The logo of the Delray Beach Community Redevelopment Agency is a circular emblem. It features a stylized sun or starburst in the center, composed of several colored segments: yellow, orange, red, and blue. The sun is surrounded by a thick grey border. The background of the slide is a light green pattern with white floral and leaf motifs.

# **Delray Beach Community Redevelopment Agency Regular Board Meeting**

**Thursday, June 10, 2021, 4:00 p.m.**

## ITEM 7A.



POSSIBLE ACTION  
REGARDING THE  
ALLEGATIONS OF BH3 SET  
FORTH IN THE  
CORRESPONDENCE FROM  
COUNSEL FOR BH3 DATED  
MAY 17, 2021.





## ITEM 7B.

# DISCUSSION AND PRESENTATIONS - NOTICE OF INTENT TO LEASE CRA- OWNED PROPERTIES LOCATED AT 182 & 186 NW 5th AVENUE







**182 NW 5<sup>th</sup> Avenue**  
**Approx. 1,450 sq. ft.**



**186 NW 5<sup>th</sup> Avenue**  
**Approx. 1,090 sq. ft.**



# **182 NW 5<sup>th</sup> Avenue Proposals**

**Approx. 1,450 sq. ft**







# *Jerk & Lime* **Nicole's House**

ESTABLISHED JULY 2019





# ABOUT US

*Nicole Myers ( OWNER )*

The joy, passion, and determination to offer fine Jamaican infused cuisine matched with a beautiful venue began many years ago as a little girl. This was when I was my mother's pupil, standing by her side as she diligently prepared fine meals and managed her three restaurants --- meanwhile being a single mother of six. The three neighborhood take-out restaurants, two in Brooklyn, New York and one in Farrell, Pennsylvania were the training grounds for managerial duties and a source of pleasure to learn, create and offer various cultural dishes. Now, with this opportunity to bring my passion from my kitchen to serve the Delray Beach community, I am excited and ready.

*Chinasa Thompson ( CO-OWNER )*

“To accomplish great things, we must not only dream, but act upon those dreams; not only plan but execute.” My name is Chinasa Thompson, I’ve been dreaming in the heart of Brooklyn for most of my life. I’ve reached a pivotal point in my life where my dreams must come to fruition .Through out this process I grew into myself and I found that I was still searching for my purpose. On this hunt, I wore many hats, but only found comfort in preparing food and pastries. So I began to experiment in the kitchen. Growing up with a Jamaican mother and grandmother, I would always try to escape the kitchen. Now, the kitchen is where I find my peace.





“

*CREED OF NICOLE'S HOUSE*

THE BEAUTY AND CULTURAL  
EXPERIENCE OF  
“ ST ANN JAMAICA” TO DELRAY  
BEACH WITH A FAMILY OWNED  
FULL SERVICE RESTAURANT  
SERVING JAMAICAN STYLE  
INFUSED CUSINE.





“

AIMING FOR SUCCESS NICOLE'S HOUSE  
WILL BRING

- 🕒 NIGHT LIFE
- 🕒 FAMILY BRUNCH
- 🕒 SOCIAL EVENTS
- 🕒 WOMEN EMPOWERMENT
- 🕒 JAMAICAN CULTURE TO DELRAY'S  
UPCOMING FESTIVALS





“

## ATTRIBUTIONS AND ASPIRATIONS OF NICOLE'S HOUSE

- 🕒 QUALITY SERVICE
- 🕒 NEW JOB OPPORTUNITIES
- 🕒 SOURCING FROM LOCAL VENDORS

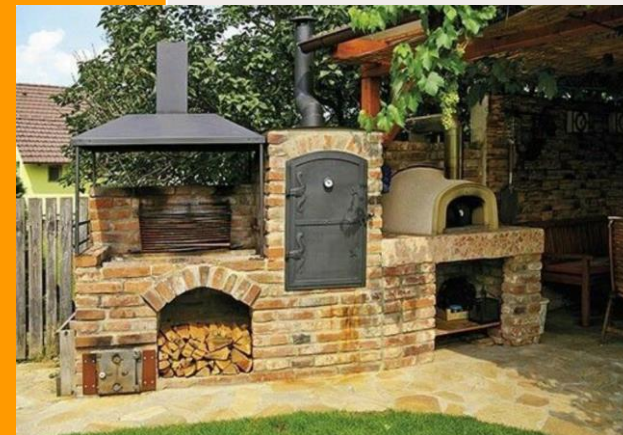






# RESTAURANT LAYOUT

- ❖ JERK PIT
- ❖ TIKI BAR
- ❖ PLATFORM / STAGE
- ❖ INTIMATE & BUSINESS DINING ROOMS
- ❖ OUTSIDE COUNTRY STYLE DINING  
SHADED BY A LARGE TIKI HUT





//

We're not only a restaurant  
but an EXPERIENCE  
bringing forth the 5 aspects  
of our Jamaican Culture!

1. Music
2. Art
3. Food
4. Dance
5. History

# OUR FAMILY HISTORY

## The Herald

SERVING THE SHENANGO VALLEY AND MERCER COUNTY AREA FOR 136 YEARS

FARRELL

### Hey, Mon!

Diner offers  
the tastes  
of Jamaica

KINGSTON NATIVE  
BRINGS CARIBBEAN  
CUISINE TO CITY

By Michael Roknick  
Herald Business Editor

Scooping up rice with red  
peas, Mark Gordon doled out  
the serving on a plate between  
the curry goat and oxtail.

"This is the real thing," he  
tells a guest at his Farrell Diner,  
which opened in October.

The restaurant along Roemer  
Boulevard offers a few all-  
American foods like hamburg-  
ers, but serving authentic  
Jamaican dishes is its true  
forte. Gordon operates the di-  
ner with his extended family.

He and his family came a  
long way from their original  
home.

Raised in Kingston, Ja-  
maica's capital, Gordon im-  
migrated to the United States in  
the mid-80s and settled with  
his family in Brooklyn. The 13-  
year-old found the city served a  
bitter slice of American culture.

"You get exposed to every-  
thing at once," he recalled.

Enduring his first winter  
wasn't the thrill Gordon expect-  
ed.

