



Cover Memorandum/Staff Report

File #: 22-52 CRA

Agenda Date: 1/24/2023

Item #: 7F.

TO: CRA Board of Commissioners
FROM: Alexina Jeannite, Community Engagement Director
THROUGH: Renée A. Jadusingh, Esq., Executive Director
DATE: January 24, 2023

SITE DEVELOPMENT ASSISTANCE FUNDING - JERK & LIME AT NICOLE’S HOUSE, LLC (182 NW 5TH AVENUE) FOR AN AMOUNT NOT TO EXCEED \$68,416.

Recommended Action:

Approve a Site Development Assistance Funding Agreement with Jerk & Lime at Nicole’s House, LLC for the proposed improvement project located at 182 NW 5th Avenue, CRA sub-area #3, for an amount not to exceed \$68,416.

Background:

Jerk & Lime at Nicole’s House, LLC (Nicole’s House) submitted a request for Site Development Assistance Funding to help towards the improvements at 182 NW 5th Avenue, within CRA sub-area #3, for an amount not to exceed \$68,416.

Originally founded in Brooklyn, New York, Jerk and Lime at Nicole’s House was formed in 2019 by Nicole Myers (“Owner”) with the vision of bringing the cultural dining experience of Jamaican cuisine to Delray Beach’s Historic Northwest Fifth Avenue corridor. The Owner has secured a multi-year lease with the CRA and has plans to update and retrofit the 1450 square foot space to a viable family style dine-in restaurant.

Site Development Assistance Funding is requested to assist with the cost of improvements including interior demo, kitchen buildout, electrical, plumbing, ADA-compliance, and related permitting, engineering, and architectural fees. If approved, it is anticipated that the project will be completed by July 2023.

All estimated eligible expenses are listed in the attached Funding Detail Sheet and are in alignment with the Site Development Assistance Program (Funding Program) guidelines. See below.

| TABLE 1 | AMOUNT |
|---|------------------|
| Estimated total capital investment | \$ 68,000 |
| | |
| Estimated eligible expenses | \$ 87,888 |
| | |
| Recommended funding assistance (up to) | \$ 68,416 |

If approved, funding would be disbursed accordingly:

| TABLE 2 AMOUNT | |
|---|------------------|
| Maximum Progress Payment (75% of award) | \$ 51,312 |
| Withheld Payment (25% of award) | \$ 17,104 |
| | |
| Total Maximum Award | \$ 68,416 |

As stated in the Funding Program guidelines, no more than 75% of the approved award may be disbursed prior to the receipt of a Temporary Certificate of Occupancy, Certificate of Occupancy, or receipt of all necessary and satisfactory inspection notices. Additionally, the remaining 25% of funding withheld will not be released until CRA staff verifies that there are no active liens or code enforcement violations on the property, and that the improvements have been sufficiently completed to the satisfaction of the terms of the approved award. Funds may be disbursed to the applicant by reimbursement or may be paid directly to contractors/vendors for eligible and pre-approved expenses.

Section 163.340(9), Florida Statutes, provides that “[c]ommunity redevelopment” or “redevelopment” means undertakings, activities, or projects of a county, municipality, or community redevelopment agency in a community redevelopment area for the elimination and prevention of the development or spread of slums and blight, or for the reduction or prevention of crime, or for the provision of affordable housing, whether for rent or for sale, to residents of low or moderate income, including the elderly, and may include slum clearance and redevelopment in a community redevelopment area or rehabilitation and revitalization of coastal resort and tourist areas that are deteriorating and economically distressed, or rehabilitation or conservation in a community redevelopment area, or any combination or part thereof, in accordance with a community redevelopment plan and may include the preparation of such a plan.

Additionally, section 163.370(2)(c)(5), Florida Statutes, provides that the CRA shall have all the powers necessary or convenient to carry out and effectuate community redevelopment and related activities within the community redevelopment area, which may include carrying out plans for a program of voluntary or compulsory repair and rehabilitation of buildings or other improvements in accordance with the community redevelopment plan.

Moreover, the Delray Beach CRA Community Redevelopment Plan (“Redevelopment Plan”), Part Four, Section II(c)(#3.2), p. 95, states that the CRA will allocate funds annually to provide limited financial assistance for privately funded projects through the Site Development Assistance Program which acts as an incentive for site development improvement within the CRA District, including exterior building upgrades and building expansions.

Accordingly, a Site Development Assistance award to Jerk & Lime at Nicole’s House, LLC will help further advance the CRA’s mission by eliminating slum and blight and supporting a commercial improvement project that will result in the activation of a vacant commercial space in the Northwest Neighborhood; enhancement of the non-residential tax base of the CRA District; and increase in business and pedestrian activity in a priority area of the CRA District, sub area #3.

Attachments: Exhibit A - Location Map; Exhibit B - Photos of Existing Conditions; Exhibit C - Plans & Renderings; Exhibit D - Funding Assistance Detail Sheet; Exhibit E - Application Form; Exhibit F - Project Narrative; Exhibit G - Business Plan & Financial Projections; Exhibit H - Site Development Assistance Program Guidelines; Exhibit I - Funding Agreement.

CRA Attorney Review:

N/A

Finance Review:

N/A

Funding Source/Financial Impact:

\$68,416 allocated from General Ledger #7306 - Grant Programs - Site Assistance Grant.

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