



Cover Memorandum/Staff Report

File #: 24-023 CRA

Agenda Date: 5/30/2024

Item #: 9B.

TO: CRA Board of Commissioners
FROM: Ashlyn Darden, Legal Advisor
THROUGH: Renée A. Jadusingh, Esq., Executive Director
DATE: May 30, 2024

UPDATE ON SECOND FLOOR OF 98 NW 5TH AVENUE

Recommended Action:

Direction on 98 NW 5th Avenue activation.

Background:

98 NW 5th Avenue 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 Project #2.1 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 if The Set at 98 NW 5th Avenue is one way the Delray Beach CRA is by ensuring that this objective is realized.

On January 25, 2023, the CRA issued RFP 2023-01 seeking a qualified commercial property manager for 98 NW 5th Avenue. The CRA Board cancelled that bid on April 25, 2023 and reissued the RFP to solicit additional proposals.

The CRA issued RFP 2023-04 on June 1, 2023, seeking a qualified workspace operator to run the second floor, one proposal was received and accepted, however, the Proposer decided not to move forward with the proposal during negotiations. After that bid was cancelled on January 23, 2024, the CRA issued RFP 2024-02 seeking a qualified nonprofit property management service to manage the building. That bid was subsequently cancelled on April 23, 2024, after no proposals were received.

CRA Staff would like to begin operating the second floor of 98 NW 5th Avenue ("CRA Workspace") one day a week, on Tuesdays as a soft launch for the space. The CRA would like to open the space to increase interest and awareness in the community of the space and its benefits to their businesses and lives. The CRA Staff is proposing a soft launch fee schedule for use of the space as shown in Exhibit A. This fee schedule is subject to modification as determined by demand for the space. Those interested in using the space will be able to make reservations online, using the same reservation platform as Arts Warehouse co-working studio.

At this time, CRA Staff would like the Board's input on opening the CRA Workspace.

Attachment(s): Exhibit A - Fee Schedule and CRA Work Space Information

CRA Attorney Review:

N/A

Funding Source/Financial Impact:

N/A

Overall need within the Community Redevelopment Area:

Removal of Slum and Blight

Downtown Housing

Land Use

Infrastructure

Economic Development

Recreation and Cultural Facilities