



## Cover Memorandum/Staff Report

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**File #:** 25-070 CRA

**Agenda Date:** 4/30/2025

**Item #:** 7C.

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**TO:** CRA Board of Commissioners  
**FROM:** Christine Tibbs, Assistant Director  
**THROUGH:** Renée A. Jadusingh, Esq., Executive Director  
**DATE:** April 30, 2025

**APPROVE AN AGREEMENT WITH CHRISTOPHER JOHNSON ARCHITECTURE, LLC FOR ARCHITECTURAL SERVICES FOR 182 NW 5<sup>th</sup> AVENUE, IN AN AMOUNT NOT TO EXCEED \$10,500**

**Recommended Action:**

Approve an Agreement with Christopher Johnson Architecture, LLC (CJ) for architectural services for the CRA-owned property located at 182 NW 5<sup>th</sup> Avenue (Subject Property) in an amount not to exceed \$10,500, and authorize the CRA Board Chair to execute any and all related documents.

**Background:**

The Subject Property is a historic cottage located at 182 NW 5<sup>th</sup> Avenue, within the West Settlers Historic District along the historic NW & SW 5<sup>th</sup> 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.

Following that direction, CRA staff reached out to four (4) architectural firms for proposals to work on the necessary design and construction documents to repair the Subject Property and return it to its original state.

All proposals were reviewed by CRA staff and CJ's proposal was determined to best serve the CRA's interests as it provided the comprehensive scope of architectural services needed at the lowest cost.

At this time, CRA staff is requesting approval of an agreement with Christopher Johnson Architecture, LLC for architectural services for the CRA-owned property located at 182 NW 5<sup>th</sup> Avenue in an amount not to exceed \$10,500 and authorize the CRA Board Chair to execute any and all related documents.

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

**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