



Cover Memorandum/Staff Report

File #: 26-0133 CRA

Agenda Date: 8/27/2026

Item #: 7I.

TO: CRA Board of Commissioners
FROM: Christine Tibbs, Assistant Director
THROUGH: Renée A. Jadusingh, Esq., Executive Director
DATE: August 27, 2026

APPROVAL OF AN INDEPENDENT CONTRACTOR AGREEMENT WITH SONATA KAZIMIERAITIENE (MANOTILES, LLC), AND SYMPHONII SMITH-KENNEDY FOR THE EXTERIOR MURAL FOR THE CRA-OWNED BUILDING LOCATED AT 95 SW 5th AVENUE, IN AN AMOUNT NOT TO EXCEED \$50,216

Recommended Action:

Approve an Independent Contractor Agreement between the Delray Beach Community Redevelopment Agency and Sonata Kazimieraitiene (Manotiles, LLC), and Symphonii Smith-Kennedy for the exterior mural for the CRA-owned building located at 95 SW 5th Avenue, in an amount not to exceed \$50,216, and to authorize the CRA board Chair to execute any and all related documents for said purpose in a form that is acceptable to CRA Legal Counsel.

Background:

In 2023, the Delray Beach Community Redevelopment Agency (CRA) began constructing a new, approximately 7,089 square foot, two-story commercial building located at 95 SW 5th Avenue. The ground floor spans approximately 2,245 square feet, and will feature a lobby, staircase, restrooms, elevator, and one commercial rental space accessible from SW 5th Avenue. The second-floor spans approximately 4,844 square feet and will feature restrooms and two commercial rental spaces. The development project signifies an important step toward creating affordable commercial rental space and activation along the Historic Northwest & Southwest 5th Avenue commercial corridor, as called for by the CRA Redevelopment Plan.

In 2024, the CRA Board prioritized meeting the needs of The Set community as identified in The Set Transformation Plan, and the CRA's Redevelopment Plan, and dedicated the affordable commercial rental spaces within 95 SW 5th Avenue for tenants who would provide medical, pharmacy, healthcare, and wellness services. Construction of the commercial building is complete, and the search for tenants is ongoing.

The approved design of 95 SW 5th Avenue includes a mural on the south wall near the front entrance to the building on SW 1st Street (see mural location, with a mural placeholder, included in Exhibit B).

On November 20, 2025, the CRA Board authorized the issuance of the Call to Artists (see Exhibit C) for the exterior mural. The intent of the Call for Artists was to seek an Artist to work with the Frog Alley residents and property owners and The Set community to develop and create a dynamic mural that is embraced by and rooted in the values, culture, and history of Frog Alley and The Set community.

The Call to Artists was issued on February 11, 2026, with an Application Deadline of March 30, 2026. At the time of the Application Deadline, eleven (11) Artists, whose mediums ranged from painting to mosaic tile, submitted a timely Application.

On June 9, 2026, the Evaluation Committee, which was comprised of two (2) CRA Staff, one (1) City Staff, one (1) community partner, and two (2) Frog Alley residents, met, reviewed, and scored all eleven (11) Artists' Applications. The Evaluation Committee recommended the four (4) highest ranking Artists to move forward to Oral Presentations. On June 30, 2026, the Evaluation Committee heard Oral Presentations from the four (4) highest ranking Artists. Following the Oral Presentations, the Evaluation Committee had the opportunity to finalize their scores and the Evaluation Committee recommended the CRA move forward with contract negotiations with the highest scoring Artist, Sonata Kazimieraitiene and Symphonii Smith-Kennedy (see Artist Application and Oral Presentation included in Exhibit D). The highest scoring Artist is a team of two (2) who work in two (2) mediums - painting and mosaic tile.

On July 23, 2026, the CRA Board accepted the Evaluation Committee's recommendation, and awarded the Call to Artists for the exterior mural for the CRA-owned building located at 95 SW 5th Avenue to the highest ranked Artist, Sonata Kazimieraitiene and Symphonii Smith-Kennedy, and authorized CRA Staff to enter into contract negotiations with Sonata Kazimieraitiene and Symphonii Smith-Kennedy.

The Artist shall research the history of The Set and pay particular attention to the history and importance of Frog Alley, and the people and businesses that that helped to establish, shape, and grow The Set community. Additionally, the Artist will design the mural allowing for significant and meaningful community participation. The Artist will work with CRA Staff to organize and conduct community outreach meetings. The feedback and input received will be used alongside the selected Artist's research to develop the theme and vision for mural design. The final mural design will come before the CRA Board prior to going before the City Public Art and Advisory Board for mural permit approval.

Subsequent to the July 23, 2026 CRA Board meeting, CRA Staff and the highest ranked Artist entered into contract negotiations to discuss the Scope of Services required to complete the exterior mural at 95 SW 5th Avenue (Project) and the Project Compensation. The Application submitted by the Artist included an initial Project Compensation request of \$46,550. During negotiations, the number of community outreach meetings were increased to ensure an ample opportunity for residents and community members to participate, community mural workshops were added to allow residents and community members to meaningfully and tangibly contribute to the mural, and other costs related to materials, tools, and equipment, and the Artist Fee (which covers overall Project management and administration, attending CRA Board meetings and City Board meetings, and submitting City applications for required approvals), were finalized. The negotiated Project Compensation is not to exceed \$50,216, which includes a Contingency equal to \$3,087, which shall not be paid out to the Artist unless used (see Exhibit E for the Independent Contract Agreement, Scope of Services, and Project Compensation breakdown).

At this time, CRA Staff is requesting the CRA Board approve an Independent Contractor Agreement between the Delray Beach Community Redevelopment Agency and Sonata Kazimieraitiene (Manotiles, LLC), and Symphonii Smith-Kennedy for the exterior mural for the CRA-owned building located at 95 SW 5th Avenue, in an amount not to exceed \$50,216, and to authorize the CRA board Chair to execute any and all related documents for said purpose in a form that is acceptable to CRA Legal Counsel.

Attachment(s): Exhibit A - Location Map & Photos; Exhibit B - Renderings of Approved Design; Exhibit C - Call to Artists; Exhibit D - Sonata Kazimieraitiene and Symphonii Smith-Kennedy Artist Application and Oral Presentation; Exhibit E - Independent Contractor Agreement

CRA Attorney Review:

N/A

Funding Source/Financial Impact:

Funding has been allocated from GL #6208d.

Overall need within the Community Redevelopment Area from Delray Beach

CRA Redevelopment Plan:

Removal of Slum and Blight

Land Use

Economic Development

Affordable Housing

Downtown Housing

Infrastructure

Recreation and Cultural Facilities