



Legislation Text

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TO: CRA Board of Commissioners
FROM: Christine Tibbs, Assistant Director
THROUGH: Renée A. Jadusingh, Esq., Executive Director
DATE: June 10, 2021

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

Recommended Action:

Proposers were selected by the CRA Board to give presentations as it relates to their proposals to lease one of the CRA-owned properties at 182 & 186 NW 5th Avenue.

Background:

On July 31, 2020, CareerSource Palm Beach County vacated the CRA-owned property located at 186 NW 5th Avenue. Subsequently, on October 6, 2020, Monogram Closet submitted its 30-day notice to terminate its lease of the CRA-owned property located at 182 NW 5th Avenue. CRA Staff is currently in the process of performing minor repairs and preparing the Properties to lease.

At the October 27, 2020, CRA Board meeting, the CRA Board provided direction on the type(s) of tenants the CRA Board believed would be best to occupy the Properties. The Public Notices of Intent to Lease the Properties stated that the Properties shall be leased to a qualified tenant *“for a commercial use with daytime, nighttime, and weekend operating hours. Commercial uses shall be retail/specialty shop, restaurant/café, and/or artist gallery/workspace as permitted within the Central Business District (CBD) zoning district, more particularly described in the City of Delray Beach’s Land Development Regulations. Commercial use shall not include office space. Non-profit organizations shall be excluded and will not be considered.”*

Both Properties are 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 this Project #2.1 is “to revitalize the corridor into a thriving district for neighborhood businesses and cultural activities.” More specifically, the CRA’s Project #2.1 calls for the encouragement of “minority business development” and “providing diverse neighborhood shopping, services, and cultural facilities for area residents and visitors.”

The Public Notices of Intent to Lease the Properties were published on Monday, February 8, 2021, and the last day to submit proposals was on Friday, May 7, 2021. The Public Notices were published in the Palm Beach Post, posted online on our webpage, hung up at City Hall, and distributed to various community partners, including the Downtown Development Authority, Greater Delray Beach Chambers of Commerce. During this period, seven (7) proposals to lease and one (1) letter of intent to purchase the Properties.

Subsequently, on May 25, 2021, the letter of intent to purchase the Properties was withdrawn. Moreover, at the May 25, 2021, CRA Board meeting the CRA Board selected four (4) proposers to give presentations (two (2) proposers for each of the two (2) Properties) to the CRA Board as it relates to their submitted proposals to lease one of the Properties.

The below table shows the proposers who were selected by the CRA Board to give presentations:

Proposal Received	Type of Business	Proposer
Let's Talk Café & Social Networking Bar - 186 NW 5 th Avenue	Café / Business Services	Christopher Redding/ Let's Talk Innovation, LLC
Nicole's House - 182 NW 5 th Avenue	Jamaican Restaurant	Nicole Myers & Chinasa Thompson
Roots and Fruits Smoothie Bistro - 182 NW 5 th Avenue	Smoothie Bistro & Café	Kenya C. Madison
Visual Adjectives - 186 NW 5 th Avenue	Retail / Gallery	Michelle Lawrence & Edward Stinson / Visual Adjectives, LLC

At this time, CRA Staff is requesting the CRA Board provide direction as it relates to the Notices of Intent to the Lease the Properties and the four (4) proposals to lease the Properties located at 182 & 186 NW 5th Avenue.

Attachment(s): Exhibit A - Location and Photos; Exhibit B - CRA Community Redevelopment Plan Project #2.1: NW & SW 5th Avenue Beautification; Exhibit C - Public Notices of Intent to Lease; Exhibit D - Proposals; Exhibit E: Proposers' Presentations - PENDING