



## Cover Memorandum/Staff Report

**File #:** 23-318 CRA

**Agenda Date:** 4/23/2024

**Item #:** 7F.

**TO:** CRA Board of Commissioners  
**FROM:** Ashlyn Darden, Legal Advisor  
**THROUGH:** Renée A. Jadusingh, Esq., Executive Director  
**DATE:** April 23, 2024

**PAINT-UP & SIGNAGE FUNDING ASSISTANCE AGREEMENT - MONNILIA INVESTMENT LLC (601 W ATLANTIC AVE, CRA SUB AREA #3) IN AN AMOUNT NOT TO EXCEED \$3,018.96.**

### **Recommended Action:**

Approve a Paint-Up & Signage Funding Assistance Agreement with Monnilla Investment, LLC for the proposed exterior painting improvements at 601 W. Atlantic Avenue, within CRA sub-area #3, for an amount not to exceed \$3,018.96, pending paint color change approval from the City of Delray Beach.

### **Background:**

The Paint-Up & Signage Program was originally established by the Delray Beach Community Redevelopment Agency (CRA) in 2007 to encourage existing building owners or tenants to improve the exterior of their buildings through a new coat of paint and was later expanded to include signage. The program helps to enhance the aesthetics of neighborhoods in the CRA district by facilitating minor cosmetic improvements such as exterior painting and signage projects, with a maximum possible grant award of \$5,000.

Monnilla Investment LLC owns the building and property located at 601 W Atlantic Ave., the property consists of a market / convenience store, Leogane Market, which is operated by Willie Maddy who is the registered agent of Monnilla Investment LLC.

The Applicant and property owner, Monnilla Investment LLC, is requesting funding assistance through the Paint-Up & Signage Program, to pay 50% of eligible exterior painting improvement costs, up to \$5,000. The two estimates submitted by the Applicant have an estimated cost of \$6,037.92 and \$9,200.00. As such, the Applicant is eligible to receive total funding assistance for \$3,018.96.

The Applicant is in the process of applying for Color Change Approval for 601 W. Atlantic Avenue. If the funding assistance request and the color change approval is approved, the Applicant anticipates that the exterior painting will be fully completed in July 2024. The Paint-Up & Signage Funding Assistance Agreement will not be executed until the Applicant receives color change approval from the City.

A Paint-Up & Signage Award would help further the CRA mission by assisting with the cost of exterior improvements, thereby improving blighted conditions in Sub-Area #3 of the CRA District.

Attachments: Exhibit A - Location Map; Exhibit B - Existing Exterior Conditions; Exhibit C - Funding Detail Sheet; Exhibit D- Paint-Up & Signage Funding Program Guidelines; Exhibit E - Paint-Up & Signage Funding Assistance Agreement; Exhibit F - Paint Sample

**CRA Attorney Review:**

The CRA Legal Advisor has drafted the Paint-Up & Signage Funding Assistance Agreement.

**Funding Source/Financial Impact:**

Funding has been allocated from CRA Grant Program GL #7313.

**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