



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

STAFF PRESENT:

Renee Jadusingh, Esq.
Gina Clayton

Christine Tibbs
Cassidy Heitman

Donald Doody, Esq.
Tracy Coon

OTHERS PRESENT:

Rhonda Giger

1. Call to Order

Chair Burns called the meeting to order at 4:00 p.m.

2. Roll Call

CRA Board Members Present: Chair Burns, Vice Chair Markert, Deputy Vice Chair Casale, and Commissioner Carney.

3. Approval of Agenda

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

4. August PowerPoint Presentation (Included for information only)

A. AUGUST POWERPOINT PRESENTATION

B. PRESENTATION BY RHONDA GIGER OF PALM BEACH COUNTY COMMISSION ON ETHICS

Rhonda Giger, Palm Beach County Commission on Ethics, greeted the Board and described the Commission's jurisdiction, which extended to all municipalities in the county. She noted the agency's 15-year history and explained the focus was on prevention and education rather than investigation. She highlighted the Commission's ability to issue advisory opinions quickly and provide ethics training, and she encouraged the Board to request sessions when needed. She also distributed updated pocket ethics guides.

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

Evelyn Dobson, Executive Director of the Delray Beach Community Land Trust and resident of 130 NW 3rd Avenue, thanked the CRA for its longstanding support. She reported on discussions at the Florida Housing Coalition Annual Conference, noted increased statewide attention to land trust models, emphasized that Delray Beach's Community Land Trust continues to receive recognition for its sustainability, credited the CRA for consistent support, and invited Board members to the Trust's 20th annual meeting.

Max Zengage, 1705 NW 4th Avenue and President of the Delray Beach Concours, described the Concours' economic and cultural importance. He reported the event had donated more than \$125,000 to local charities, had generated an estimated \$600,000 in direct spending, and had attracted more than 10,000 attendees. He emphasized the Concours elevated Delray Beach's international profile, compared it to events in Amelia Island and Pebble Beach, and requested CRA support in relocating the Green Market for one Saturday to expand the event onto Old School Square grounds.

Christopher Nicotra, Board of Directors for the Delray Beach Concours, spoke in support of the Concours. He noted the April 18, 2026 event would bring museum-quality automobiles and international collectors to Delray Beach, created national exposure, emphasized the Concours generated economic activity beyond what a single Green Market Saturday produced, praised its charitable contributions, and urged the CRA to allow cancellation of the Green Market on that date to maximize the event's impact.

Billy Himmelrich, Board of Directors for the Delray Beach Concours, expressed support for the Concours as both a taxpayer and longtime Green Market participant. He recounted his personal financial support when the Concours first relocated downtown, noted his ownership of adjacent properties, and stressed the Concours created a far greater economic benefit than a single Green Market day. He acknowledged he would lose some bakery sales if the Green Market was cancelled but stated the broader benefits outweighed those losses.

Chair Burns closed public comments.

7. Consent Agenda

- A. REGULAR BOARD MEETING MINUTES**
- B. CRA FINANCIAL REPORT – JUNE 2025**
- C. CRA FINANCIAL REPORT - JULY 2025**
- D. INDEPENDENT CONTRACTOR AGREEMENT FOR ARTISTIC SERVICES - THE ATLANTIC CURRENT, LLC**
- E. PAINT-UP & SIGNAGE FUNDING ASSISTANCE AGREEMENT - CASA MANNABLISS, LLC - 2410 N. FEDERAL HWY, CRA SUB AREA #5, IN AN AMOUNT NOT TO EXCEED \$1,867.00**
- F. FIRST AMENDMENT TO THE SITE DEVELOPMENT FUNDING ASSISTANCE AGREEMENT - RABBIT HOLE DELRAY, LLC**
- G. RESOLUTION NO. 2025-12 - APPROVAL OF PURCHASE AND SALE AGREEMENT FOR 101 NW 10th AVENUE FOR \$162,500**

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

8. Old Business

- A. UPDATE ON LEASES FOR TWO (2) FIRST FLOOR TENANT BAYS - 98 NW 5TH AVENUE, EDMONDS BAINE BUILDING**

Ms. Jadusingh provided an update on the leases for the 98 NW 5th Avenue tenants. She reported StellaMix, a podcast studio, and Sun Up Skin, a holistic facial spa, had signed leases and were preparing for occupancy. She noted ongoing progress by other tenants, including Rabbit Hole, Touch of Posh Salon, and The Atlantic Current, and emphasized the building was close to full activation.

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

Ms. Jadusingh explained the RFQ process and evaluation results, noting Waypoint Contracting was the top-ranked proposer.

Chair Burns expressed concern that the project may not fully achieve its potential as a true gateway development. She stressed residents expected permanence and quality, not temporary modular structures, and said the CRA must ensure any design reflected long-term value for West Atlantic Avenue.

