



Legislation Text

File #: 22-21 CRA, Version: 1

TO: CRA Board of Commissioners
FROM: Christine Tibbs, Assistant Director
THROUGH: Renée A. Jadusingh, Esq., Executive Director
DATE: November 17, 2022

700 WEST ATLANTIC AVENUE TENANTS

Recommended Action:

Approve the following:

- 1) Authorize CRA Staff to issue a sixty (60) days written notice to vacate to tenants and licensees occupying or utilizing the 700 West Atlantic Avenue property after the issuance of the City of Delray Beach's demolition permit; and
- 2) A First Amendment to the Emanuel Jackson Sr. Project, Inc. Revocable License Agreement ("Agreement"), dated April 1, 2022, to extend the termination date from December 31, 2022 to terminate the Agreement sixty (60) days after the issuance of the City of Delray Beach's demolition permit for the 700 West Atlantic Avenue property; and
- 3) Authorize the CRA's Chair, Executive Director and legal counsel to execute any and all related documents to facilitate the above action(s).

Background:

On September 29, 2022, the CRA Board approved the Fiscal Year 2022-2023 Work Plan and Budget that included the demolition of the CRA-owned building located at 700 West Atlantic Avenue (Property).

The CRA was recently awarded \$108,000 through the 2023 Solid Waste Authority (SWA) Blighted and Distressed Property Clean-Up and Beautification Grant. The Grant funds will be used to demolish the structure and adjacent parking lot to make way for future development as called for by the CRA Redevelopment Plan.

Currently, the Property has four (4) tenants and two (2) entities that use the pop-up bay.

Location	Business Name	Type of Agreement
700	Emanuel Jackson Sr. Project, Inc.	Revocable License
702	Kleins Multi Services	Month to Month
704	Norcibien Monhomme	Month to Month
706	VACANT	-
710 - 714	Hatcher Construction & Development, Inc.,	Month to Month
708 - Pop Up Bay	ChenMed, LLC	Revocable License
708 - Pop Up Bay	Florida Health Group, Inc. d/b/a Compass Health	Revocable License

CRA staff is finalizing the Interlocal Agreement with the SWA for the grant funds and is beginning the process for seeking the necessary approvals from the City of Delray Beach. CRA staff is cognizant that adequate notice needs to be given to all tenants and licensees ahead of the demolition. As such, CRA staff will begin reaching out to all tenants and licensees to let them know the current status of the building.

CRA Staff is requesting Board approval to send a sixty (60) days written notice to vacate the Property to the tenants and licensees on the Property upon approval of the demolition permit by the City of Delray Beach.

Additionally, the Emanuel Jackson Sr. Project, Inc. ("EJS") Agreement currently has a termination date of December 31, 2022. CRA Staff is requesting the Board's approval of a First Amendment to the Agreement with EJS to extend the current termination date from December 31, 2022 to terminate sixty (60) days after issuance of the demolition permit by the City of Delray Beach. A First Amendment to the Agreement will be prepared to extend the termination date accordingly to effectuate the termination date extension.

At this time, CRA Staff is requesting Board approval of the following:

- 1) Authorize CRA Staff to issue a sixty (60) days written notice to vacate to tenants and licensees occupying or utilizing the 700 West Atlantic Avenue property after the issuance of the City of Delray Beach's demolition permit; and
- 2) A First Amendment to the EJS Agreement, dated April 1, 2022, to extend the termination date from December 31, 2022 to terminate the Agreement sixty (60) days after the issuance of the City of Delray Beach's demolition permit for the 700 West Atlantic Avenue property; and
- 3) Authorize the CRA's Chair, Executive Director and legal counsel to execute any and all related documents to facilitate the above action(s).

Attachment(s): Exhibit A - Location Map

CRA Attorney Review:

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Finance Review:

N/A

Funding Source/Financial Impact:

2023 Solid Waste Authority Blighted and Distressed Property Clean-Up and Beautification Grant - \$108,000

Overall need within the Community Redevelopment Area from Delray Beach CRA Redevelopment Plan:

Removal of Slum and Blight

Land Use

Economic Development

Affordable Housing

Downtown Housing

Infrastructure

Recreation and Cultural Facilities