



Cover Memorandum/Staff Report

File #: 24-123 CRA

Agenda Date: 10/29/2024

Item #: 7C.

TO: CRA Board of Commissioners
FROM: Christine Tibbs, Assistant Director
THROUGH: Renée A. Jadusingh, Esq., CRA Executive Director
DATE: October 29, 2024

COMMERCIAL LEASE AGREEMENT - 135 NW 5 AVENUE, UNIT C6

Recommended Action:

Approve the Commercial Lease Agreement for Danny Mesidort d/b/a Jackson Hewitt Tax Service (formerly known as Factual Multi Services, LLC) located at 135 NW 5th Avenue, Unit C6 in substantially the attached form.

Background:

The West Settlers Building is comprised of two commercial bays on the first-floor (both owned by the CRA) and four privately-owned residential condominiums (one on the first-floor and three on the second-floor). The building maintenance is overseen by the West Settlers Condominium Owners' Association, which the CRA manages. Currently, Unit C6 ("Property") is occupied by Danny Meisdort of Jackson Hewitt Tax Service ("Jackson Hewitt"). The CRA executed a Commercial Lease Agreement ("Agreement") with Jackson Hewitt on January 10, 2014. There have been several amendments to the Agreement since 2014 and currently the CRA has a Revocable License Agreement with Jackson Hewitt which expires on November 30, 2024.

Since the agreements with Jackson Hewitt were expiring, at the May 30, 2024 Board Meeting, the CRA Board approved the issuance of a Request for Proposals for the Property as required by Fla. Stat. 163.380. This allowed the CRA to provide 30 days' public notice for the Property as required by statute and select an applicant while the Property remained active. The Board also allowed for CRA Staff to review the potential tenant applications based on the criteria presented at that meeting and negotiating a lease agreement with the prospective tenants if selected.

Public Notice for Property:

Pursuant to the Board's direction to issue a Public Notice to lease the Property, Staff issued said notice on June 3, 2024 with a submission deadline on July 15, 2024. Public notice was posted on the CRA website along with information about the Property and a link to the application. Public notice was also posted on social media and flyers were distributed.

Below is a summary of the Public Notice:

Details about the commercial unit:

- Approximately 875 square foot, first floor commercial unit
- Approximate monthly rental rate (not including utilities, internet, phone, security):
- \$21 per square foot
- Bathroom
- Janitorial closet
- Access to public parking
- 24/7 access to bay by successful tenant
- Eligibility to apply for CRA Funding Assistance Programs for interior renovations (not to include any structural changes/ demolition)

No commercial kitchen buildout will be allowed.

Applicant Received & Selection:

The only application received was received from the current tenant Danny Mesidort d/b/a Jackson Hewitt Tax Service. Staff reviewed the application and all components are included in the application. Considering that only one application was received, CRA Staff is presenting this item to the Board for approval instead of the review committee. The CRA is focused on revitalizing the West Settlers area and encouraging business activity on the Historic 5th Avenue corridor. The presence of a tax preparation business will support the CRA's efforts and offer needed services to the area. Therefore, at this time, CRA staff is recommending the approval of a new Commercial Lease Agreement for Danny Mesidort d/b/a Jackson Hewitt Tax Service based on the terms outlines in the Public Notice and Lease Agreement.

Attachments: Exhibit A - Location Map; Exhibit B - Blank Tenant Application for West Settlers Building - 135 NW 5th Avenue; Exhibit C - Notice of Intent to Lease & Application; and Exhibit D - Jackson Hewitt Tenant Application -135 NW 5th Ave (West Settlers)

CRA Attorney Review:

The CRA Attorney prepared and reviewed the Fifth Amendment to the Commercial Lease Agreement.

Finance Review:

N/A

Funding Source/Financial Impact:

N/A