



Cover Memorandum/Staff Report

File #: 18-0939 CRA

Agenda Date: 10/20/2021

Item #: 8A.

TO: CRA Board of Commissioners
FROM: Alexina Jeannite, Community Engagement Director
THROUGH: Renée A. Jadusingh, Esq., Executive Director
DATE: October 20, 2021

PROJECT CONSULTANCY & DESIGN SERVICES FUNDING APPLICATION - JERK & LIME AT NICOLE'S HOUSE, LLC (182 NW 5TH AVENUE)

Recommended Action:

Approve a Project Consultancy & Design Services Funding Agreement (Level 2 Design Services) with Jerk & Lime at Nicole's House, LLC for the proposed improvement project located at 182 NW 5th Avenue, for an amount not to exceed \$15,000.

Background:

Jerk & Lime at Nicole's House, LLC (Nicole's House) is requesting funding assistance under the Project Consultancy & Design Services Program for improvements at 182 NW 5th Avenue, within CRA sub-area #3, for an amount not to exceed \$15,000.

The Muse cottage, located at 182 NW 5th Avenue, is owned by the CRA, and is located along the historic Northwest Fifth Avenue corridor within the West Settlers Historic District. In February 2021, the CRA issued a Call For Proposals To Lease Commercial Space, with the intent to lease The Muse and Harvel cottages to qualified entities that would enhance business and pedestrian activity in the area, with permitted commercial uses ranging from retail shops, workspaces, to restaurants and cafes. Nicole's House was one of several respondents to the Call For Proposals and was one of four finalists invited to present their business ideas at the June 6, 2021 CRA board meeting. The CRA board voted and selected two business to occupy the cottages for the growth and development of their businesses — Nicole's House was one of them.

Originally founded in Brooklyn, New York, Nicole's House was formed in 2019 by business partners, Nicole Myers and Chinasa Thompson ("Owners"). With over thirty years of experience delivering quality food, the Owners envision bringing the family-owned restaurant and cultural experience of Jamaican cuisine to Delray Beach. Nicole's House is in the process of securing a multi-year lease with the CRA and has plans to make updates and renovations to retrofit the space to serve as a restaurant. The business anticipates the creation of ten new jobs in Delray Beach, specifically, it plans to fill those positions with individuals residing within the CRA District.

Funding is requested under the Project Consultancy & Design Services Program to assist with the cost of design services with an architectural firm; and if awarded, the completed conceptual designs and plans will be used so that Nicole's House can apply for Site Development Assistance funding to help with the actual improvement costs.

A funding assistance award to Jerk & Lime at Nicole's House, LLC will help further advance the CRA's mission by supporting a commercial improvement project that will result in the activation of a vacant commercial space in the Northwest Neighborhood 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. Assisting businesses with the cost of improvements, helps to eliminate blighted conditions and promote new business activity in Sub-Area #3 of the CRA District.

Attachments: Exhibit A - Location Map; Exhibit B - Photos of Existing Conditions; Exhibit C - Funding Assistance Detail Sheet; Exhibit D - Application Form; Exhibit E - Project Consultancy & Design Services Program Guidelines; Exhibit F - Financials-Start Up Projections;

CRA Attorney Review:

N/A

Finance Review:

N/A

Funding Source/Financial Impact:

\$15,000 allocated from General Ledger #7313 - Grant Programs - Project Consultancy & Design Services.