Vice Chair Markert stated the Board should not stall the process further and emphasized the need to advance to design so residents could see concrete proposals. He added public confidence required visible progress and outreach should continue during design development.

Deputy Vice Chair Casale agreed moving forward was necessary, explaining design concepts would allow the public to visualize options and participate meaningfully. She emphasized transparency and noted delaying would only create more frustration.

Commissioner Carney mentioned that the CRA could approve design services while maintaining the option to halt progress before construction if any concerns arise. He stressed design work would provide the clarity the community wanted and prevent the project from languishing further.

Some discussion ensued on the scoring process and evaluation committee. There was consensus to request design presentations and detailed score breakdowns at a future workshop.

Motion by Commissioner Carney, seconded Deputy Vice Chair Casale, to table item 8B. In a roll call vote, **motion** passed (4-0).

C. DEVELOPMENT OF SW 600 – 800 BLOCKS OF WEST ATLANTIC AVENUE

Ms. Jadusingh provided an update on recent community outreach, which confirmed strong community interest in having a grocery store on the 600 block. She recommended issuing an RFP in October for a supermarket with parking, while allowing developers to propose additional uses as well.

Vice Chair Markert expressed support for moving forward with the RFP, highlighting that the need for a grocery store had been evident for many years and remained a top priority for the community.

Chair Burns stated that the CRA must ensure the RFP includes meaningful services and delivers long-term value. She stressed the importance of avoiding the delays that had previously frustrated residents.

Commissioner Carney agreed and stressed that qualified developers were essential to deliver a project residents would trust and use.

Deputy Vice Chair Casale stated focusing the RFP on community needs was the right approach. She reiterated the importance of competitive proposals to ensure the strongest outcome for the neighborhood.

The Board directed staff to refine the draft RFP and bring it back in September.

D. DISCUSSION – UPDATE ON THE DELRAY BEACH COMMUNITY REDEVELOPMENT AGENCY BUDGET PRESENTATION FOR FISCAL YEAR 2025 - 2026

Ms. Jadusingh presented the draft budget, outlining redevelopment priorities including affordable housing, infrastructure, and ongoing community projects. She explained that the budget retained most existing commitments to maintain continuity and demonstrate visible progress.

Ms. Clayton provided additional detail, summarizing the budget allocations by CRA subarea. She explained that each area with CRA-owned property was reflected as an individual budget line, even if projects were still in the planning phase. Ms. Clayton emphasized this approach ensured transparency, demonstrated accountability to Tallahassee, and showed that every parcel under CRA control had funds earmarked for future development. She highlighted funding for the Northwest 600 block townhomes with accessory dwelling units, the NW 800 block redevelopment, and smaller improvements such as signage and medical office space build-out.

The Board raised questions regarding City-related funding requests. Missie Barletto, Public Works Director, provided clarity, explaining which requests related to shared City–CRA projects and how certain line items represented a shift of maintenance responsibility to the City. She addressed questions about infrastructure, stormwater, and streetscape projects, confirming these were aligned with larger neighborhood safety and improvement efforts. Ms. Barletto also clarified sequencing, noting City and CRA staff were coordinating schedules to minimize disruption.

9. New Business

A. ISSUE REQUEST FOR PROPOSALS CRA NO. 2025-08 FOR THE DISPOSITION OF ONE CRA-OWNED VACANT LOT LOCATED AT 216 NW 8th AVENUE FOR THE DEVELOPMENT OF AFFORDABLE/WORKFORCE HOUSING

Ms. Jadusingh presented the proposed RFP for a vacant CRA-owned single-family lot purchased in June 2025. She explained the CRA’s role was to acquire infill properties, prepare them for redevelopment, and return them to the market quickly to create affordable housing opportunities.

Motion by Deputy Vice Chair Casale, seconded Commissioner Carney, to approve issuance of RFP CRA No. 2025-08. In a roll call vote, **motion** passed (4-0).

B. ISSUE REQUEST FOR PROPOSALS CRA NO. 2025-07 FOR THE DISPOSITION OF THREE CRA-OWNED VACANT LOTS LOCATED AT 704 SW 4th STREET FOR THE DEVELOPMENT OF AFFORDABLE/WORKFORCE HOUSING

Ms. Jadusingh introduced the request to issue an RFP for three CRA-owned vacant lots purchased in 2020. She explained the lots were initially acquired as a single parcel and fenced during the pandemic but later subdivided through a lengthy land use process. She noted the CRA's intent was to return the properties for development now that they each had their own parcel identification numbers.

Motion by Deputy Vice Chair Casale, seconded by Commissioner Carney, to approve issuance of RFP CRA No. 2025-07. In a roll call vote, motion passed (4-0) .