"I wanted to go back home  
right away," he said with his Ja-  
maican accent still intact.

Settling in Farrell three  
years ago, Gordon cooked his  
favorite native meals for  
friends. After tasting the zesty  
food, they encouraged him to  
start his own restaurant.

To be sure the restaurant's  
food is spicy. But it isn't sea-  
soned in the fiery hot style that  
can be found on the West In-  
dies island.

"We tone it down for Ameri-  
can tastes," Gordon notes.

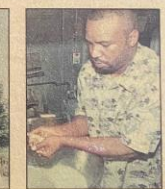
One of the feature foods



Sylvia Higgins checks on the beans and rice, a staple of Jamaican cuisine featured at the Farrell Diner.



At left, Farrell Diner owner Mark Gordon grills some jerk chicken outside the Roemer Boulevard restaurant. The diner specializes in Jamaican food. At right, David Creighton adds some washed rice to a pot of simmering beans.



chicken is cooked outside bar-  
becue style.

In addition to lunch and din-  
ner, the restaurant is open for  
breakfast and serves a tradi-  
tional American meal of eggs,  
toast and sausage. But in keep-  
ing with its theme, such island  
delights as liver and salted  
mackerel also are available.

Next to the diner the family  
has added an ice cream stand  
where mostly American flavors  
are available with grape nut  
and rum raisin thrown in to  
give it a touch of island tastes.

Freshly-squeezed lemonade  
and carrot juice are available all  
the time.

So far the restaurant has  
gained a following among  
those who have visited Jamaica  
in the past.

"They come here and ask  
for the food they had while  
they were there," Mrs. Gordon  
said. "They want to taste it  
again."

Farrell Diner is located at  
805 Roemer Boulevard and is  
open Monday through Saturday  
from 8:30 a.m. to 11 p.m. Take-  
outs are available. 347-6737.

**FARRELL DINER**  
Featured In: **The Herald**  
June 17, 2001



# SOME MENU ITEMS

- ❖ BRAISED OXTAIL
- ❖ ORANGE CHICKEN
- ❖ FRIED LOBSTER TAIL
- ❖ SWEET & SOUR SALMON
- ❖ JAM DOWN CURRY GOAT
- ❖ JAMAICAN STYLE FRIED RICE
- ❖ JAMAICAN STYLE EGG ROLLS







# GRILL MENU ITEMS

- ❖ JERK SHRIMP
- ❖ JERK CHICKEN
- ❖ JERK BURGER
- ❖ GRILLED CORN
- ❖ GRILLED LOBSTER TAIL
- ❖ ROAST STUFFED FISH
- ❖ PAN FIRED BBQ SALMON



# MOBILE ONLINE ORDERING

- ❖ UBER EATS
- ❖ WEB-PAGE ORDERING
- ❖ DELIVERY DUDES
- ❖ NICOLE'S HOUSE MOBILE APP





# HOURS & OPERATIONS

DAYS	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY
	BREAKFAST 8AM-12PM	BREAKFAST 8AM-12PM	BREAKFAST 8AM-12PM	BREAKFAST 8AM-12PM	BREAKFAST 8AM-12PM	BREAKFAST 8AM-12PM	BRUNCH / EVENT 11AM-10PM
	CLOSED 12PM-3PM	CLOSED 12PM-3PM	CLOSED 12PM-3PM	CLOSED 12PM-3PM	CLOSED 12PM-3PM	CLOSED 12PM-3PM	
	DINER 3PM-10PM	DINER 3PM-10PM	DINER 3PM-10PM	DINER 3PM-11PM	FISH FRY FRIDAY 3PM-2AM	JERK & LIME 3PM-2AM	



# Thank You

 **Nathan Taylor**  
4 reviews [Follow](#)

★★★★★ 3 weeks ago

Great customer service and large portion sizes. The food was great 🍕 they also had gluten free baked goods & their options are really accomodating for people who ar...

👍 📄 ...

 **Robert Griffin**  
1 review [Follow](#)

★★★★★ 3 weeks ago

Food was amazing !  
Fantastic customer service !!  
I highly recommend giving them a try :)

👍 📄 ...

thank you!!!! @nicoles\_house everyone go add  
her 🙏



# ROOTS AND FRUITS BISTRO

*"Helping You Reimagine Healthy"*



# WHAT IS ROOTS AND FRUITS?

---

***Roots & Fruits*** is poised to support our bottom line by providing our customers with delicious, health & wellbeing focused, food and beverage offerings that are in-line with their current lifestyle and compliment aspirations to create a healthier lifestyle.

Roots & Fruits smoothies will be made with quality, trusted or locally sourced fruits, vegetables, and natural sweeteners, acquired by the consumer at a modest yet competitive price point.

Additionally, our competitive edge will continue with our ability to utilize the space agility for small group community based activities and events, while providing shelf & showcase space for the local brands of our community's artisans and a platform for our resident leaders' healing centered engagement offerings.



## OUR MISSION

---

At ***Roots and Fruits***, we are dedicated to helping all individuals achieve more than they ever imagined by living a healthier lifestyle that includes a healthy diet.





## WHAT WE WILL PROVIDE

---

01

### Beverages

African & Caribbean sourced coffee, specialty teas, and Real Fruit Smoothies

02

### Food

Fresh baked pastries, all-day power bowls, healthy snacks and grab-and-go lunches!

03

### Knowledge

Learning & empowerment through powerful stories, in-house activities, and community engagement

04

### Comfort

A safe and welcome space for local residents!





