



Cover Memorandum/Staff Report

File #: 25-145 CRA

Agenda Date: 8/28/2025

Item #: 7G.

TO: CRA Board of Commissioners
FROM: Christine Tibbs, Assistant Director
THROUGH: Renee Jadusingh, Executive Director
DATE: August 28, 2025

RESOLUTION NO. 2025-12 - APPROVAL OF PURCHASE AND SALE AGREEMENT FOR 101 NW 10th AVENUE FOR \$162,500

Recommended Action:

1. Approve Resolution No. 2025-12 and the Purchase and Sale Agreement with John Gannaway and Laura E. Gannaway-Ghassemi (Sellers) for the purchase of one (1) property approximately located at 101 NW 10th Avenue (Subject Property) for a total purchase price of \$162,500, in substantially the attached form;

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.

Background:

The Subject Property is located within the Northwest Neighborhood (CRA Sub-Area #4) at 101 NW 10th Avenue, Delray Beach, Florida. The Subject Property is a R-1-A Single Family Residential vacant lot that is approximately 8,712 sq. ft.

Acquisition of the Subject Property would support the CRA's objectives to eliminate slum and blight and to increase the affordable/workforce housing stock within the CRA District as outlined in the CRA's Community Redevelopment Plan.

The Subject Property was listed for sale for \$275,000. Subsequent to seeing the real estate listing, CRA staff obtained an appraisal that returned a market value of \$285,000, as of March 2025. However, due to the current condition of the Subject Property and the significant municipal liens, the Sellers have agreed to accept \$162,500.

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

1. Approve Resolution No. 2025-12 and the Purchase and Sale Agreement with John Gannaway and Laura E. Gannaway-Ghassemi for the purchase of one (1) property approximately located at 101 NW 10th Avenue for a total purchase price of \$162,500, in substantially the attached form;

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: Location Map; Exhibit B - Purchase and Sale Agreement; Exhibit C - Resolution 2025-12

CRA Attorney Review:

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

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