



## Legislation Text

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**TO:** Chair and Members of the Board

**FROM:** Jeffrey Oris, Executive Director

**DATE:** February 12, 2020

### UPDATE ON ACE HARDWARE PLAZA

**BACKGROUND:** This is just an update on on-going issues related to the ACE Hardware Plaza.

- 1) The parking lot repairs have been completed. There is no major puddling or ponding of water in the south west quadrant of the lot, all wheel stops have been properly affixed, and holes in the lot due to re-alignment of the wheel stops have been filled.
- 2) Signage has been completed (all final inspections should be completed by the Feb. 12<sup>th</sup> meeting date)
- 3) We will be preparing a sign waiver for hearing before the Board of Adjustment for the off-site, freestanding sign for the Plaza to be placed on the CRA owned lot at the northwest corner of SR 7 and Margate Blvd.
- 4) We are working to finalize vendor selection for a painter to complete the electrostatic painting of the window frames at the plaza. It is anticipated a vendor will be selected and on the job within one month.
- 5) We are negotiating with ACE Hardware to move 3,200 S.F. of their space from east of the courtyard of the building to the space adjacent to the store to the west. A previous arrangement with the owner to finance air conditioners is no longer on the table and the owner has indicated he will finance and install them himself. The owner will need a waiver of rent for his new space for buildout and a waiver of some rent for the existing space to be able to relocate inventory. Staff and the CRA Attorney are working out lease terms with the owner and his bank and anticipate bringing the item to the Board at the next available meeting.

**RECOMMENDATION:** No action is required to be taken at this time.

**FISCAL IMPACT:** NA

**CONTACT PERSON:** Jeffrey Oris, Executive Director