CO  
FF  
EE

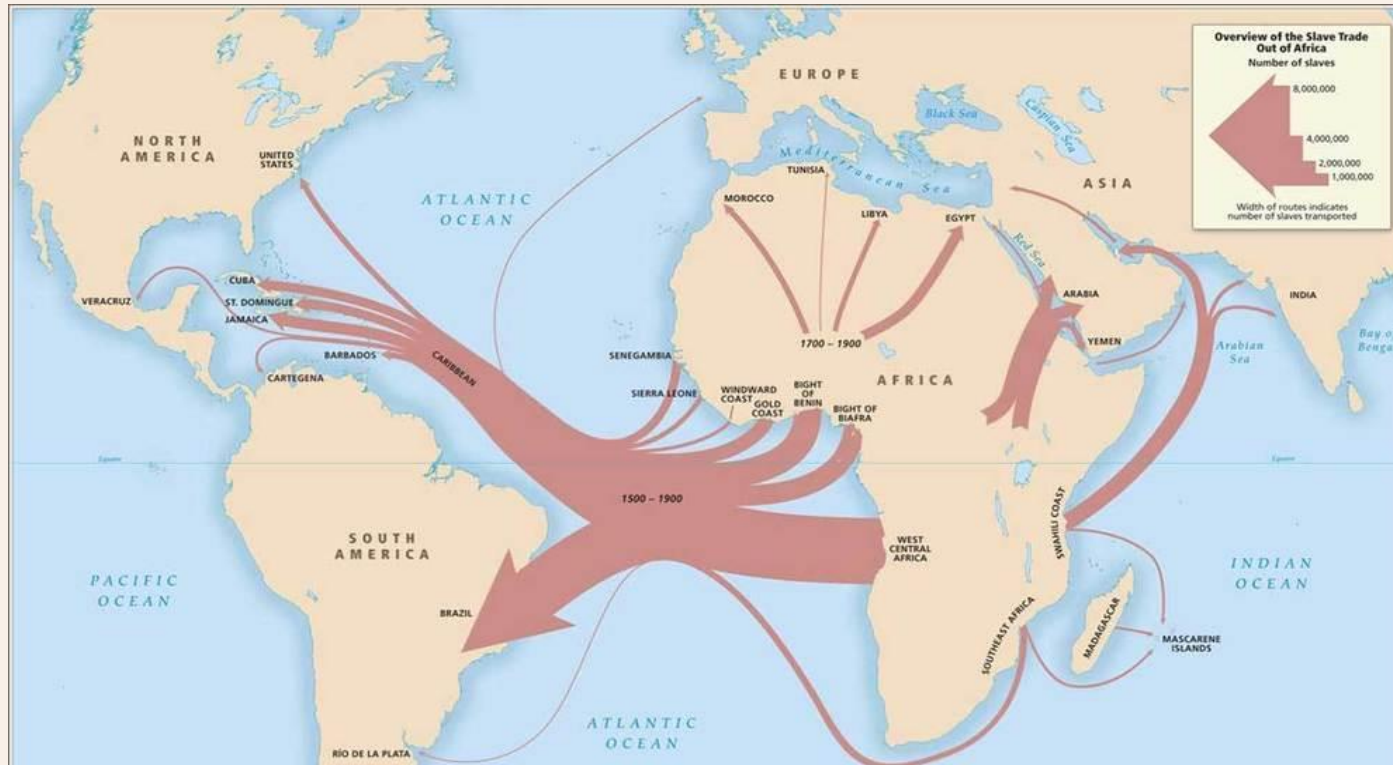
# TRACING YOUR ROOTS

*Twice Upon A Time*: engaging and inspiring experiences that residents & patrons guests will be met with throughout the Roots & Fruits environment.

- Community Conversations
- News You Can Use
- Author Talks & Book Exchanges
- Local Artist Showcases
- Live Music & Poetry
- and *more!*



# AFRICAN & CARIBBEAN ROOTS



African Diaspora is the term commonly used to describe the mass dispersion of peoples from Africa during the Transatlantic Slave Trades, from the 1500s to the 1800s. This Diaspora took millions of people from Western and Central Africa to different regions throughout the Americas and the Caribbean.

# OUR COMMUNITY IMPACT

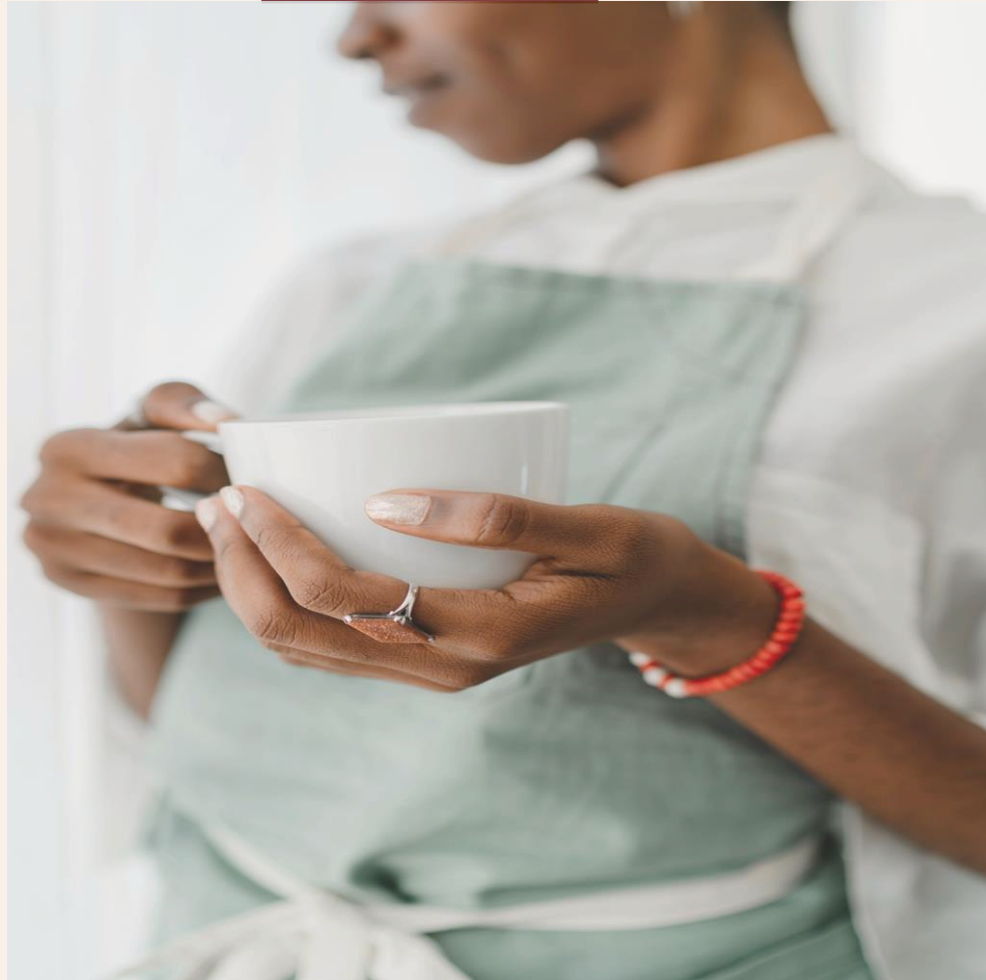
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- Strategically build partnerships with community organizations and resident leaders to provide rich in-house conversations and events
- Consistently assess the needs and desires of the community patron through multiple feedback pathways in an effort to shift the culture of health
- Aim to build a network of growth-minded entrepreneurs that occupy the surrounding commercial use spaces with daytime, nighttime, and weekend operating hours
- Intentionally foster collaborations with the residents, businesses, and organizations occupying the surrounding neighborhood and commercial spaces





