



Cover Memorandum/Staff Report

File #: 24-097 CRA

Agenda Date: 9/24/2024

Item #: 7C.

TO: CRA Board of Commissioners
FROM: Christine Tibbs, Assistant Director
THROUGH: Renée A. Jadusingh, Esq., CRA Executive Director
DATE: September 24, 2024

PUBLIC NOTICE OF INTENT TO DISPOSE OF DELRAY BEACH COMMUNITY REDEVELOPMENT AGENCY OWNED PROPERTY - 617 NW 2nd STREET, DELRAY BEACH, FLORIDA, 33444

Recommended Action:

- 1) Award the Public Notice of Intent to Dispose of CRA-owned property located at 617 NW 2nd Street for public infrastructure improvements to the City of Delray Beach; and
- 2) Approve a Purchase and Sale Agreement with the City of Delray Beach for the purchase of the property located at 617 NW 2nd Street in substantially the same form as attached in Exhibit E; and
- 3) Authorize the CRA Board Chair to execute the Purchase and Sale Agreement, and any related documents, in a form legally acceptable to the CRA Legal Counsel.

Background:

The Delray Beach Community Redevelopment Agency (CRA) owns one (1) vacant parcel located at 617 NW 2nd Street, Delray Beach, Florida 33444 (Subject Property), which is within the Northwest Neighborhood of The Set (CRA District - Sub Area #4).

The Northwest Neighborhood is bounded on the north by Lake Ida Road, east by Swinton Avenue, south by Atlantic Avenue, and west by I-95. In November 2021, the City of Delray Beach (City) approved a contract to design infrastructure improvements within the Northwest Neighborhood with the goal to reconstruct and retrofit the existing public infrastructure to meet the needs of area residents, businesses, and visitors (City Project). The primary components of the City Project are:

- Resurfacing or reconstruction of 8.4 miles of roadway
- Construction of 2.0 miles of new permeable pavement alleyways
- Rehabilitation of the existing potable water, sanitary and storm sewer systems
- Improvement of area drainage and landscaped parkways
- Improvement sidewalk deficiencies (fill in gaps and replace trip hazards) meeting ADA standards
- Installation of decorative LED street lighting
- Construction of traffic calming improvements

As provided for in the CRA’s Redevelopment Plan, the CRA is partnering with the City on this City Project and the CRA is committed to funding the City Project to complete the design and construction of the infrastructure improvements. The City Project is still in the design phase and more information can be found here: www.nwneighborhoodproject.com.

On February 27, 2024, the CRA Board approved the purchase of the Subject Property. At the time of purchasing the Subject Property, CRA staff discussed with City about the City Project and it was determined that the Subject Property would assist the City in completing the necessary infrastructure improvements as a key component of the Project is securing right-of way dedications necessary to meet the design requirements and to construct the improvements.

At the July 23, 2024, CRA Board meeting, the CRA Board authorized the posting of a Public Notice of Intent to Dispose of the Property pursuant to Section 163.380, Florida Statutes. The Public Notice stated the CRA’s intention to dispose of the Subject Property to a qualified purchaser who intends to utilize the Subject Property for public infrastructure improvements. Submitted proposals needed to include the proposed use of the Subject Property.

On August 13, 2024, the Public Notice of Intent to Dispose was published on the CRA’s website and in the Palm Beach Post. The due date for proposals from all interested parties was September 13, 2024. (See Exhibit B)

The CRA received one (1) proposal from the City of Delray Beach in response to the Public Notice by the due date. The proposal from the City is summarized in below and the full proposal is included as Exhibit C.

Proposer	Purchase Price	Proposed Use
City of Delray Beach	N/A	City intends to utilize the Subject Property for public infrastructure improvements related to the Northwest Neighborhood Improvements Project. Physical improvements within the Subject Property may include: • Pavement reconstruction, curbing, sidewalk • Roadway signage and pavement markings • Improvements to catch basins and underground drainage system • Improvements to underground water and sanitary sewer systems • Decorative lighting and underground electrical system

At this time, CRA staff is recommending the CRA Board:

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Attachment(s): Exhibit A- Location Map; Exhibit B - Public Notice of Intent to Dispose; Exhibit C - City of Delray Beach Proposal; Exhibit D - Resolution 2024-10; Exhibit E - Purchase and Sale Agreement

CRA Attorney Review:

N/A

Finance Review:

N/A

Funding Source/Financial Impact:

N/A

Overall need within the Community Redevelopment Area from Delray Beach CRA

Redevelopment Plan:

Removal of Slum and Blight

Land Use

Economic Development

Affordable Housing

Downtown Housing

Infrastructure

Recreation and Cultural Facilities