



## Cover Memorandum/Staff Report

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**File #:** 25-119 CRA

**Agenda Date:** 7/16/2025

**Item #:** 9B.

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**TO:** CRA Board of Commissioners  
**FROM:** Christine Tibbs, Assistant Director  
**THROUGH:** Renée A. Jadusingh, Esq., CRA Executive Director  
**DATE:** July 16, 2025

### PROCESS FOR PROPOSALS FOR THREE (3) TENANT BAYS - 95 SW 5<sup>TH</sup> AVENUE

#### **Recommended Action:**

Provide direction on the process to lease the three (3) tenant spaces at the CRA-owned property at 95 NW 5th Avenue.

#### **Background:**

The CRA is committed to curating a diverse and interesting mix of business offerings along the historic NW/SW 5th Avenue that meets the needs of the surrounding community based on the 2012 West Atlantic Area Needs Assessment, the West Atlantic Master Plan (aka The Set Transformation Plan), and the CRA Redevelopment Plan.

The 2012 West Atlantic Area Needs Assessment identified the following community needs:

- Pharmacy Services
- Health and Wellness Services and Facilities (including but not limited to urgent care and/or clinic, primary medical, optical, dentistry, fitness center, mental health, etc.)
- Financial Services (bank, credit union, financial planning advisors, personal banking, etc.)
- Family and/or Social Entertainment

The West Atlantic Master Plan (aka The Set Transformation Plan) also identifies the need for affordable commercial spaces for small, local businesses that will serve the surrounding community:

- retail/specialty shops and services
- professional offices (CPA, legal services, insurance, etc.)
- artist gallery/workspaces.

The CRA's Community Redevelopment Plan identifies the NW/SW 5th Avenue corridor within the NW & SW 5th Avenue Beautification Project #2.1 with the main objective of Project #2.1 being to revitalize the NW & SW 5th Avenue corridor into a thriving district for neighborhood businesses.

With those needs and objectives in mind, the CRA Board identified 95 SW 5<sup>th</sup> Avenue, a CRA-owned commercial property located in the Southwest Neighborhood of The Set on the Historic SW 5th Avenue commercial corridor, as an ideal location for medical service providers that provide attainable, affordable medical services.

The brand-new two-story building totals approximately 7,089 sq. ft. The main entrance to the building is off SW 1<sup>st</sup> Avenue, with the ground floor area approximately 2,245 sq. ft., which includes a lobby space, staircase, restrooms, elevator access, and one (1) office space with access from SW 5<sup>th</sup> Avenue. The second-floor area is approximately 4,844 sq. ft. and includes restrooms, elevator access, staircase, and two (2) office spaces. The parking lot (with current access from SW 1st Avenue) has five (5) parking spaces (two (2) of the parking spaces are ADA compliant) plus bicycle parking. The shared spaces are built out (lobby, restrooms, elevator); the three (3) tenant spaces are not-built and are awaiting final build-out by the tenant.

As the construction of the building is almost complete, and CRA staff has already received initial interest inquires into the building, CRA staff is ready to initiate the process to fill the three (3) tenant spaces at 95 SW 5<sup>th</sup> Avenue. CRA staff is currently seeking direction from the CRA Board as it relates to:

- 1) Process for seeking proposals for 95 SW 5<sup>th</sup> Avenue from prospective tenants
- 2) Rental Rate(s) for the three (3) Tenant Spaces
  - a. First Floor Tenant Space (1)
  - b. Second Floor Tenant Spaces (2)
- 3) Lease Term for the three (3) Tenant Spaces

The CRA's Funding Assistance Programs would be made available to the tenants of 95 SW 5<sup>th</sup> Avenue: Paint-Up and Signage, Project Consultancy and Design, and Site Development.

At this time, CRA Staff is requesting the CRA Board provide direction as it relates to the process for seeking proposals for the tenant spaces at 95 SW 5<sup>th</sup> Avenue, the rental rate(s) for the tenant spaces, and the lease term for the tenant spaces, and any other specifications to be included within the process for seeking proposals for the three (3) tenant spaces 95 SW 5th Avenue.

Attachments: Exhibit A - Location Map & Photos; Exhibit B - Floor Plans

**CRA Attorney Review:**

N/A

**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