# HOW DO WE GROW FROM ROOT TO FRUIT?



Let's Talk Numbers

---

# THANK YOU

ANY QUESTIONS?

---

kenyacmadison@gmail.com  
561-926-3032

**CREDITS:** This presentation template was created by **Slidesgo**, including icons by **Flaticon**, infographics & images by **Freepik**

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# **186 NW 5<sup>th</sup> Avenue Proposals**

**Approx. 1,090 sq. ft**





& Social Networking Bar

Start-ups | Sips | Social







#### WHAT IS LET'S TALK INNOVATION?

Let's Talk Café was founded by Let's Talk Innovation; a full scale marketing company that equips small businesses & entrepreneurs with resources, training, funding and growth opportunities.

Let's Talk Innovation's mission is to engage the community in an open conversation that will bring about business development opportunities, enhanced partnerships, collaboration and training for minority owned and small businesses.

Every year Let's Talk Innovation hosts one of the world's first multi-industry innovation conferences featuring some of the most influential entrepreneurs and industry experts. Global leaders, entrepreneurs and C level executives in healthcare, technology, real estate, media and more all come together to discuss industry innovation. Some of our past partners and collaborators include Microsoft, Tesla, Honey Pot Co., and Quartz Water.

In that same spirit, we've launched a café that provides local businesses a creative environment where ideas can be cultivated and brought to life. Let's Talk café is a home for the content creators, entrepreneurs and doers that shape the thriving small business community in the West Settlers Historic District.

# WHO WE ARE?



## CHRIS

- ♦ Cofounder of Let's Talk
- ♦ Spady Cultural Heritage Museum Board Member
- ♦ Entrepreneur and Marketing Consultant



## SERENA

- ♦ Delray Beach Native
- ♦ WXEL Community Advisory Board Member
- ♦ Delray Affordable Housing Committee Member
- ♦ Director of Marketing Arts Garage



# WHAT WE DO?



## RETAIL SERVICES

- Coffee, Tea & Juice Bar
- Organic Snacks and Health & Beauty Products
- Alcoholic Beverages after 4pm.

## SERVICES

- Marketing, Branding & Consulting
- Printing
- Social Media Strategy & Consulting
- Media Rooms



## NETWORKING

- Free Wifi
- Live Start-up Seminars
- 1 on 1 Start-up coaching
- Live Entertainment



## COMMUNITY INITIATIVE

- Marketing & Branding Training
- Personal Business Coaching
- Financial Consulting & Literacy Seminars
- Sales Consulting & Seminars
- Corporate Social Responsibility/ Sustainability Training





# MENU/ PRICING

## RETAIL

Non Alcoholic Beverages

Organic Coffee \$4 - \$5

Tea \$4 - \$5

Juices \$5

Organic Snacks/Health and  
beauty Products

\$5 - \$25

Alcoholic Beverages (after 4pm)

Beer \$5 - \$8

Wine \$7 - \$10

Mixed Drinks \$10 - \$15

## SERVICES

Marketing/ Branding Consulting:

\$150 - \$500

Insta Media Rooms:

Large Podcast Rooms: \$35/hr

Small Media Room: \$15/hr

Printing:

Banners

\$150 - \$200

TShirt & Embroidery:

\$10 - \$15 Per-shirt

Flyers:

5,000 - \$250

1 on 1 Start-up coaching:

\$150 - \$250

## NETWORKING

Wifi

FREE

Live Start-up Seminars

FREE

Live Entertainment

FREE



# INSTA ROOMS

## Media Rooms for podcast and content

Let's Talk Café brings a new concept to Delray Beach. Rent a room to produce high quality social media content. With state of the art lighting and colorful backgrounds to fit your unique style, Let's Talk Café gives you the tools necessary to make your video content or podcast stand out!

Large Podcast Rooms  
\$35/hr

Small Media Room  
\$15/hr





# COMMUNITY INITIATIVE

## OUTLINE

Let's Talk Innovation envisions partnering with the community to provide:

- Affordable consulting and coaching for local entrepreneurs focused on providing pivotal strategies that can help scale their business.
- Resources
- Networking environment
- Training to help drive community/target audience engagement, sales conversions and strategic partnerships.

Our Goal is to reach over 500+ small businesses with developmental training. This initiative aims to help bridge the social economic gap and offset the unemployment rate in Delray Beach by 3%.

# 40%

of start-up founders are more likely to achieve their goals if they write them down. This increases to 70% if they are shared with a mentor to help keep them accountable.

-HARVARD BUSINESS REVIEW-

## TARGET DEMOGRAPHIC

- ♦ Tech firms and digital agencies
- ♦ Law firms, family offices, CPAs, consulting firms
- ♦ Restaurants & entertainment venues
- ♦ Artists and creatives
- ♦ Small business owners and employees seeking digital marketing, real estate and sales training.





# COMMUNITY

## COMMUNITY INITIATIVE

The Small business Incubator program is a community partnership managed by Let's Talk Innovation LLC. The initiative is a strategic focus on training and economic advancement of entrepreneurs, startups and small businesses.

