

# City of Delray Beach

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## Minutes - Draft

Tuesday, May 26, 2026

2:00 PM

Joint City Commission/Community Redevelopment Agency

Workshop

Delray Beach City Hall or Watch on YouTube

<https://www.youtube.com/@cityofdelraybeachfl/streams>

## City Commission

*Mayor Thomas F. Carney, Jr.*

*Vice Mayor Angela Burns*

*Deputy Vice Mayor Tom Markert*

*Commissioner Judy Mollica*

*Commissioner Juli Casale*

Pursuant to Section 3.12 of the Charter of the City of Delray Beach, the Mayor has instructed me to announce a Meeting of the City Commission to be held for the following purposes:

Mayor Carney called the Joint City Commission and Community Redevelopment Agency (CRA) Workshop to order at 2:03 p.m.

Alexis Givings, City Clerk, called the roll for the City Commission and the following were present:

Deputy Vice Mayor Tom Markert, Commissioner Judy Mollica, Commissioner Juli Casale, Vice Mayor Angela Burns, and Mayor Thomas F. Carney, Jr.

Alexis Givings, City Clerk, called the roll for the CRA and the following were present:

Chair Juli Casale, Vice Chair Judy Mollica, Deputy Vice Chair Tom Markert, CRA Commissioner Angela Burns, and CRA Commissioner Thomas F. Carney, Jr.

Also present were:  
Terrence Moore, City Manager  
Lynn Gelin, City Attorney  
Alexis Givings, City Clerk

#### WS.1. PUBLIC COMMENTS

Public comment took place during WS.2.

#### **WS.2.** CONSIDERATIONS REGARDING CONTRACTUAL SERVICE TO IMPLEMENT THE POMPEY PARK RECREATION CENTER RENOVATION PROGRAM.

**Sponsors:** City Manager Department

**Attachments:** [POMPEY PARK Construction GMP Overview 5-26-26](#)

Commissioner Casale requested a point of order and asked Mr. Moore to explain why the joint meeting had been converted to a workshop, noting that doing so prevented the Commission from voting. Mr. Moore stated the purpose was to provide an overview of the Pompey Park Guaranteed Maximum Price construction proposal and receive guidance and direction from both the Commission and CRA Board, with any action item to be brought forward at the next regular Commission meeting if there was interest to proceed. Commissioner Casale commented that meetings should not be changed to workshops at the last moment.

Commissioner Casale also expressed disappointment regarding an email

exchange involving Mayor Carney that occurred Friday and Saturday, which referenced the use of outside counsel without consulting with the Commission. She requested a discussion and explanation. Mayor Carney responded that the matter could be discussed later but not that evening.

Mr. Moore stated that Missie Barletto, Public Works Director, would lead the presentation on the Pompey Park project, with Renee Jadusingh, CRA Executive Director, and Sam Metott, Parks & Recreation Director.

Ms. Barletto introduced Ted Cava, CORE Construction, Senior Vice President. Mr. Cava introduced Alvin Gunder, Senior Project Manager; Kenny Akinny, Project Manager; and partners Dwayne Randolph (Randolph Construction Group), William Hatcher (Hatcher Construction), and Remini Ray (Reach Group). Ms. Barletto also introduced Jason Kaufman, Engineering Division Manager, and Kevin Matthews, Project Manager. Mr. Metott introduced Senovain Stephens, Park Superintendent, Prentice Mobley, Recreation Superintendent, and Amy Hanson, Assistant Parks & Recreation Director, as key staff members that have been vital in the project.

Ms. Barletto presented an overview of the Pompey Park Recreation Center renovation project, which includes a new recreation facility, large multipurpose community rooms, pavilion with restrooms, indoor running track, outdoor fitness area, dedicated after-school care facility, aquatics facilities, expanded parking, new playgrounds, basketball courts, and other recreational amenities. She reviewed the existing site conditions, the proposed site plan, and interior and exterior features of the new recreation center, including gymnasiums, meeting spaces, senior and teen program areas, pool facilities, playgrounds, picnic pavilions, and other outdoor amenities. Ms. Barletto explained the Construction Manager at Risk (CMAR) process, including design review, conflict resolution, value engineering, bid solicitation, bid leveling, and negotiation of the Guaranteed Maximum Price (GMP). She noted that staff maintained the integrity of the project and did not accept all proposed reductions. The contractor's initial cost estimate of \$65.8 million was reduced to \$63.3 million through GMP alternates and value engineering, and further negotiated to a proposed GMP of \$59.39 million. Cost reductions included eliminating the competition pool, reducing general conditions, lowering the management fee, recalculating contingencies based on hard costs, and reducing escalation costs and contingencies. Ms. Barletto stated that the proposed changes did not affect the project schedule, with completion of the recreation center anticipated in May 2028 and completion of ballfields, pavilions, paving, sidewalks, and other exterior improvements anticipated in January 2029.

