




# RIVIERA BEACH COMMUNITY REDEVELOPMENT AGENCY

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## MEMORANDUM

**TO:** Honorable Chair and Members, CRA Board of Commissioners  
City of Riviera Beach, Florida

**FROM:**  Scott Evans, Interim Executive Director, Riviera Beach CRA

**DATE:** December 13, 2017

**COPY:** J. Michael Haygood, General Counsel, Riviera Beach CRA

**SUBJECT:** Resolution Approving the Lease Agreement with Riviera Beach Community Development Corporation, for Property Located at 1101 Avenue E, Riviera Beach, FL.

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### Request for Board Action

The Agency (RBCRA) is requesting the Board of Commissioners to approve a Resolution for the Lease Agreement with Riviera Beach Community Development Corporation, (RBCDC), for Property Located at 1101 Avenue E, Riviera Beach, FL. The lease will commence on February 16, 2018 and run for five (5) years, until February 15, 2023, with one (1) five-year option to renew.

RBCRA acquired 1101 Avenue E in 2012 in a land swap with Viking. RBCRA relocated HFHL from Spanish Courts to 1101 Avenue E, in furtherance of its development goals to begin developing anchor properties along the Avenue E corridor as a precursor to more in depth development.

### Background

On February 13, 2013, RBCRA Board Members approved the lease and utilization of the property for social services, located at 1101 Avenue E, by Healthy Foods, Healthy Living, Inc., (HFHL). The property is primarily used as a food bank. The property underwent extensive renovations in 2013. HFHL took possession on January 1, 2014.

### Tenant

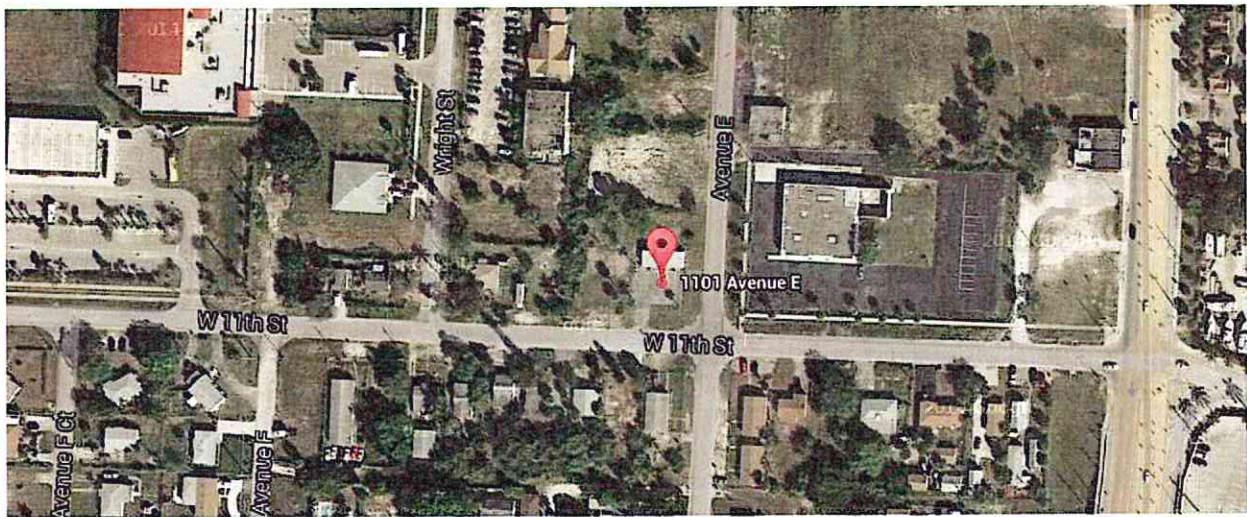
Consistent with the RBCRA Board approval, the property was leased to RBCDC for a term of three (3) years with a two (2) year option to renew, which in turn, RBCDC subleased the property to HFHL for a term of one (1) year, commencing upon delivery of possession. The RBCDC is better poised to receive grants for the subject property as a pass through to HFHL and provide organization capacity building.

RBCDC is a grantee of RBCRA. RBCDC was created to serve as the neighborhood services delivery arm of the Agency. RBCRA provides operating support for personnel and administrative activities, as well as project support.

#### Utilization of the Property

RBCDC will provide the following sublease terms to HFHL; the terms of the lease do not require RBCRA's consent.

- Term of one (1) year, commencing on February 16, 2018. Additional sublease terms will be conditioned on continued operation as a food bank.
- The premises are restricted to a food bank, limited clothing services for the homeless or near homeless persons, and referral services.



#### Status

HFHL serves homeless and near homeless individuals and families that are food insecure. In the past, HFHL has partnered with organizations such as Palm Beach County Food Bank and others to secure additional food donations. They attract volunteers from time to time.

#### Fiscal Impact

RBCRA currently provides a pass through grant of \$35,000 to RBCDC for operational expenses and property enhancements for HFHL. RBCDC requests that RBCRA agree to a lease payment of \$1/year; HFHL will pay a total rent of \$1/year.

#### Recommendation

The Agency is requesting the Board of Commissioners to approve a Resolution for the Lease Agreement with Riviera Beach Community Development Corporation, (RBCDC), for Property Located at 1101 Avenue E, Riviera Beach, FL. The lease will commence on February 16, 2018 and run for five (5) years, until February 15, 2023, with one (1) five-year option to renew, at a cost of \$1/year.

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