



## Cover Memorandum/Staff Report

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**File #:** 26-0031 CRA

**Agenda Date:** 2/26/2026

**Item #:** 71.

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**TO:** CRA Board of Commissioners  
**FROM:** Cassidy Heitman, Legal Advisor  
**THROUGH:** Renée A. Jadusingh, Executive Director  
**DATE:** February 26, 2026

**RESOLUTION 2026-02 - APPROVAL OF A PURCHASE AND SALE AGREEMENT WITH HARRY B. HAGWOOD, TRUSTEE, FOR THE PURCHASE OF PARCELS ABUTTING TO 121 NW 11<sup>th</sup> AVENUE, 115 NW 11<sup>th</sup> AVENUE, 1119 NW 1<sup>st</sup> STREET, 1105 NW 1<sup>st</sup> STREET, AND 111 NW 11<sup>th</sup> AVENUE IN AN AMOUNT NOT TO EXCEED \$115,000.**

**Recommended Action:**

Approve a Purchase and Sale Agreement Harry B. Hagwood, Trustee, for the purchase of parcels abutting to 121 NW 11<sup>th</sup> Avenue, 115 NW 11<sup>th</sup> Avenue, 1119 NW 1<sup>st</sup> Street, 1105 NW 1<sup>st</sup> Street, and 111 NW 11<sup>th</sup> Avenue (Subject Property) in an amount not to exceed \$115,000 and 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 Subject Property is comprised of parcels abutting to 121 NW 11<sup>th</sup> Avenue, 115 NW 11<sup>th</sup> Avenue, 1119 NW 1<sup>st</sup> Street, 1105 NW 1<sup>st</sup> Street, and 111 NW 11<sup>th</sup> Avenue. The Subject Property is zoned R-1-A Single Family Residential. The Subject Property contains five parcels that are under the same Parcel Control Number: 12-43-46-17-42-006-0260.

The necessity to purchase the Subject Property is two-fold:

1) Purchasing the Subject Property would allow the CRA to incorporate the Subject Property into the platting process and create two workforce housing lots that will be developed into two affordable single-family homes, and eliminate a sub-standard size lot;

AND

2) There is currently a vacant dilapidated structure that straddles 111 NW 11th Avenue and the Subject Property. For safety and health reasons, the structure needs to be demolished.

In an effort to clear slum and blighted conditions, aid in the stabilization and revitalization of neighborhoods, and develop additional affordable housing within the CRA District, the CRA purchased the property located at 111 NW 11th Avenue in xxx and purchasing the Subject Property will allow for the structure that straddles 111 NW 11th Avenue to be demolished.

The purchase of the Subject Property provides an opportunity for the CRA to continue revitalization and stabilization efforts through the elimination of slum and blight and further development of affordable single-family housing, as indicated in the objectives of the CRA Redevelopment Plan.

The CRA Board initially approved a Purchase and Sale Agreement for the Subject Property on July 23, 2024, and July 16, 2025, that included one of the five parcels. However, the Purchase and Sale Agreement (“the Agreement”) was not finalized due to the necessity of clearing the property’s title to ensure that a marketable title is conveyed, and revising the Agreement to include all five parcels.

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

1. Approve a Purchase and Sale Agreement with Harry B. Hagwood for the Subject Property (PCN: 12-43-46-17-42-006-0260) in an amount not to exceed \$115,000 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.

Attachment(s): Exhibit A - Location Map and Survey; Exhibit B - Purchase and Sale Agreement; Exhibit C - Resolution 2026-02

**CRA Attorney Review:**

The CRA Legal Counsel has prepared the Purchase and Sale Agreement and reviewed for legal sufficiency and form and determined it to be acceptable.

**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