



City of Margate

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Legislation Text

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TO: Margate CRA Chair and Members of the Board

FROM: Cale Curtis, CRA Executive Director

DATE: April 10, 2024

TENANT APPEAL FOR BOARD TO RECONSIDER LEASE RENEWAL

BACKGROUND: The tenant, The Sweet Spot Desserts & Cake Supplies, LLC, initially entered into a lease on June 16, 2017, for three years and renewed their lease for another three years from May 20, 2021, through April 30, 2024. The business is located at 1021 N State Road 7 in the Chevy Chase Plaza. The lease is coming up for renewal at the end of April 2024.

At the March 13, 2024, MCRA meeting, the property manager, Jim Nardi, recommended non-renewal of this tenant's lease based upon the following:

- Habitual delinquency - tenant was late 22 times out of 34 lease payments.
- As of early February 2024, tenant's LBTR remained unpaid and due since 2021.
- Inconsistent hours of operation.

The Board approved Mr. Nardi's recommendation for non-renewal of this lease. As a result, the tenant submitted an appeal in writing of the Board's decision (see attached letter).

RECOMMENDATION: For Board discussion

FISCAL IMPACT: Current rent is \$2,004.50 per month

CONTACT PERSON: Cale Curtis, CRA Executive Director