



Cover Memorandum/Staff Report

File #: 23-100 CRA

Agenda Date: 4/25/2023

Item #: 9D.

TO: CRA Board of Commissioners
FROM: Alexina Jeannite, Community Engagement Director
THROUGH: Renée A. Jadusingh, Esq., Executive Director
DATE: April 24, 2023

REQUEST FOR PROPOSALS FOR TENANT TO OPERATE 2ND FLOOR WORKSPACE - 98 NW 5TH AVENUE

Recommended Action:

Provide direction on the structure of the Request for Proposals for an Operator/Tenant of the 2nd floor workspace at 98 NW 5th Avenue.

Background:

The CRA's Community Redevelopment Plan includes the NW & SW 5th Avenue corridor under the NW & SW 5th Avenue Beautification Project #2.1. The objective of Project #2.1 is to revitalize the NW & SW 5th Avenue corridor into a thriving district for neighborhood businesses and cultural activities with the strategic provision of diverse neighborhood shopping, services, and cultural facilities that will serve to enhance overall business activity and pedestrian activity in the area.

The construction of affordable commercial, retail, and office space in the Northwest Neighborhood at 98 NW 5th Avenue is one way the CRA is ensuring that this objective is realized. The rehabilitation of the 98 NW 5th Avenue building is near completion. This building includes five (5) commercial bays on the first floor and a co-working space on the second floor that will be fully furnished by the time the rehabilitation project is complete.

CRA Staff would like to release a Request for Proposals (RFP) to seek a tenant to operate the second-floor workspace in the near future with input from the CRA Board. To ensure that the RFP captures the adequate scope of services that the CRA is looking for, staff is seeking Board direction on how to structure the RFP language.

Additionally, as we anticipate the opening of the building, CRA Staff will conduct Open Houses starting in the month of May to show the space, gauge interest, and to answer any questions prospective tenants may have.

Attachment(s): Exhibit A - Potential Options

CRA Attorney Review:

N/A

Finance Review:

N/A

Funding Source/Financial Impact:

N/A

Overall need within the Community Redevelopment Area:

Removal of Slum and Blight

Land Use

Economic Development

Affordable Housing

Downtown Housing

Infrastructure

Recreation and Cultural Facilities