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Memorandum

DATE: May 16, 2023  
TO: CRA Board of Commissioners  
FROM: Kimberly Vazquez, Redevelopment Project Manager III  
THROUGH: Gregory P. Harrison, Executive Director  
              Nguyen Tran, Director  
  
RE: Unsolicited Proposal – Big Tree BBQ

**Background**

CRA staff received an unsolicited proposal from Kenneth and Janice Bynum, owners of Big Tree BBQ for the construction of a restaurant on Powerline Road between NW 4<sup>th</sup> Court and NW 5<sup>th</sup> Street. The property is owned by the CRA and consists of the following Folio Numbers 484233020220, 484233020230, 484233020550 and 484233040560. The properties were acquired by the CRA in 2006 for a total cost of \$199,787.25, and have remained vacant since that time. The proposers have requested that the properties be acquired at \$0 in an effort to keep the project affordable to construct and allow opportunity for them to become operational.

Zoned B-2, General Business allows for restaurant use at this location. Their plans are to construct a restaurant of approximately 1,200 sq ft structure with a covered outdoor dining area, provide a landscape buffer on the western portion of the property and parking on the northern end of the properties. Financing will come from a construction loan and personal savings with a projected cost of construction of \$515,650.00.

The Bynums are Collier City residents and they have been in business since 2005 as a backyard BBQ business that expanded to food trailer operations in 2017. They are now ready to move to the next steps and into a brick-and-mortar restaurant and feel this location is perfect to service the community and provide exposure for the business.

The Northwest CRA Advisory Committee unanimously recommended approval (Watkins absent) of the Unsolicited Proposal submitted by Big Tree BBQ.

**Recommendation**

Staff recommends acceptance of the unsolicited proposal and authorization to negotiate a Property Disposition and Development Agreement with Big Tree BBQ for properties located on Powerline Road for construction of a restaurant.