



## Cover Memorandum/Staff Report

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**File #:** 26-0088 CRA

**Agenda Date:** 5/26/2026

**Item #:** 7C.

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**TO:** CRA Board of Commissioners  
**FROM:** Christine Tibbs, Assistant Director  
**THROUGH:** Renee Jadusingh, Esq., Executive Director  
**DATE:** May 26, 2026

### **RESOLUTION NO. 2026-05 - APPROVAL OF PURCHASE AND SALE AGREEMENT FOR 25 SW 12<sup>th</sup> AVENUE FOR \$350,000**

#### **Recommended Action:**

Approve Resolution No. 2026-05 and the Purchase and Sale Agreement with Dorothy Gerald for the purchase of one (1) vacant lot approximately located at 25 SW 12th Avenue for a total purchase price of \$350,000, in the attached form, and 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.

#### **Background:**

Located within CRA Sub-Area #8 at 25 SW 12th Avenue, Delray Beach, Florida, the Subject Property is a vacant lot zoned central business district that is approximately 0.16 acres. The Subject Property abuts a CRA-owned vacant lot located at 27 SW 12th Avenue (PCN: 12-43-46-17-23-005-0160.) The acquisition of the Subject Property would provide the CRA with the opportunity to assemble the two lots, thereby increasing the development options for both the lots.

The CRA was contacted by the owner of the Subject Property, Dorothy Gerald (Seller) in March 2026, who inquired if the CRA was interested in purchasing the Subject Property. The Seller has agreed to a purchase price of \$350,000.

At this time, CRA Staff is requesting the CRA Board to approve Resolution No. 2026-05 and the Purchase and Sale Agreement for the purchase of one (1) vacant lot approximately located at 25 SW 12<sup>th</sup> Avenue for a total purchase price of \$350,000, in the attached form, 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.

Attachments: Exhibit A: Location Map; Exhibit B - Purchase and Sale Agreement; Exhibit C - Resolution 2026-05

#### **CRA Attorney Review:**

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

#### **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