



## Cover Memorandum/Staff Report

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**File #:** 18-0940 CRA

**Agenda Date:** 10/20/2021

**Item #:** 8B.

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**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 - LET'S TALK INNOVATION, LLC (D/B/A LET'S TALK CAFÉ) (186 NW 5TH AVENUE)**

#### **Recommended Action:**

Approve a Project Consultancy & Design Services Funding Agreement (Level 2 Design Services) with Let's Talk Innovation, LLC (doing business as Let's Talk Café) for the proposed improvement project located at 186 NW 5th Avenue, for an amount not to exceed \$13,825.

#### **Background:**

Let's Talk Café is requesting funding assistance under the Project Consultancy & Design Services Program for improvements at 186 NW 5th Avenue, within CRA sub-area #3, for an amount not to exceed \$13,825.

The Harvel cottage, located at 186 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 businesses to occupy the cottages for the growth and development of their businesses — Let's Talk Café was one of them.

Formed by husband-and-wife business partners, Chris and Serena Spates ("Owners"), Let's Talk Café is a new business concept that seeks to provide local businesses with a creative environment where their ideas can be cultivated and brought to life. Let's talk Café will be a home for the content creators and entrepreneurs that shape the thriving small business community in the West Settlers Historic District. Mixing business with pleasure, the Café will provide both business services (consultations in marketing, branding, and social media strategy) and retail services (coffee and juice bar, organic bites, and wine service in the evenings).

Let's Talk Café 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 their business needs. 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 Let's Talk Café can apply for Site Development Assistance funding to help with the actual improvement costs.

A funding assistance award to Let's Talk Innovation, LLC (doing business as Let's Talk Café) 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

**CRA Attorney Review:**

N/A

**Finance Review:**

N/A

**Funding Source/Financial Impact:**

\$13,825 allocated from General Ledger #7313 - Grant Programs - Project Consultancy & Design Services.