



Cover Memorandum/Staff Report

File #: 18-0671 CRA

Agenda Date: 9/29/2020

Item #: 8C.

TO: CRA Board of Commissioners
FROM: Christine Tibbs, Assistant Director
THROUGH: Renée A. Jadusingh, Esq., Executive Director
DATE: September 29, 2020

DISCUSSION - NOTICE OF INTENT TO LEASE CRA-OWNED PROPERTY LOCATED AT 186 NW 5th AVENUE

Recommended Action:

Provide direction as it relates to the Notice of Intent to Lease the CRA-owned property located at 186 NW 5th Avenue.

Background:

On July 31, 2020, CareerSource Palm Beach County vacated the CRA-owned property located at 186 NW 5th Avenue (Property). CRA Staff is currently in the process of performing minor repairs and preparing the Property to lease. In preparation for issuing the Notice of Intent to Lease, CRA Staff needs direction on the type of tenant who should best occupy the Property.

The Property is located within the City of Delray Beach's West Settler's Historic District, and the CRA's Community Redevelopment Plan (Plan) identifies the NW/SW 5th Avenue corridor within the NW & SW 5th Avenue Beautification Project #2.1 (Project #2.1). The objective of this Project #2.1 is "to revitalize the corridor into a thriving district for neighborhood businesses and cultural activities." More specifically, the CRA's Project #2.1 calls for the encouragement of "minority business development" and "providing diverse neighborhood shopping, services, and cultural facilities for area residents and visitors."

Additionally, with a renewed interest in the historic NW/SW 5th Avenue corridor, the Focus on 5th Initiative was endorsed by the CRA Board in November of 2016 with overarching goals of encouraging economic development and activation of vacant properties along the NW/SW 5th Avenue corridor. More specifically, the Focus on 5th Initiative calls for the encouragement of in-area career services, industry learning centers, activities and local enterprises designed to increase vibrancy and foot traffic, more private business investments, and quality job creation.

At this time, CRA Staff is requesting the CRA Board provide direction as it relates to any specifications to be included within the Notice of Intent to Lease the CRA-owned property located at 186 NW 5th Avenue.

Attachment(s): Exhibit A - Location and Photos; Exhibit B - CRA Community Redevelopment Plan Project #2.1: NW & SW 5th Avenue Beautification

CRA Attorney Review:

N/A

Funding Source/Financial Impact:

N/A