Core focus:

- Offset the unemployment rate due to Covid-19.
- Provide access to tools, resources and training for business growth and development.
- Provide equal economic opportunity for minority and women owned businesses.
- Stimulate and enhance the local economy.

Through this initiative Let's Talk Cafe will provide access to resources that support essential business development ie: consulting, training and mentorship which will in turn help propel local small businesses in today's evolving economy.

Let's Talk Cafe provides a variety of resources necessary for small businesses to grow.

### Resource and Trainings:

- Marketing/branding consultants
- Personal business coaching
- Financial Consulting & literacy seminars
- Sales consulting/ seminars
- Corporate Social Responsibility/ Sustainability

### Job creation and business development training

- Weekly seminars on work readiness and professional development seminars.
- Partnerships with local business for employment opportunities

### Education/entrepreneurial training

- Weekly Seminars hosted by business coaches
- Entrepreneur trainings

# 84%

of start up CEO's say mentors help them become proficient in their roles helping them to avoid costly mistakes.

- HARVARD BUSINESS REVIEW -



© LETS TALK INNOVATION, 2020



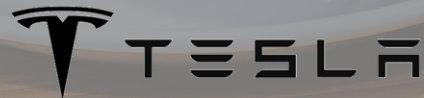
# PARTNERSHIPS

## COMMUNITY INITIATIVE

At Let's Talk we are all about strategic partnerships and collaborations. We believe this is how business growth is created and cultivated.

### Past & Current Partnerships

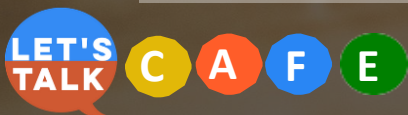
- ♦ Tesla
- ♦ Microsoft
- ♦ Hotel Planner
- ♦ HoneyPot Co.
- ♦ Quartz Water



Microsoft

### Possible Future Partnerships

- ♦ Roots & Fruits Smoothie Bistro
- ♦ Visual Adjectives



# WHY

# DELRAY

## SHIFTING THE CULTURE

With the rise of entrepreneurs migrating to Delray Beach Let's Talk Café provides a common place to connect. By bringing together start-ups and small businesses in West Settlers District and providing access to a variety of services to promote business growth we will create a shift in the local business culture .

## 87.5%

**HIGH SCHOOL  
OR HIGHER  
EDUCATION**

## 38.3%

**BACHELORS  
OR HIGHER**

Let's Talk Cafe is a place where people from all economic and social backgrounds can connect and network together. With the decline of traditional education driven career options for millennials, entrepreneurship is becoming more of a focus for Delray Beach residents.

## 69,451

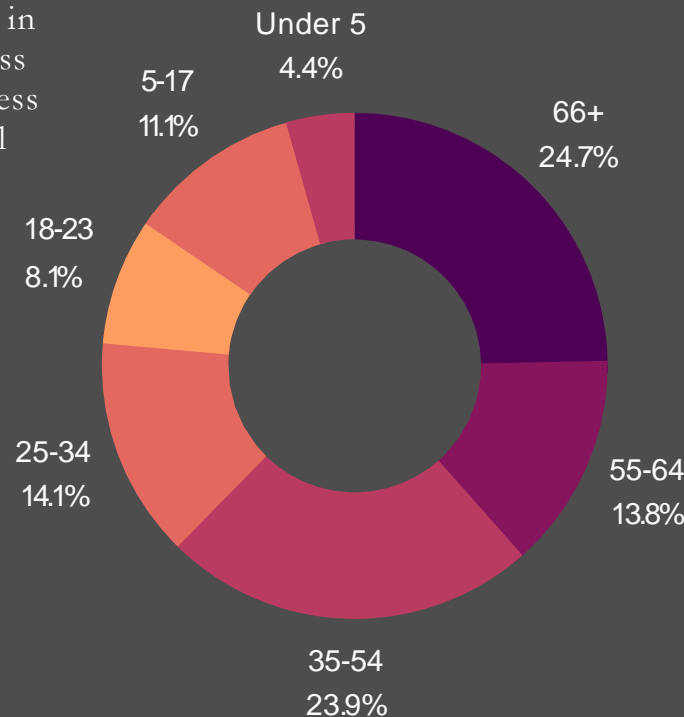
**POPULATION**

The Population in Delray Beach is vastly growing demanding a cultural shift in the local economy.

## 30%

**AFRICAN  
AMERICAN**

Traditionally the African American community has been a essential part of Delray Beach history. With the increase of the African American population and black entrepreneurs Let's Talk Café will serve as a essential establishment connecting people, community and businesses.



## 10,267

**BUSINESSES**

Delray beach is quickly becoming one the the fastest growing economies in South Florida . Let's Talk Café serves fast growth business culture by offering marketing services to help small businesses thrive.

## 2,780

**MINORITY OWNED  
BUSINESSES**

West Settlers village serves as the the epicenter for black business in Delray Beach. Let's Talk Café encourages black business culture and gives small and minority owned businesses access to training and seminars that promote growth.





# FINANCIALS

ADDITIONAL FINANCIALS CAN BE PROVIDED UPON REQUEST

STARTUP EXPENSES	TOTALS
LEASEHOLD IMPROVEMENTS	\$1,500.00
CAPITAL EQUIPMENT	\$5,938.00
LOCATION/ADMINISTRATION EXPENSES	\$3,500.00
OPENING INVENTORY	\$8,030.00
ADVERTISING/PROMOTIONAL EXPENSES	\$11,500.00
ALCOHOL LICENSE	\$1,820.00
CONTINGENCY FUND	\$5,000.00
WORKING CAPITAL	\$75,000.00



## Thank You!

For program pricing or follow-up  
questions please contact

Christopher Redding  
Let's Talk Innovation, LLC  
[events@letstalkpalmbeach.com](mailto:events@letstalkpalmbeach.com)  
212 470 2930





Defining Thought ~ Describing Creation ~ Telling Stories ~ Illustrating Concepts

#### COMPANY

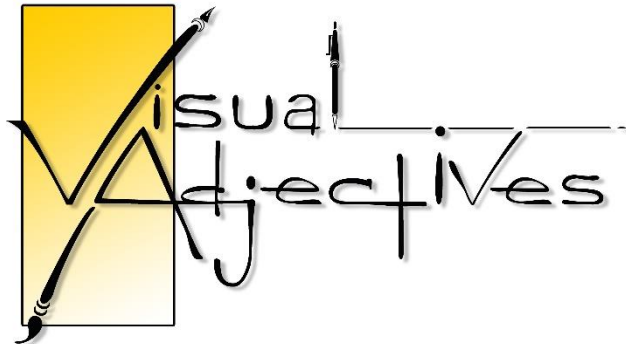
Visual Adjectives, LLC.

