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MEMORANDUM

DATE: March 19, 2019

TO: Pompano Beach CRA Board

FROM: Kimberly Vazquez, Project Manager

THRU: Gregory P. Harrison, Executive Director
Nguyen Tran, Director

RE: 731 MLK Blvd. Unit D Sublease Agreement- Norman Wayne Edwards d/b/a Edwards Photoland

I. Item

Approval of amendment number four to Sublease Agreement between the Pompano Beach Community Redevelopment Agency and Norman Wayne Edwards d/b/a Edwards Photoland, for Unit D in the commercial building located at 731 Dr. Martin Luther King, Jr. Blvd.

II. Recommendation

CRA staff recommends approval of the Resolution.

III. Background

The CRA completed construction of the commercial building located at 731 Dr. Martin Luther King, Jr. (MLK) Blvd. in March 2015. The project consisted of constructing a 4,140 SF new commercial building, 41 parking spaces, landscape, hardscape and tenant improvements including providing restaurant equipment on the unified property. The Grand Opening was celebrated in May 2015, and tenants began operations soon thereafter.

Since that time, minority owned businesses have been able to launch and nourish their careers in the building while serving the Northwest community. Mr. Norman Edwards was one of the first tenants in the 731 MLK Boulevard building leasing Unit D since September 2013. He expanded his operations January 2018, and leased Unit E when it became available. Although, he would like to merge both leases in the future, Mr. Edwards is not prepared to do that at this time and therefore request the option to renew the lease for Unit D for an additional five (5) year term. The approval of the fourth amendment to the lease will accomplish a few objectives: 1) bring his lease current for Unit D 2) retain a viable, community owned business to generate economic activity on MLK Boulevard in Downtown Pompano.