



Cover Memorandum/Staff Report

File #: 24-119 CRA

Agenda Date: 10/29/2024

Item #: 9B.

TO: CRA Board of Commissioners
FROM: Ivan J. Cabrera, AICP, Redevelopment Manager
THROUGH: Renée A. Jadusingh, Executive Director
DATE: October 29, 2024

UPDATE ON FUTURE TENANTS AND MURAL FOR THE COMMERCIAL BUILDING LOCATED AT 95 SW 5TH AVENUE

Recommended Action:

Provide direction to CRA Staff as it relates to the types of tenants and mural for the CRA-owned commercial building located at 95 SW 5th Avenue.

Background:

At the January 24, 2023, CRA Board Meeting, the CRA Board awarded the Invitation to Bid CRA 2022-01-R - 95 SW 5th Avenue Commercial Building Construction Project ("Project") to Ahrens, the lowest responsive and responsible bidder, in the amount of \$2,739,968. Subsequently, the CRA entered into an Agreement with Ahrens, dated February 28, 2023.

The Project entails the construction of a new two-story commercial building, encompassing approximately 7,089 total square feet. The ground floor, spanning around 2,245 square feet, will feature a lobby, staircase, restrooms, elevator, and one commercial rental space accessible from SW 5th Avenue. The second floor, approximately 4,844 square feet, will feature restrooms and two commercial rental spaces.

This Project signifies an important step toward creating affordable commercial rental space, encouraging economic development and activation along the Historic Northwest & Southwest 5th Avenue commercial corridor, as called for by the CRA Redevelopment Plan.

Construction of the commercial building is ongoing with an expected Project completion Winter 2024 -2025.

Tenant Spaces

The tenant spaces on first and second floors will not be fully built out, as it is expected for future tenants to finish the spaces based on their respective business needs. The common areas of the building will be built out and finished, and tenant spaces will have connections to main utility services, but tenants will be responsible for designing, building out, and finishing the interior of the tenant spaces to meet their business needs.

The CRA has reached out to the community for comments on future tenant options via survey and comment cards (CRA survey question is included as Exhibit B.)

The results of the survey and collected comments are as follows:

	CRA District Respondents	%	All Respondents	%
General retail uses (e.g. clothing store, barber shop, beauty services, etc.)	34	34%	101	35%
Business and/or professional uses (e.g. realty services, accounting & tax preparation services, legal services, architectural services, etc.)	17	17%	58	20%
Medical uses (e.g. optometrist, insurance, audiologist, etc.)	13	13%	41	14%
Pet services (e.g. groomer, etc.)	4	4%	14	5%
Café (e.g. coffee shop, etc.)	25	25%	68	23%
Other (please specify)	8	8%	10	3%
Total	101		292	

Mural

The approved design of the commercial building includes a mural on the south wall near the front entrance to the building on SW 1st Avenue (renderings are included Exhibit C). The mural included in the architectural rendering is a place holder, and at this time, CRA staff is planning to issue a call for artists. The intent of the call for artists will be to seek a local artist to develop a mural design that resonates with the community and incorporates the history of the immediate area and neighborhood within which the building is located.

At this time, CRA staff is requesting the CRA Board to provide direction on the following:

1. What type of businesses/tenants would the CRA Board like to see within the 95 SW 5th Avenue Commercial Building?

AND

2. Provide input on the mural design to be placed on south wall of the 95 SW 5th Avenue commercial building and authorize the CRA staff to issue a call for artists for a local artist to develop a mural design.

Attachments: Exhibit A - Location Map; Exhibit B - CRA Survey, Exhibit C - Renderings of Approved Design

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