Legislation Details (With Text)

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Title:	DISCUSSION - NOTICE OF INTENT TO LEASE CRA-OWNED PROPERTIES LOCATED AT 182 & 186 NW 5th AVENUE		
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Attachments:	1. Agenda Cover Report, 2. Exhibit A - Location and Photos, 3. Exhibit B - CRA Community Redevelopment Plan Project		

Date	Ver.	Action By	Action	Result

TO: **CRA Board of Commissioners**
FROM: **Christine Tibbs, Assistant Director**
THROUGH: **Renée A. Jadusingh, Esq., Executive Director**
DATE: **October 27, 2020**

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

Recommended Action:

Provide direction as it relates to the Notice of Intent to Lease the CRA-owned properties located 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. CRA Staff is currently in the process of performing minor repairs and preparing the Property to lease. 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 originally brought a discussion item related to 186 NW 5th Avenue to the CRA Board at the September 29, 2020, meeting. However, now the adjacent Properties are both vacant.

In preparation for issuing Notices of Intent to Lease for both Properties, CRA Staff is bringing this item back before the Board to get direction on the type(s) of tenants who should best occupy the Properties.

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."

Additionally, with a renewed interest in the historic NW/SW 5th Avenue corridor, the Focus on 5th Initiative was endorsed by the CRA Board in November of 2016 with overarching goals of encouraging economic development and activation of vacant properties along the NW/SW 5th Avenue corridor. More specifically, the Focus on 5th Initiative calls for the encouragement of in-area career services, industry learning centers, activities and local enterprises designed to increase vibrancy and foot traffic, more private business investments, and quality job creation.

At this time, CRA Staff is requesting the CRA Board provide direction as it relates to any specifications to be included within the Notices of Intent to Lease both of the CRA-owned Properties located at 182 & 186 NW 5th Avenue.

Attachment(s): Exhibit A - Location and Photos; Exhibit B - CRA Community Redevelopment Plan Project

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