



City of Delray Beach

100 N.W. 1st Avenue
Delray Beach, FL 33444

Cover Memorandum/Staff Report

File #: 26-0018 CRA

Agenda Date: 1/27/2026

Item #: 7G.

TO: CRA Board of Commissioners
FROM: Gina Clayton, Finance and Operations Director
THROUGH: Renée A. Jadusingh, Esq., Executive Director
DATE: January 27, 2026

APPROVAL OF A REINSTATEMENT AND SECOND AMENDMENT TO THE SITE DEVELOPMENT FUNDING ASSISTANCE AGREEMENT - RABBIT HOLE DELRAY, LLC LOCATED AT THE CRA OWNED PROPERTY LOCATED AT 98 NW 5TH AVENUE, SUITE 101

Recommended Action:

Approve a Reinstatement and Second Amendment to the Site Development Funding Assistance Agreement with Rabbit Hole Delray, LLC, for improvements located at the CRA Owned property located at 98 NW 5th Avenue, Suite 101, CRA Subarea #3, to extend the termination date and authorize the CRA Board Chair to execute any and all related documents in a form legally acceptable to the CRA Legal Counsel.

Background:

Rabbit Hole Delray, LLC (Grantee) is a plant-based café and bistro that will serve award-winning plant-based specialty sandwiches, smoothies, beverages, and desserts at the Edmonds Baine Building, 98 NW 5th Avenue, Suite 101, located at the intersection of historic NW 5th Avenue and NW 1st Street.

On October 21, 2024, the CRA Board preliminarily approved a Site Development Funding Assistance Agreement for an amount not to exceed \$61,640.67, to assist with the cost of improvements including interior buildout, plumbing, electrical, and related permitting. On August 18, 2025, the CRA and Rabbit Hole, LLC, entered into the Site Development Funding Assistance Agreement which had a termination date of December 31, 2025. On August 28, 2025, the CRA Board approved the First Amendment to the Site Development Funding Assistance Agreement which increased the funding to an amount not to exceed \$70,900.92.

On December 31, 2025, the Grantee requested an extension to complete the improvement project. The Grantee continues to stay in contact with CRA staff as it relates to the interior buildout and indicated that they will be starting demolition soon.

At this time, CRA staff recommends the approval of the Second Amendment to the Site Development Funding Assistance Agreement with Rabbit Hole Delray, LLC, to reinstate the Site Development Funding Assistance Agreement and extend the Termination Date to April 30, 2026, and authorize the CRA Board Chair to execute any and all related documents in a form legally acceptable to the CRA Legal Counsel.

Attachments: Exhibit A - Site Development Funding Assistance Agreement; Exhibit B - Second Amendment to Site Development Funding Assistance Agreement; Exhibit C - Funding Assistance Detail Sheet; Exhibit D - Grant Extension Request

CRA Attorney Review:

The CRA Legal Advisor has prepared and reviewed the Second Amendment to the Site Development Funding Assistance Agreement for legal sufficiency and form and has determined it to be acceptable.

Funding Source/Financial Impact:

N/A

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