



Cover Memorandum/Staff Report

File #: 25-141 CRA

Agenda Date: 8/28/2025

Item #: 8A.

TO: CRA Board of Commissioners
FROM: Christine Tibbs, Assistant Director
THROUGH: Renée A. Jadusingh, Executive Director
DATE: August 28, 2025

UPDATE ON LEASES FOR TWO (2) FIRST FLOOR TENANT BAYS - 98 NW 5TH AVENUE, EDMONDS BAINE BUILDING

Recommended Action:

No Action Needed.

Background:

98 NW 5th Avenue, now known as the Edmonds Baine Building, 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 April 30, 2025, the CRA Board approved the Notice of Intent to Lease the remaining two (2) first-floor tenant bays at 98 NW 5th Avenue - Units 103 and 104 ("Notice of Intent") and a Manual for the Notice of Intent to Lease for Tenants. Each of those bays is approximately 650 square feet, including 1 bathroom and a janitorial closet, and will be leased at an affordable rate of \$18 per square foot.

After the Board meeting, CRA staff issued the Notice of Intent on May 5, 2025, for applicants to apply for the open bays, with a submission deadline of June 20, 2025.

The CRA received five (5) submissions by the application deadline. Subsequently, on July 29, 2025, the applications were reviewed by the review committee, which was made up of one (1) City staff member, three (3) CRA staff members, and one (1) community partner. The review committee reviewed all complete proposals according to the guidelines contained in the Notice of Intent. At the conclusion of the meeting, the review committee recommended two (2) of the five (5) applicants proceed to negotiations for lease agreements.

At this time, CRA Staff is providing the CRA Board with an update on the potential new tenants.

StellaMix- Unit 103

StellaMix is a podcast production and management company that is based in Delray Beach with many of their clients also based out of Delray Beach. Their mission is to help creators produce outstanding content with expert guidance at every step. From naming the show and designing custom artwork to editing both audio and video, StellaMix handles every detail alongside their clients. The location at the Edmonds Baine Building will be their hub for all in-person recordings, and podcasting services to meet their clients' needs. StellaMix will be commencing their lease on September 1, 2025, with a short build out period of two (2) months. During that time, they will be moving into the unit and readying it to open shortly thereafter.

Sun Up Skin - Unit 104

Sun Up Skin is a holistic facial spa and integrative wellness studio rooted in healing, community, and culture. Specializing in holistic facials, massage, sound healing, yoga, and community-based wellness offerings, their mission is to provide culturally competent, trauma-informed care that supports nervous system regulation and radiant skin from the inside out with a commitment to inclusive wellness, local economic vitality, and creating safe spaces where individuals of all backgrounds can rest, reconnect, and thrive. At their new Delray Beach location in the Edmonds Baine Building, Sun Up Skin will serve as both a neighborhood sanctuary and a collective hub - offering wellness services, group classes, and retail in a space designed for healing and connection.

Overview of Lease Terms:

Lease Term: 4 years with 2 options to renew for 2 years

Lease Amount:

-\$18 per square foot for remaining bays

(6% increase annually)

Buildout Period: Open for Negotiation

As previously approved by the CRA Board, the CRA Executive Director will execute the negotiated Lease Agreements.

Attachment(s): Exhibit A - Manual for Notice of Intent to Lease for Tenants; Exhibit B - Tenant Application Form; Exhibit C - Draft Lease Agreements; Exhibit D - Excerpt CRA Community Redevelopment Plan Project

CRA Attorney Review:

The CRA Legal Advisor will draft and review all lease documents for legal sufficiency and per the CRA Purchasing Policies and Procedures.

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

Affordable Housing