



20 N. Swinton Avenue  
Delray Beach, FL 33444

Agenda Item # 103  
July 27, 2017

~ CRA BOARD SUMMARY ~

**LETTER OF INTEREST IN COMMERCIAL LEASE AT 135 NW 5 AVENUE – UNIT 5C  
UPPER CUTZ BARBERSHOP & SALON**

Mr. LaShon "Bo" Harris has been a barber for more than 20 years, most recently having worked for seven years at the 5 Star Beauty Salon, formerly located at 102 NW 5<sup>th</sup> Avenue. Mr. Harris, a 15-year Delray Beach resident, also operates the non-profit organization Golden Parents, Inc. alongside his wife and 30-year Delray Beach resident, Lisa McMiller. The organization works to help parents and children move past generational differences and achieve positive family growth. Mr. Harris has often supported the work of Golden Parents with his barber trade, by offering deeply discounted and free haircuts to disadvantaged children. He is currently working to establish a new startup enterprise, Upper Cutz Barbershop & Salon, Inc. (Upper Cutz), where he hopes to continue his tradition of giving back by offering on-the-job training to youth that are interested in becoming barbers.

On June 1, 2017, Mr. Harris and Ms. McMiller submitted an unsolicited Letter of Interest to lease the CRA's vacant commercial space at 135 NW 5 Avenue, Unit 5C in the West Settler's Building, for use as the new location for Upper Cutz. After visiting the property with the Office of Economic Development, Mr. Harris submitted a revised Letter of Interest (see attached) on June 25, 2017.

Mr. Harris has proposed a 10-year lease term for the 790 square-foot space, at a rental rate of \$1,000 a month. The tenant would be responsible paying the costs of all services required for readying the space for their use and maintaining operations, including such items as telephone, cable television, electrical, water, janitorial services, security/alarm system, sewer, solid waste disposal, minor plumbing repairs-services, wall coverings, floor coverings, window treatments, interior painting and any local or state licensing required for the operation of its business. Additionally, Upper Cutz would be responsible for interior buildout. CRA staff has spoken to Mr. Harris and Ms. McMiller about available CRA business grants, and anticipates the business owners submitting up to two grant applications to help offset their buildout investment and support their efforts to establish a new business in The Set, in Sub-Area #3 of the CRA District.

The West Settler's Building is a mixed-use condominium property, consisting of four residential units and two ground-floor commercial units. The two commercial units are assessed condominium fees for property maintenance and insurance, currently set at \$402/month. While Unit C6 has been occupied by Factual Multi-Services since January 2014, Unit C5 has been vacant for several years. If the board supports the requested rental rate of \$1,000/month inclusive of condominium fees, automatic increases in the annual rental rate could be included in the lease agreement, to bring the rental rate closer to market value as the business becomes more established. Furthermore, staff recommends an initial lease term of three years, with two one-year renewal options, for a total lease term of five years.

CRA staff believes that a new barbershop would be a valuable addition to Historic 5<sup>th</sup> Avenue, as it would activate a currently vacant space with new business activity, create new employment opportunities, and bring more vibrancy and pedestrian traffic the corridor.

**Recommended Action:**

Authorize staff to negotiate with Upper Cutz Barbershop & Salon, Inc. to occupy/lease Unit 5C at 135 NW 5th Avenue and issue a notice of intent to accept proposal.

**Submitted By:** Joan K. Goodrich, Economic Development Director

Attachment(s): Revised Letter of Interest dated 6-25-17; Location Map

JAG

**From:** Lisa Mcmillar [mailto:mcmillerlisa@yahoo.com]  
**Sent:** Sunday, June 25, 2017 10:13 PM  
**To:** Goodrich, Joan  
**Subject:** Re: DRAFT CRA Commercial Lease Application - See Attached

Hello Joan

This is the revised proposal.

To Whom It May Concern,

I have reviewed your unsolicited property at 135/5 5<sup>th</sup> Avenue, Delray Beach, FL, and am quite interested in leasing the space at this address. It is very important to me to be part of the area known as "The Set".

Formerly, I was working at a salon called "5 Star Beauty" for over 7 years. I am a long-time resident of this community, along with my Wife Lisa, who runs an organization called "Golden Parents, Inc". We both do a lot in this community and it benefits us to keep everything local. I would love to compliment the already existing businesses on 5<sup>th</sup> Avenue with the addition of my minority owned business.

I am willing to lease at \$1000.00 per month, including CAM. I will also be responsible for first, and 1 month security deposit. My preference is a 10-year lease or better. I am interested in making the West Settler our home base.

Thank you for your consideration. I look forward to hearing from you with positive news.

Respectfully,

LaShon Harris

[\(954\) 709-6646](tel:9547096646)

[McMillerLisa@Yahoo.com](mailto:McMillerLisa@Yahoo.com)



# Location Map

135 NW 5th Avenue, Delray Beach, FL 33444