Established August 2010 | Founded 1990

S Michelle Lawrence | Co-Founder & CEO

Edward James Stinson | Co-Founder & CIO

Presentation Proposal  
186 NW 5th Avenue



*“There are two kinds of writers:  
One that tells stories with words, and the  
other that illustrate concepts through them.”  
– Visual Adjectives*

# INTRODUCTION

- Visual Adjectives is a black-owned family business located in Delray Beach.
- We are a Publication Company of Authors, Cultural Curators, Educators, Artisans & Artists established in 2010.
- Our company is founded on Publishing and the Production of creative Intellectual Properties.



We are licensed and insured registered Vendors with the City of Delray Beach and Palm Beach County.

Business tax receipt with Delray Beach and Palm Beach County.

Veteran, Woman, and Minority owners.



# WHAT WE BELIEVE

- We believe that a “*visual adjective*” is any artistic or literary means to describe the concepts in our mind.
  - Defining Thought
  - Describing Creation
  - Telling Stories
  - Illustrating Concepts
- Foundationally, it is about our actions within this world.



# WHAT WE PROPOSE

- We began as booksellers of specialty books with an avant-garde approach that forges new paths to make publishing accessible to everyone.
- Our advantage is a global and culturally-aware knowledge of the publication business, and a rooted foundation in the Black community in Delray Beach. Our family have lived here for decades as residents, attending Elementary, Middle, and High School here.
- We are a business with national and international connections allowing us to use our knowledge and resources to revitalize the drive of entrepreneurship among locally established businesses.





# WHAT WE PROPOSE

- Publishing and Production Services available on-site to aspiring and published writers. Creativity and critical thinking plays a vital role in the assembly of a team, allowing residents and visitors to work individually or collectively.
- A cultural retail space with a specialty bookshop, café tea shop, in-house publishing, authors and artists workspace and gallery space.
- Hours
  - We will have daytime, nighttime, and weekend operating hours. Our hours are flexible and can be altered as needed based on events and activity in the city. Appointments will also be available.



# WHAT WE WANT TO PROJECT

- As a hybrid retailer located in this Historic district we will provide a hub for creatives in our community.
- We are able to use our relationship within the community and with our neighbors such Spady Museum, to activate the corridor with relevant cultural experiences:
  - Cultural events
  - Writers' workshops
  - Youth programming and education
  - Locally curated retail options for patrons





# WHAT WILL FILL THE SPACE

## Specialty Retail Shop

- In-House Library
- Artist Showcase
- Local Marketplace

## Workspace

- Art and Writing Workshops
- Publishing and Production Services
- Creator's Studio Space

# SPECIALTY RETAIL SHOP

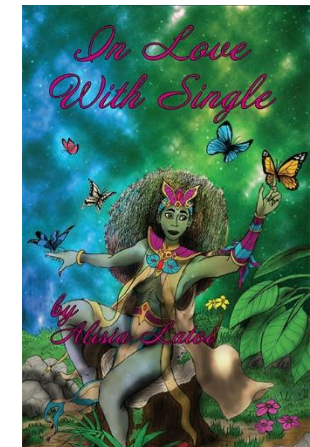
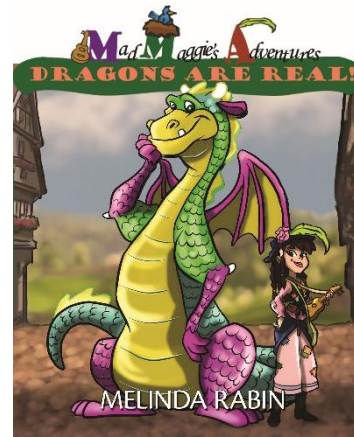
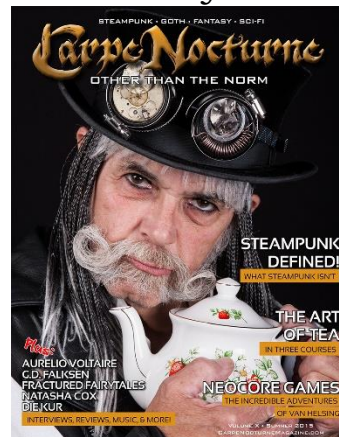
- The retail shop will be a bookstore offering specialty books as well as products published by Visual Adjectives. – **In-House Library**
- We will host monthly events to present local artists and authors regularly. This will introduce the public to our in-house marketplace, where they can then purchase the creator's works. - **Local Marketplace**
- We will not only have space to show the work of local creators, but we will host promotional events, book readings and clubs, and convention-like events with vendor tables and panels. - **Artist Showcase**



# IN-HOUSE LIBRARY



- Visual Adjectives is a publishing company and as such, will actively support local authors through our In-House Library. Books will be offered for sale and others can be read in our library.
- We will offer various book clubs for residents and visitors to participate in and have a location to immerse themselves in literature.
- We highlight an 'author and artist of the month' to showcase their work for purchase. This may be current authors, or famous author's of the past.
- We will engage with locals by actively participating in book give-a-ways in the immediate neighborhood, providing a path for service that will enhance business activity and pedestrian activity.



# THE LOCAL MARKETPLACE

- The local Marketplace is our method of staying in contact with local merchants and crafters.
- Food, Drinks, and Snacks can be made and purchased from local sources who can advertise their business and garner support from the corridor.
- We can create unique aesthetics for the interior and exterior of the location during events for neighborhood businesses and cultural activities.





