Legislation Details (With Text)

File #:	18-0834 CRA **Version:** 1	**Name:**	
Type:	CRA Board Action	**Status:**	Agenda Ready
File created:	6/18/2021	**In control:**	Community Redevelopment Agency
On agenda:	7/15/2021	**Final action:**	
Title:	SELECTION OF POTENTIAL TENANT - NOTICE OF INTENT TO LEASE CRA-OWNED PROPERTIES LOCATED AT 182 NW 5th AVENUE		
Sponsors:			
Indexes:			
Code sections:			
Attachments:	1. Agenda Cover Report, 2. Exhibit A - Location and Photos, 3. Exhibit B - CRA Community Redevelopment Plan Project, 4. Exhibit C - Public Notices of Intent to Lease, 5. Exhibit D – Proposals		

Date	Ver.	Action By	Action	Result

TO: **CRA Board of Commissioners**
FROM: **Christine Tibbs, Assistant Director**
THROUGH: **Renée A. Jadusingh, Esq., Executive Director**
DATE: **July 15, 2021**

SELECTION OF POTENTIAL TENANT - NOTICE OF INTENT TO LEASE CRA-OWNED PROPERTIES LOCATED AT 182 NW 5th AVENUE

Recommended Action:

Select a potential tenant for 182 NW 5th Avenue.

Background:

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 (Property). CRA Staff is currently in the process of performing minor repairs and preparing the Property 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 Property. The Public Notice of Intent to Lease the Property stated that the Property 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."*

The Property is 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 Notice of Intent to Lease the Property was published on Monday, February 8, 2021, and the last day to submit proposals was on Friday, May 7, 2021. The Public Notice was 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.

At the May 25, 2021, CRA Board meeting the CRA Board selected two (2) proposers to give presentations to the CRA Board as it relates to their submitted proposals to lease the Property.

The below table shows the proposers who presented their proposals to lease 182 NW 5th Avenue to the CRA Board at the June 10, 2021, CRA Board meeting:

Proposal Received	Type of Business	Proposer
Nicole's House - 182 NW 5th Avenue	Jamaican Restaurant	Nicole Myers & Chinasa Thompson
Roots and Froots Smoothie Bistro - 182 NW 5th Avenue	Smoothie Bistro & Café	Kenya C. Madison

At the June 10, 2021, CRA Board meeting, the CRA Board voted to select a tenant for the property located at 182 NW 5th Avenue, however, the vote resulted in a tie (six (6) CRA Board members were present.) At that time, the CRA Board directed CRA Staff to place this item on the July 15, 2021.

At this time, this item is before the CRA Board to select a potential tenant for the property located at 182 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

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