



Cover Memorandum/Staff Report

File #: 25-089 CRA

Agenda Date: 5/29/2025

Item #: 7F.

TO: CRA Board of Commissioners
FROM: Christine Tibbs, Assistant Director
THROUGH: Renée A. Jadusingh, Esq., Executive Director
DATE: May 29, 2025

APPROVE A FIRST AMENDMENT TO THE AGREEMENT WITH CHRISTOPHER JOHNSON ARCHITECTURE, LLC FOR ARCHITECTURAL SERVICES FOR 182 NW 5th AVENUE

Recommended Action:

Approve a First Amendment to the Agreement with Christopher Johnson Architecture, LLC for architectural services for the CRA-owned property located at 182 NW 5th Avenue (Subject Property) and authorize the CRA Board Chair to execute the First Amendment and any and all related documents.

Background:

The Subject Property is a historic cottage located at 182 NW 5th Avenue, within the West Settlers Historic District along the historic NW & SW 5th Avenue commercial corridor (CRA Sub-Area #3).

The Subject Property is a part of Project #2.1 of the CRA Redevelopment Plan wherein the objective 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 professional office space in the Northwest Neighborhood is one way the Delray Beach CRA is by ensuring that this objective is realized. In order to revitalize the NW & SW 5th Avenue corridor it is vital that there is business activity on the space.

At the January 28, 2025, CRA Board meeting, the CRA Board approved a mutual termination of the lease agreement with the previous tenant of the Subject Property. The previous tenant had initiated the build-out of the interior of the Subject Property to accommodate a restaurant; the build-out had been stalled and has not been completed. Given the current state of the Subject Property, the CRA Board provided direction to return the Subject Property to its original state and repair the Subject Property so that it can be used as affordable commercial, retail, or office purposes.

On April 30, 2025, the CRA Board approved an Agreement for architectural services with Christopher Johnson Architecture, LLC, in an amount not to exceed \$10,500, to accomplish the necessary design work to return the Subject Property to its original state.

At this time, a First Amendment to the Agreement is needed to correct a clerical error related to the compensation. The correct compensation for the necessary architectural services is not to exceed \$11,700. Additionally, Christopher Johnson Architecture, LLC operates under a fictitious name - C&J Architecture and Interiors, and the Agreement needs to be amended to reflect the fictitious name.

At this time, CRA staff is requesting approval of the First Amendment to the Agreement with Christopher Johnson Architecture, LLC for architectural services for the CRA-owned property located at 182 NW 5th Avenue in order to increase the compensation to an amount not to exceed \$11,700, and to amend the name to Christopher Johnson Architecture, LLC, DBA C&J Architecture and Interiors, and CRA staff is requesting the CRA Board to authorize the CRA Board Chair to execute the First Amendment and any and all related documents.

Attachment(s): Exhibit A - Location Map; Exhibit B - Agreement with Christopher Johnson Architecture, LLC; Exhibit C - First Amendment to the Agreement

CRA Attorney Review:

The CRA Attorney has prepared the Agreement for legal sufficiency and form and determined it to be acceptable.

Finance Review:

N/A

Funding Source/Financial Impact:

TBD

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