



Cover Memorandum/Staff Report

File #: 25-096 CRA

Agenda Date: 5/29/2025

Item #: 7J.

TO: CRA Board of Commissioners
FROM: Christine Tibbs, Assistant Director
THROUGH: Renée A. Jadusingh, Esq., CRA Executive Director
DATE: May 29, 2025

APPROVE FIRST AMENDMENT TO THE PURCHASE AND SALE AGREEMENT WITH BETTY J. MOORE AND KENNETH MACK NEAL THOMAS FOR THE PURCHASE OF THE PROPERTY LOCATED AT 235 SE 2nd AVENUE TO EXTEND THE CLOSING DATE

Recommended Action:

1. Approve the First Amendment to the Purchase and Sale Agreement with Betty J. Moore and Kenneth Mack Neal Thomas for the purchase of a property located near 235 SE 2nd Avenue (PCN 12-43-46-16-04-087-0110) (Subject Property) to extend the Closing Date to August 29, 2025, in a form acceptable to the CRA Legal Counsel;

AND

2. Authorize the CRA Board Chair to execute the First Amendment to the Purchase and Sale Agreement, and any related documents, in a form acceptable to the CRA Legal Counsel.

Background:

The Subject Property is located at 235 SE 2nd Ave, Delray Beach, Florida, within the Osceola Park neighborhood within CRA District Sub- Area #7. The Subject Property comprises approximately 21,497 sq. ft. and is zoned Central Business District.

On March 25, 2025, the CRA Approved the Purchase and Sale Agreement for the Subject Property in an amount not to exceed \$2,105,000.

The Subject Property was used as a farm equipment sales and service facility, and an automotive repair facility. A Phase I Environmental Site Assessment was finalized on May 2, 2025, and concluded that additional testing via a Phase II Environmental Site Assessment is needed to determine any environmental contamination. The Seller has been notified of the need for additional environmental site testing and CRA staff is working with the environmental consultant to conduct the necessary Phase II.

At this time, an extension to the Closing Date from July 23, 2025, to August 29, 2025, is needed to accommodate the additional investigation and review any potential findings that may be included within the Phase II Environmental Site Assessment report.

CRA staff is requesting the CRA Board:

1. Approve the First Amendment to the Purchase and Sale Agreement with Betty J. Moore and Kenneth Mack Neal Thomas for the purchase of a property located near 235 SE 2nd Avenue (PCN 12-43-46-16 -04-087-0110) (Subject Property) to extend the Closing Date to August 29, 2025, in a form acceptable to the CRA Legal Counsel;

AND

2. Authorize the CRA Board Chair to execute the Purchase and Sale Agreement, and any related documents, in a form acceptable to the CRA Legal Counsel.

Attachment(s): Exhibit A - Location Map; Exhibit B - Purchase and Sale Agreement; Exhibit C - First Amendment to the Purchase and Sale Agreement

CRA Attorney Review:

The CRA Legal Counsel drafted a Purchase and Sale Agreement in a form legally acceptable to CRA Legal Counsel.

Funding Source/Financial Impact:

Funding has been allocated from GL# 5610.

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