

## Workshop Meeting at 3:00 PM



# City of Delray Beach Minutes

## City Commission

*Mayor Shelly Petrolia*  
*Vice Mayor Adam Frankel*  
*Deputy Vice Mayor Juli Casale*  
*Commissioner Ryan Boylston*  
*Commissioner Shirley Ervin Johnson*

100 NW 1st Avenue -  
Delray Beach, Florida 33444  
Phone: (561) 243-7000 -  
Fax: (561) 243-3774  
[www.mydelraybeach.com](http://www.mydelraybeach.com)

**Delray Beach City Hall or Watch on YouTube:**

**Monday, September 19, 2022**

**3:00 PM**

[https://www.youtube.com/channel/UCc2j0JhnR8Hx0Hj13RhCJag/videos?view=2&live\\_view=501](https://www.youtube.com/channel/UCc2j0JhnR8Hx0Hj13RhCJag/videos?view=2&live_view=501)

The Workshop Meeting was called to order at 3:00 p.m.

The roll call was taken by Katerri Johnson, City Clerk, and the following were present:

**Present 5:** Mayor Shelly Petrolia, Vice Mayor Adam Frankel, Deputy Vice Mayor Juli Casale, Commissioner Boylston, Commissioner Shirley Ervin Johnson

Others present were:

Terrence Moore, City Manager

Lynn Gelin, City Attorney

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

### **WS.1. 22-1060** STRATEGIES AND OPTIONS REGARDING CITY HALL AND MUNICIPAL COMPLEX PUBLIC PRIVATE PARTNERSHIP CONSIDERATIONS

**Sponsors:** City Manager Department and Finance Department

**Attachments:** [Agenda Cover Report](#)

Terrence Moore, City Manager, stated the City had re-engaged with CBRE Real Estate to develop strategies and opportunities regarding the Municipal Complex. He introduced representatives from CBRE.

Ms. Lee Ann Korst, CBRE First Vice President and Southeast Regional Manager, outlined the project understanding, current facility, and required improvements. She noted approximately 93,808 square feet were needed for City Hall and the Community Center and 151,526 square feet needed for the

## **Workshop Meeting at 3:00 PM**

Police Department. She added the Emergency Operations Center was being master planned with the new Fire Department Complex. She reviewed the P3 process, advantages, and key elements. Ms. Korst displayed and summarized sites that were considered during the CPZ site analysis.

Deputy Vice Mayor Casale asked if there were any options that did not include removal of the eight (8) tennis courts. Ms. Korst confirmed there were many options with other layouts.

Mayor Petrolia asked if the tennis courts were deed restricted. Ms. Korst stated that the lease required two (2) show courts and four (4) practice courts. City Attorney Gelin stated not all the courts are deed restricted.

Michael McShea, CBRE Executive Vice President, further explained the four (4) phases of the P3 including due diligence and planning, market engagement, proposal evaluation and partner selection, and transaction execution. He reviewed the project draft timeline and provided an example of massing plan and transaction planning. He further described the marketing process and financial and technical analysis.

Ms. Korst reviewed next steps for the City and CBRE which include identifying site(s), confirm use components, site feasibility analysis, and developer solicitation.

Mayor Petrolia asked if they would need to issue an RFP for a vendor if they want to move forward. Ms. Gelin clarified they had already retained CBRE through a piggyback agreement with the golf course proposal.

Commissioner Johnson stated she believes all CRA-owned properties and ideas should be considered.

Deputy Vice Mayor Casale agreed they should not limit all options and clarified her position on the tennis courts.

Commissioner Boylston stated the tennis courts are part of the City's identity. He agreed with exploring all opportunities and would prefer to see it located on one site.

Vice Mayor Frankel stated the golf course RFP was well done and sees this opportunity as a hybrid approach. He suggested an opportunity to improve the tennis center as part of the project and agreed the CRA properties should be considered.

Mayor Petrolia agreed with her fellow Commissioners but expressed concern about building costs. She suggested considering the market adjustments and project timing. She spoke about the Police Department land and redevelopment areas. She reiterated project timing is critical for staff bandwidth.

Commissioner Boylston stated he is not aligned for the proposed timeline and preferred the golf course project to be advanced before beginning a project of this size.

Mayor Petrolia stated community engagement is needed.

Ms. Korst replied that the sample timeline was to demonstrate how the process could work.

There being no further business to discuss, the Workshop Meeting was adjourned at 3:32 p.m.

[Minutes by TBaclawski Prototype-Inc.]