

# City of Delray Beach

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## Minutes - Draft

Tuesday, May 21, 2024

3:00 PM

Special Meeting at 3:00 PM

Delray Beach City Hall or Watch on YouTube:

<https://www.youtube.com/channel/UCc2j0JhnR8Hx0Hj13RhCJag/s>  
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## City Commission

*Mayor Thomas F. Carney, Jr.*

*Vice Mayor Juli Casale*

*Deputy Vice Mayor Rob Long*

*Commissioner Tom Markert*

*Commissioner Angela Burns*

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

**SP.1. CREST THEATRE OPERATIONS AND MANAGEMENT PROPOSAL PRESENTATIONS**

**Sponsors:** Finance Department

**Attachments:** [Agenda Cover Report](#)  
[27 Productions](#)  
[Old School Square Ctr for the Arts](#)  
[Taste History Art & Culture Redacted](#)  
[HZIP LLC](#)  
[Windmill Theater LLC](#)  
[Boca Raton Museum of Art](#)  
[Packet for Bid RFLI 2024-012 Advertised](#)

The May 21, 2024, Special City Commission Meeting was called to order at 3:02 p.m. City Clerk, Katerri Johnson, called the roll, and the following were present:

**Present: 5** - Mayor Thomas F. Carney Jr, Vice Mayor Juli Casale, Deputy Vice Mayor Rob Long, Commissioner Tom Markert, and Commissioner Angela Burns

**Others present were:**

Terrence Moore - City Manager  
Lynn Gelin - City Attorney

**SP.1. CREST THEATRE OPERATIONS AND MANAGEMENT PROPOSAL PRESENTATIONS**

City Attorney Lynn Gelin stated the City issued a Request for Letters of interest and received five (5) solicited respondents and one (1) unsolicited respondent. She asked the Commission to accept all six (6) proposals for consideration.

A motion was made by Vice Mayor Casale to accept the six proposals for consideration, seconded by Deputy Vice Mayor Long.

The motion carried by the following vote:

**Yes: 5** - Mayor Carney, Vice Mayor Casale, Deputy Vice Mayor Long, Commissioner Markert, and Commissioner Burns

approved

**HZIP LLC**

Ili Umansky, Operations Director, presented the Commission with a PowerPoint Presentation on his company's qualifications to serve the Crest Theatre. He stated his company offers many programs and activities catering to people of all ages.

Discussion ensued amongst the Commission, and it was mentioned that HZIP was a management company focused on tennis.

Mr. Umansky stated his company was self-funded and expressed his willingness to share revenue with the City.

The Commission thanked Mr. Umansky for his time.

**Old School Square Center for the Arts**

Patty Jones, Old School Square Center for the Arts Board Member, stated the organization was seeking an agreement between the City of Delray Beach and Old School Square Center for the Arts (OSSCFTA) for the operation, programming, management, and administration of the Crest Theatre Building. In addition, they were requesting a cooperative agreement between the Downtown Development Authority (DDA) and OSSCFTA for marketing and coordination of campus programming.

She provided a three-phase activation plan for the classrooms, kitchen, stage, and theatre building.

The Commission discussed the organization's past practices and clarified that their proposal was only for the Crest Theatre.

Mayor Carney clarified that their proposal was only for the Crest Theatre.

The Commission thanked the organization for its presentation.

**Windmill Theater LLC**

Ian Gadapee, Producing Artistic Director for Windmill Theater Company, stated his company was operating as an LLC but was transitioning to a 501(c)(3). He explained his organization focuses on timeless theater in the Western tradition, aiming to create and produce relevant and enjoyable theatrical experiences.

Mr. Gadapee provided a hand-out to the Commission about their work. He stated his company would like to offer classes in partnership with the Boca Raton Museum of Art.

Ms. Gelin cautioned the Commission to review the submitted proposals and not to consider any potential partnerships.

The Commission thanked the organization for their presentation.

### **Boca Raton Museum of Art**

John DesPrez, Chairman of the Board of Trustees at the Boca Raton Museum of Art, presented a proposal for the museum to hold art classes in the Crest Theatre classrooms for a period of three years.

Mr. DesPrez stated he would be interested in discussing the possibility of managing the entire space once the theatre was operational.

He stated the Boca Raton Museum of Art's established infrastructure and experience would allow them to offer immediate program implementation with minimal disruption.

Mr. Irvin Lippman, Director of the Boca Raton Museum of Art, advised that the program will be administrated from Delray Beach, staff would be working on-site, and engage with the community while collaborating with the Windmill Theatre.

Discussion ensued amongst the Commission regarding the collaborative ideas with other organizations mentioned by Mr. Lippman, in which they were not aware of.

The Commission thanked the organization for their presentation.

### **Taste History Art & Cultural Study Tours**

Lori Durante, Guest Relations Manager for Taste History Art & Cultural Study Tours, stated her non-profit organization conducts educational experiences for students, highlighting multi-cultural tours, ethnic cuisine, and architecture and design. She added the program was designed to be a curriculum-based live lab and out-of-classroom experience on the road.

Ms. Durante advised her organization was interested in partnering with the Crest Theatre, the Boca Raton Museum of Art, and the Windmill Theatre to host cultural and special events.

The Commission discussed the structure of the potential partnerships; however, Mayor Carney advised he was not interested in entertaining partnerships at that time.

The Commission thanked Ms. Durante for her time.

### **27 Productions**

Blake Ian, representing 27 Productions, stated his company wanted to transform the Crest Theatre into a center for the arts and community involvement, aiming to attract local and national talent. He discussed his company's plans for using the adjacent rooms for various events and stated the proposal's funding would come from local stakeholders, event sales, and collaborations with the City.

Mr. Ian's presentation focused on music venues and productions. Afterwards, the Commission inquired about the company's ability to conduct art classes.

Mr. Ian informed the Commission that his company would invest most of its money to renovate the theatre and not burden the City with the entire expense.

The Commission thanked Mr. Ian for his time.

After the presentations were completed, Deputy Vice Mayor Long requested an extension of the meeting to allow the Commission more time to discuss the proposals. Discussion ensued amongst the Commission on how to proceed.

Mayor Carney stated he wasn't prepared to decide who would manage the campus that evening but would be willing to consider a temporary arrangement for art. Additionally, recognized the importance of launching art programs by the summer.

Lynn Gelin, City Attorney, recommended allowing the use of the classrooms through a permit issued by the Parks and Recreation Department through September 1, 2024.

The vote to issue permits through September 1, 2024, carried as follows:

Yes: 3 - Commissioner Burns, Commissioner Markert, and Mayor Carney

No: 2 - Deputy Vice Mayor Long, Vice Mayor Casale

**approved**

There being no further business to discuss, Mayor Carney adjourned the meeting at 5:26 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.