



Legislation Text

File #: 18-0030 CRA, **Version:** 1

TO: CRA Board of Commissioners
FROM: Elizabeth Burrows, Economic Development Manager
THROUGH: Jeff Costello, CRA Executive Director
DATE: June 11, 2018

SITE DEVELOPMENT ASSISTANCE PROGRAM FUNDING ASSISTANCE APPLICATION -
CEASAR'S CATERING & MORE, LLC (37 SW 5TH AVENUE)

Recommended Action:

Approve the attached Site Development Assistance Program Grant Agreement with Ceasar's Catering & More, LLC for the proposed interior improvement project located at 37 SW 5th Avenue, for an amount not to exceed \$27,711.12.

Background:

Ceasar's Catering & More, LLC-owned by husband and wife team Willie and Pauline Ceasar-is a popular local eatery best known for their barbecue ribs. The business had its beginnings in 1994, when they debuted their catering services for events and clients across the South Florida region. In 2010, Ceasar's began offering its barbeque to local customers on weekends, using the parking lots of various businesses in the Delray-Boynton area as temporary locations. Over the years, the business has built a strong local following and demand for their food has steadily increased.

In October 2017, Ceasar's Catering & More, LLC secured a five-year lease for the 800 square-foot commercial building at 37 SW 5th Avenue, in Sub-Area #3 of the CRA District, where they plan to expand their operations into a carry-out storefront for the first time. The permanent location will allow them to offer their customers a full lunch and dinner menu seven days a week, while continuing to cater for special events and corporate clients.

Ceasar's Catering & More, LLC has planned an interior improvement project to retrofit the space, most recently used as a retail shop. The scope of the project calls for upgraded plumbing and electrical systems and fixtures; the installation of a new gas line and kitchen appliances; an upgraded unisex bathroom for customers; and the installation of counters and shelving systems for storage, work areas, and customer service. Until the renovation project is complete, Ceasar's will continue to serve their customers on weekends from the parking lot.

Ceasar's Catering & More, LLC has submitted an application for the Site Development Assistance Program, which offers a partial reimbursement for the cost of qualified interior and exterior improvements to commercial structures within the CRA District. Because the proposed project location is in a target area of the CRA District (Sub-Area #3), the project qualifies for a reimbursement rate of 100% of the first \$10,000 of eligible expenses, and a 40% reimbursement rate thereafter, up to a maximum grant amount of \$50,000. Based on the provided cost estimates, eligible expenses for the proposed improvement project total \$54,277.79, yielding a maximum possible reimbursement of \$27,711.12. If approved, the funding will be paid by reimbursement in up to three (3) installments. The final disbursement may not be released until the project is completed and has received final inspections and a Certificate of Occupancy, as required by the City. All reimbursement payments are

pursuant to the verification of improvements, final eligible expenses and proof of payment. An agreement outlining the terms and conditions of the funding award has been prepared in accordance with program guidelines.

A Site Development Assistance award for Ceasar's Catering & More, LLC will help further the CRA's mission by supporting a commercial improvement project that will result in the activation of a dormant commercial space and enhance the non-residential tax base of the CRA District. The project also helps to further economic development efforts by supporting the expansion of an existing small business that will create new jobs for Delray Beach residents and increase business activity in a priority area of the CRA District.

Attachments: Site Development Assistance Program Guidelines; Location Map; Funding Assistance Detail Sheet; Application Form; Business Plan & Financial Projections; Project Narrative; Cost Estimates; Floor Plans; Photos of Existing Conditions; Grant Agreement

CRA Attorney Review:

N/A

Finance Review:

Reviewed by Lori Hayward, CRA Finance & Operation Director.

Funding Source/Financial Impact:

\$27,711.12 allocated from General Ledger #7306 - Grant Programs - Site Assistance Grant.

Timing of Request:

N/A