO BID CRA NO. 2025-03 - EXTERIOR AND INTERIOR REPAIRS TO THE CRA-OWNED BUILDING LOCATED AT 313 NE 3RD STREET - ARTS WAREHOUSE TO DAN ENTERPRISES TEAM, LLC, IN AN AMOUNT NOT TO EXCEED \$426,771.71

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

8. Old Business

A. DELRAY BEACH COMMUNITY REDEVELOPMENT AGENCY REDEVELOPMENT ADVISORY COMMITTEE FOLLOW UP

Deputy Vice Chair Casale stated she would like to appoint one of the applicants who previously served on the Redevelopment Advisory Committee. Ms. Jadusingh replied that three of the nine eligible applicants had previously served on the Redevelopment Advisory Committee, and those applicants were Angela Hill from Sub Area 4, Kristina Lebrevelec from Sub Area 7, and Lucika Suarez from Sub Area 8. Ms. Jadusingh shared that only three of the eight Subareas had applicants and that there will be three committee members eligible for appointment.

Deputy Vice Chair Juli Casale appointed Kristina Lebrevelec from Sub Area 7. Commissioner Tom Carney appointed Angela Hill from Sub Area 4. Chair Angela Burns appointed Lucika Suarez from Sub Area 8. All three were reappointed to the Redevelopment Advisory Committee for one year for fiscal year 2025–2026.

Deputy Vice Chair Casale departed the meeting at 4:55 p.m.

Ms. Jadusingh asked for guidance on assignments for the Redevelopment Advisory Committee and noted last year's focus on the West Atlantic corridor and the 600–800 block plan. There was consensus from the Board that the recently purchased property at 235 SE 2nd Avenue in Osceola Park should be the committee's next focus. The committee is

scheduled to meet on November 13th, and the Board can consider revisiting additional topics at the January CRA Board meeting.

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

Assistant Director Tibbs summarized the RFQ for redevelopment of CRA-owned property in the Northwest 800 block of West Atlantic Avenue. She said the goal was to create a unique commercial corridor. The RFQ, issued January 30, 2025, requested a team to handle design, pre-construction, and full build-out in two phases. Three firms responded by March 18, 2025 and were scored by an evaluation committee on June 12, 2025. She noted the Board asked for oral presentations from all three firms in August 2025 and tabled the item to bring back in October 2025.

Ms. Jadusingh presented three options under the RFQ.

Some discussion ensued about the evaluation committee's scoring and timing for decision-making. There was consensus from the Board to table this item until the next Board meeting to allow additional time for the Board to review the committee's scoring.

Motion by Commissioner Carney, seconded by Commissioner Long, to table 8B. until the next Board meeting. In a roll call vote, motion passed (4-0) .

9. New Business

None.

10. Other Business

A. Comments by Executive Director

Ms. Jadusingh asked the Board if the CRA should remove the speaker's addresses from public comments, noting the City had already done so and the CRA usually followed City practice. The Board agreed, and Ms. Jadusingh said the bylaw change will be presented at the next Board meeting.

Ms. Jadusingh also reported a strong turnout at the 2025 Florida Redevelopment Association Conference in West Palm Beach and thanked Chair Burns and staff for their participation. She shared the annual Arts Warehouse Market will return on November 15th. She also requested moving the November CRA Regular Board meeting to November 20th due to a conflict on November 19th and stated that the tabled items will be revisited at that meeting.

B. Comments by Board Attorney

There were none.

C. Comments by Commissioners

Commissioner Carney stated that he had no comments other than that it was wonderful to see the participation from the Village Academy students and that he appreciated their civic engagement.

Chair Burns stated that she recently had the honor of speaking to the fifth-grade students at Village Academy about what the Commission does, and she also expressed her appreciation for the students' civic engagement today.

Commissioner Long agreed and said the students and Legacy Gardeners made the meeting special and showed real community commitment. Commissioner Long then asked about a School District property the CRA had inquired about for affordable housing. Ms. Jadusingh stated that the School District still wanted the appraised value, most recently given as \$18.4 million, and mentioned that she would confirm the zoning and follow up before the next Board meeting. Commissioner Long asked the CRA to also revisit other possible affordable housing sites, including the Artist Alley property, and to see if the seller would negotiate.

Discussion ensued regarding the need to understand density and potential unit count before comparing sites. The Board agreed to place an item on a future agenda to review multiple properties for potential affordable housing opportunities, including Artist Alley, Pulmosa, and Swan, and to consider the use of a consultant if necessary.

Vice Chair Markert also praised the students at Village Academy for their participation today and thanked the teachers for their efforts in preparing the students for the meeting.

Some discussion ensued on the cone of silence and City procedures.

11. Adjournment

There being no further discussion, the meeting was adjourned at 5:17 p.m.

Renee Jadusingh, Executive Director

Angela D. Burns, Chair