



Cover Memorandum/Staff Report

File #: 23-289 CRA

Agenda Date: 2/27/2024

Item #: 7G.

TO: CRA Board of Commissioners
FROM: Ashlyn Darden, Legal Advisor
THROUGH: Renée A. Jadusingh, Esq., CRA Executive Director
DATE: February 27, 2024

RESOLUTION 2024-03 - APPROVE A PURCHASE AND SALE AGREEMENT WITH WILFRID NAZAIRE FOR THE PURCHASE OF THE PROPERTY LOCATED AT 617 NW 2ND STREET

Recommended Action:

1. Approve a Purchase and Sale Agreement with Wilfrid Nazaire for the purchase of the property located at 617 NW 2nd Street (Subject Property) for a purchase price of \$108,000, in a form legally 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 legally acceptable to the CRA Legal Advisor.

Background:

The Subject Property is the property located at 617 NW 2nd Ave., Delray Beach, Florida, within the Northwest Neighborhood of The Set (CRA Sub- Area #4). The Subject Property comprises 0.0927 acres. It is zoned R1A single family.

The Subject Property was appraised by Barrett Valuation Services LLC and returned a February 5, 2024, market value of \$108,000 to which the Seller has agreed.

The City of Delray Beach is currently designing the Northwest Neighborhood Improvements project which includes rebuilding roadway, new curbing, new sidewalks, street lighting, new water main, replacing the sewer main, drainage improvements, and landscaping within the City's right-of-way. Some areas of the Northwest Neighborhood of The Set have missing sections of continuous right-of-way ownership that need to be addressed prior to constructing the improvements - the Subject Property falls within those missing sections. Acquiring the Subject Property would allow the CRA to assist the City in its efforts to accomplish the planned infrastructure improvements.

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

1. Approve a Purchase and Sale with Nazaire Wilfred for the property located at 617 NW 2nd Street for a purchase price of \$108,000 in a form legally 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 legally acceptable to the CRA Legal Counsel.

Attachments: Exhibit A - Purchase and Sale Agreement; Exhibit B - Resolution 2024-03; Exhibit C - Location Map

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