# THE LOCAL MARKETPLACE - CONT.

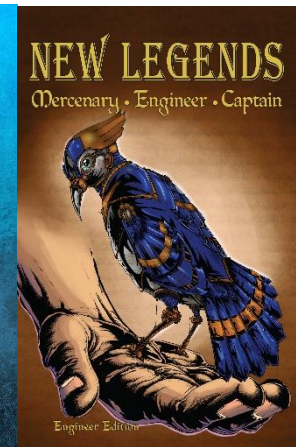
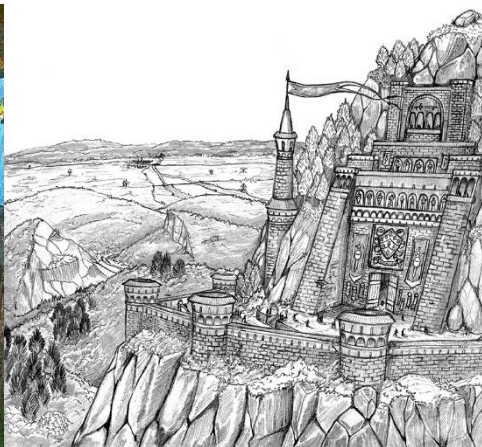
- The coffee and tea experience has been implemented at our organization's participation in the Florida Renaissance Festival and the Boynton Beach Pirate's fest for the last five years. Our success is enhanced by our traditional clothing of various cultures.





# ARTIST SHOWCASE

- A portion of the location would be used to create an Artist's gallery, showcasing the work of our company's artists, local artists, and artists who have completed the workshops.
- This allows us to create a rotating interest in the location as new artists continue to showcase their work and invite friends and family to come see their work – bringing more patrons into the area to revitalize the district.





# WORKSPACE

- Visual Adjectives will use the location as a hub for artists and creative minded patrons. In doing so, we will create 3 types of Workspaces that will be available to teach and generate an environment of creativity.
  - Art and Writing Workshops
  - Publishing and Production Services
  - Creator's Studio Space

# ART AND WRITING WORKSHOP



- A person can walk in and gain hands on knowledge to get published.
- We will host monthly workshops that teach art and writing. These sessions will have students not only learn foundational elements and principles of either medium, but it will offer a location to meet other individuals who share the same interests.



# Publishing and Production Services

- A person can walk in and purchase creative, publishing, or production services. This means we will utilize the workspace as an immersive experience for those attempting to get into the field of Publishing.

## Services and Subjects discussed

- |                     |                           |
|---------------------|---------------------------|
| • Marketing         | • Proofreading            |
| • Sales             | • Layout and design       |
| • Advertisement     | • Editing                 |
| • Writing           | • Cover Art               |
| • Illustrations     | • Interior Illustration   |
| • Print-on-Demand   | • ISBN number             |
| • Ghostwriting      | • LOC number              |
| • Manuscript Review | • Digital or print format |

# CREATOR'S STUDIO SPACES

- The location will provide the opportunity for us to create studio workspaces available for artists to use as a base of operations when conducting their artistic endeavors.
- Creators such as radio show hosts, podcasts, painters, comic artists, singers, dancers, designers, or musicians all have the opportunity to use the studio space.





# WHAT WE ARE AIMING FOR

- We are proposing a per month rent for the first year and utilizing the Rent Subsidy Program, to allow us time to curate the use of the facilities as proposed.
- Additionally, we believe a café space serving our specialty tea & coffee will be warmly welcomed.

# PROPOSAL REVIEW

- Visual Adjectives
  - Defining Thought
  - Describing Creation
  - Telling Stories
  - Illustrating Concepts
- Specialty Shop
  - In-house library
  - Artist Showcase
  - Local Marketplace
- Artist Workspace
  - Art and Writing Workshops
  - Publishing and Production
  - Creator's Studio Space






# Upcoming Public Events at Arts Warehouse

*Mental Health Symposium*  
Building Better Relationships In Business, Life, & Family

GET YOUR GREEN ON  
Healthier Delray Beach  
EUS PROJECT  
THE BILL TOME FOUNDATION FOR RISK & RESILIENCE, INC.



**Daniel Studdard**  
SBHP

**Douglas Lawson**  
Councilman

**Hosted By:**  
Ezsa Allen  
Therapist

**Special Guest:**  
Dupree Jackson  
Executive Director

**Special Guest:**  
Kenya Madison  
Senior Director

**Date:** Wednesday June 23rd  
**Time:** 7:00pm - 9:00pm  
**Location:** Arts Warehouse 313 NE 3rd St, Delray Beach FL 33444

Click on the link to RSVP and receive ticket. Only 75 spots available  
<https://www.eventbrite.com/o/daniel-studdard-33430826059>

For More Information Call: (561) 406-8427 • Email: [daniel.studdard@palmbeachschools.org](mailto:daniel.studdard@palmbeachschools.org) • Facebook: Daniel Studdard

DOORS OPEN AT 6:30PM • FOOD AND DRINKS WILL BE PROVIDED

FLAVAR x ROLLERWAVE PRESENTS

*Slide Thru*  
THE ROLLER WAVE



*Slide Thru*  
**JUNE 26TH** 8PM 1AM  
SOUNDTRACK BY  
DJ DDUBBZ  
DJ JONES DREW  
JAZZY JEFF  
GRUB BY  
MELLOWMUNCIEZ

RSVP  
[WWW.FLAVAR.CO](http://WWW.FLAVAR.CO)

QUIET STORM VODKA

313 NE 3RD ST, DELRAY BEACH, FL 33444





#### PROJECT LOCATION MAP

Please join us for the public meeting  
either in-person or virtually on:

**Wednesday, June 16, 2021**

The meeting can be accessed at any-  
time at the following link below or QR  
code (pre-registration not required):

**[http://bit.ly/delbc\\_3rd](http://bit.ly/delbc_3rd)**

Please note: if using a mobile device,  
the free "Microsoft Teams App" will  
be required.