Mr. Metott clarified that construction would be phased to keep portions of the park and recreation center operational throughout the project whenever possible. Ms. Jadusingh stated that the CRA currently has \$45 million budgeted for the project and would need to consider budget amendments and future funding adjustments to address the additional \$14-15 million cost. She noted that funding could potentially be reallocated from other West Atlantic, Northwest, and Southwest area projects, with further discussion required regarding those adjustments.

Mayor Carney opened the floor to public comments.

Cynthia Ridley, 33444

Expressed support for the Pompey Park project, noting the project would provide technology and amenities needed by children and seniors, and that not moving forward would be a disappointment and a disservice to this community. She stated she has attended many Commission meetings and has seen the Commission find funding to approve projects. She urged the Commission to listen to the community.

Seeing no one else present, Mayor Carney closed public comment.

Vice Mayor Burns thanked CORE, City staff, and the CRA for their work, but expressed concern that although removing the competition pool was a significant project reduction, eliminating it without community input or notice would be a disservice to the community. She noted the project has been long awaited, supported moving forward and finding funding. She expressed disappointment that voting would not take place today. Ms. Gelin clarified that since the item was noticed as a workshop, no formal action could be taken, but consensus and direction could be provided. Mayor Carney noted that a contract could be presented at the next meeting if they agree.

Commissioner Casale explained that the competition pool was proposed because public school students could not participate in swim teams due to a lack of transportation to facilities in Boca. She stated the goal was to provide a place so kids in the city could participate in a swim team. She shared concerns about removing a substantial project element to reduce costs, stated she would like to retain the competition pool if the second-ranked proposer could provide it within the \$59 million price, and suggested incorporating croquet at Pompey Park because of its parking, green space, and proximity to downtown.

Commissioner Mollica expressed disappointment that amenities such as the pergola, batting cages, and competition pool had to be negotiated because the project was \$20 million over budget. She noted the outdated

outdoor concession should be addressed. She expressed her support for moving forward with the project.

Deputy Vice Mayor Markert expressed disappointment that adjustments to the project scope were necessary, but stated he was very much in favor of this project and believed it was a good project for the community. He acknowledged that giving up the competition pool was difficult but noted there would still be a pool, supported making a few small concessions to keep the project on track, and said he was open to hearing if the community preferred other concessions.

Mayor Carney stated that private development projects differ from spending public funds and that he supported the Pompey Park project. He shared concerns about the competition pool, stating he did not believe it was the City's role to spend nearly \$2 million in taxpayer funds to support public school swim teams. He noted that a family pool would be used more often. He added that Atlantic High School has room on its campus for a competition pool and inquired about a contract with Pirtle Construction.

Commissioner Casale suggested looking at both contracts. Ms. Gelin and Ms. Barletto explained that moving to the second-ranked proposal would require terminating the contract with CORE and beginning the CMAR process with Pirtle Construction, with GMP development expected to take three to six months. Mayor Carney expressed concern about additional delays, while Commissioner Mollica opposed canceling the existing contract and requested consideration of a concession stand. Ms. Barletto stated CORE agreed they would demolish the existing concession stand at no cost and committed to returning with options for constructing a replacement for a cost. She mentioned having another contractor to construct the concession stand at the close of the project. Vice Mayor Burns supported moving forward with CORE and requested a commitment to replacing the concession stand, and Mayor Carney asked staff to explore whether a new concession stand could be included within the \$59 million project cost.

Ms. Jadusingh stated that plans for a replacement concession stand would need to be prepared before CORE could determine construction costs, and suggested presenting the plans to CORE to identify potential savings. Ms. Barletto added that an allowance for the concession stand could be included in the contract, provided it does not increase the overall GMP.

Mr. Cava stated that without plans for the concession stand, CORE could not provide pricing, but committed to charging no fee or markup beyond subcontractor costs and supported incorporating an allowance into the GMP. Commissioner Casale reiterated support for pursuing the

competition pool if it could be included at the same price, even with an additional six months, while Vice Mayor Burns and Commissioner Mollica favored moving forward with CORE, with Commissioner Mollica requesting a substantial concession stand allowance. Ms. Jadusingh suggested retaining concession stand funds in the CRA budget. Deputy Vice Mayor Markert suggested using plans from a concession stand that was already built. It was agreed that standard concession stand plans could be adapted with input from concession and press box users.

Commissioner Casale requested to discuss including croquet in the project. Mayor Carney responded that it was not part of the original design and it was not the right location.

The Commission reached consensus to move forward with no delay. Mr. Moore stated they were in a position to return with a GMP contract at the June 2nd or June 9th meeting.

There being no further business to discuss, Mayor Carney adjourned the meeting at 2:53 p.m.

The City shall furnish appropriate auxiliary aids and services where necessary to afford an individual with a disability an equal opportunity to participate in and enjoy the benefits of a service, program, or activity conducted by the City. Please contact the Human Resources Department at (561) 243-7125 at least 24 hours prior to the program or activity for the City to reasonably accommodate your request . Adaptive listening devices are available for meetings in the Commission Chambers.