C. CRA EXECUTIVE DIRECTOR ANNUAL REVIEW

Ms. Clayton introduced the item and summarized that all completed performance evaluations for Executive Director Jadusingh rated her as "above expectations." She reminded the Board that prior compensation adjustments were typically in the range of six to seven percent.

Deputy Vice Chair Casale opened the discussion, stating Executive Director Jadusingh worked tirelessly for taxpayers and the Board, making their work easier. She said she originally thought a five percent raise was fair but believed six percent was more appropriate given her leadership, statewide recognition, and the strong team she built.

Vice Chair Markert agreed, noting Executive Director Jadusingh worked both hard and smart. He praised her positive attitude, energy, and ability to hire capable staff, adding she was doing an excellent job.

Commissioner Carney called Executive Director Jadusingh a tremendous asset to Delray Beach and said his written evaluation reflected the same. He supported a six percent adjustment and emphasized it should be retroactive.

Chair Burns concluded by praising Executive Director Jadusingh's professionalism, leadership, and statewide recognition. She described the CRA as an exemplary model under her guidance and voiced strong support for the raise, commending her accomplishments and representation of the agency.

Motion by Deputy Vice Chair Casale, seconded by Commissioner Carney, to approve pay increase to the CRA Executive Director to 6% retroactive. In a roll call vote, motion passed (4-0) .

10. Redevelopment Advisory Committee (RAC)

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

Ms. Jadusingh provided an overview of Redevelopment Advisory Committee's activities during FY 2024–2025, noting that the committee had met on September 4, 2024, October 7, 2024, December 12, 2024, and March 20, 2025. She explained one additional meeting had been attempted but could not be held due to lack of quorum. She emphasized that the RAC report format was valuable, as individual input captured a wider range of perspectives than a consensus approach. She confirmed that the RAC reconstitution application period opened on June 5, 2025, and was extended to September 15, 2025, with approximately thirteen applications received to date. She noted some applicants were outside the CRA subareas and would need to be reviewed for eligibility, but staff expected to bring recommendations to the Board in late September or October.

Deputy Vice Chair Casale asked whether the current RAC members who wished to remain could automatically continue, or if the CRA was required to go through a new appointment process. Ms. Jadusingh explained that the RAC guidelines allow only one-year terms, so members would need to reapply if the Board decides to amend the qualifications. She noted that two members had expressed interest in reapplying and stated that staff could present revised terms for the Board's review if there was interest in extending the term limits. There was consensus among the Board to revisit the matter at the next meeting.

11. Other Business

A. Comments by Executive Director

Ms. Jadusingh provided updates on the following: the 2025 Florida Housing Coalition (FHC) Conference; the 2025 International Council Shopping Centers Annual (ICSC) Conference; the upcoming September 4th CRA Social; an upcoming Trade Partner Outreach Event for Pompey Park; a Restaurant RFQ issued by the Delray Beach CRA for 102 NW 5th Avenue; and the upcoming Florida Redevelopment Association (FRA) Conference in October.

B. Comments by Board Attorney

There were none.

C. Comments by Commissioners

Deputy Vice Chair Casale expressed concern about the request to relocate the Green Market to accommodate the Concours D'Elegance event. She recognized the Concours as an excellent event that brought significant benefits to the city but emphasized vendors at the Green Market relied on the space and exposure for their businesses. She cautioned against displacing them for one day and warned of a slippery slope, noting other organizations had asked to use the same space and the CRA had previously declined. She stated that granting one exception could create pressure to grant others in the future.

Commissioner Carney acknowledged the Concours organizers for building the event into a signature attraction for Delray Beach. He stated he would like to address the economic impact of the event further during the next meeting. He said the Board should discuss how to balance expansion with the Green Market's long-standing role in the community.

Chair Burns concluded by commending the Concours for its contributions to the city's visibility while also recognizing the importance of protecting the Green Market. She noted that the Delray Green Market would be closed the week prior to this event due to the Annual Delray Affair, resulting in two consecutive weeks of closure. She emphasized the Board must weigh all perspectives before acting and confirmed the matter would return as a September agenda item for further discussion.

Chair Burns reported attending the Florida Housing Coalition Conference, noting Delray Beach remained ahead with its Community Land Trust model but lagged behind other cities in adaptive reuse and accessory dwelling units (ADUs). She highlighted St. Petersburg's innovative approach, allowing quadplexes on single-family lots designed to resemble single-family homes, and said she planned a visit to learn more. Chair Burns emphasized that policy changes would be needed to pursue similar solutions and encouraged the CRA to remain open to new strategies.

12. Adjournment

There being no further discussion, the meeting was adjourned at 5:34 p.m.



Renee Jadusingh, Executive Director



Angela D. Burns, Chair