*After construction  
begins call the  
project hotline with  
any questions and  
let us know how  
we're doing!*

**Toll-Free Project Hotline:**  
**844-254-6404**

**Anticipated Construction Schedule:**

***Construction Start:***  
***September 2021***

***Construction Completion:***  
***March 2022***

**Delray Beach  
Florida**



**1993★2001★2017**

**[www.mydelraybeach.com](http://www.mydelraybeach.com)**

***NE 3rd Avenue  
Streetscape  
Improvements***  
***City Project No. 11-024***



Attend our upcoming public  
meeting on  
**Wednesday,**  
**June 16, 2021 at 6:00pm.**  
More information on the  
meeting and project inside!

This public meeting will be held both  
in-person at the Swinton Operations  
Complex and virtually.





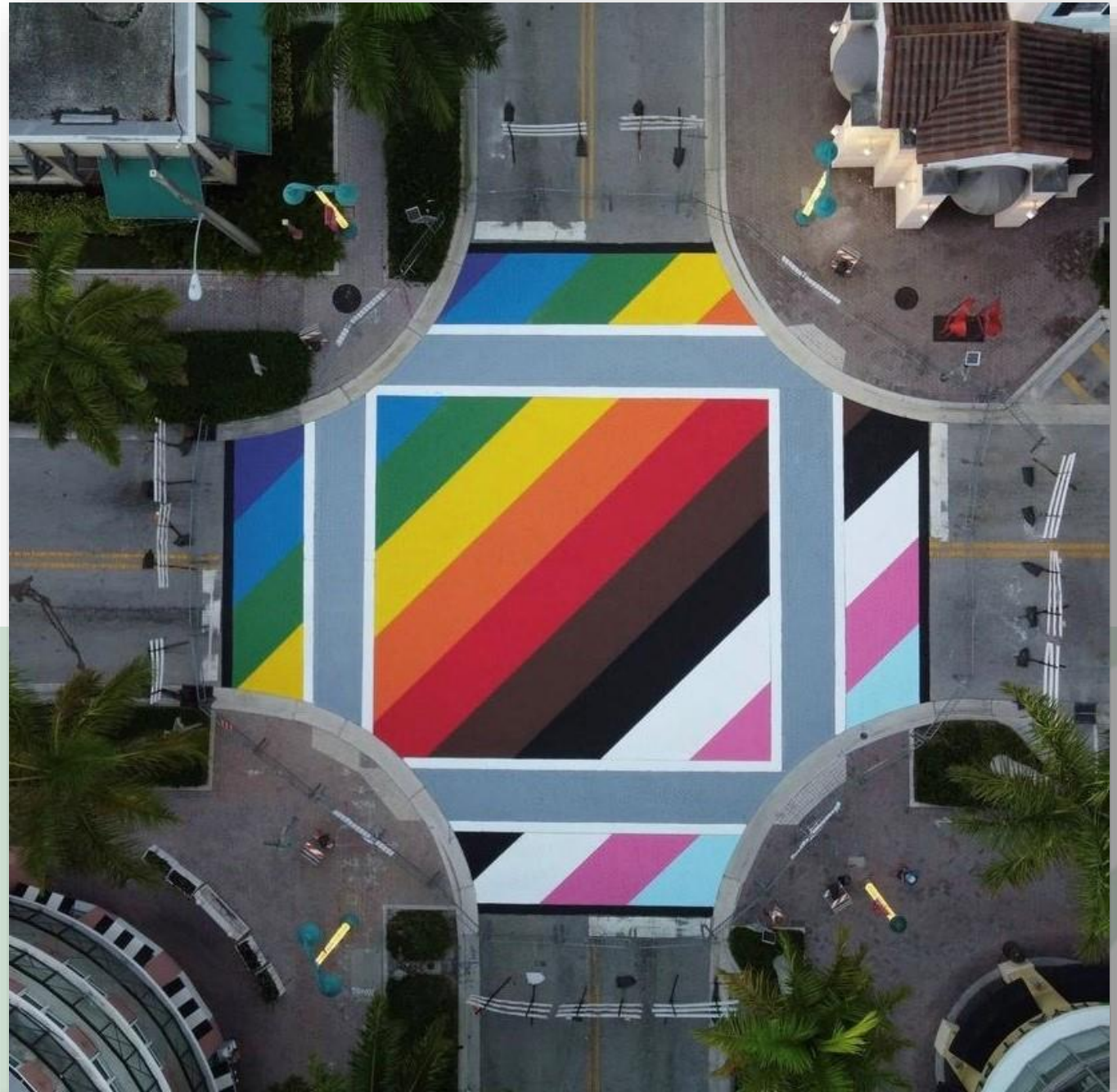
The Delray Beach CRA was featured on Delray Morning Live this past Wednesday, June 9<sup>th</sup> to promote the Corey Jones Isle development project.



# Delray Beach's **PRIDE** Streetscape Ribbon Cutting Ceremony!

Join us at 10am, on June 12, in  
Pineapple Grove (at the intersection  
of NE 2 Ave & NE 1 St).

Refreshments will be available during  
the reception, immediately following  
the ribbon-cutting.





# Upcoming Events: Juneteenth Celebration 2021



**JUNETEENTH  
CELEBRATION 2021**

Presented by  
The Spady Cultural Heritage Museum  
in collaboration with Arts Garage

WELCOME BACK  
*Mother*  
**BLUES**

Pat "Mother Blues" Cohen will hold a special Juneteenth concert and "Talk Back" session with Dr. Joan Cartwright

As part of the Spady Museum's 20<sup>TH</sup> anniversary celebration, Cohen returns to Delray Beach to perform her special brand of R&B

Join us on Juneteenth for a special performance by Pat "Mother Blues" Cohen. This event will be hosted on Saturday, June 19th at 8 p.m. at the Arts Garage. The concert will be followed by a "Talk Back" session with Dr. Cartwright about women and music.



**JUNE 2021  
19  
SATURDAY**

**ARTS GARAGE**  
94 NE 2ND AVE  
DELRAY BEACH, FL 33444.  
\$45-50 PER PERSON

PURCHASE AT  
[HTTPS://ARTSGARAGE.ORG/EVENT/PAT-MOTHER-BLUES-COHEN](https://artsgarage.org/event/pat-mother-blues-cohen)  
OR BY CALLING 561-450-6357

Sponsored in part by the Board of County Commissioners, the Tourist Development Council and the Cultural Council of Palm Beach County



*Thank you!*