



## Cover Memorandum/Staff Report

File #: 25-048 CRA

Agenda Date: 3/25/2025

Item #: 7D.

**TO:** CRA Board of Commissioners  
**FROM:** Christine Tibbs, Assistant Director  
**THROUGH:** Renée A. Jadusingh, Esq., CRA Executive Director  
**DATE:** March 25, 2025

### **RESOLUTION 2025-03 - APPROVE A PURCHASE AND SALE AGREEMENT WITH BETTY J. MOORE AND KENNETH MACK NEAL THOMAS FOR THE PURCHASE OF THE PROPERTY LOCATED AT 235 SE 2<sup>nd</sup> AVENUE**

#### **Recommended Action:**

1. Approve a Purchase and Sale Agreement with Betty J. Moore and Kenneth Mack Neal Thomas for the purchase of a property located near 235 SE 2<sup>nd</sup> Avenue (PCN 12-43-46-16-04-087-0110) (Subject Property) for a purchase price of \$2,105,000, 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.

#### **Background:**

The Subject Property is located at 235 SE 2<sup>nd</sup> 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. Below is a summary of the problems in the area from the CRA's Redevelopment Plan on page 29-30:

- "Many structures within the area are in need of maintenance and repair.
- Much of the area is located within a well field protection zone which limits the type of commercial and industrial redevelopment.
- The area has lost its stature as a quality housing area.
- The area is significantly impacted by cut through traffic as motorists look to bypass downtown traffic.
- Unimproved alleys are poorly maintained.
- Insufficient parking to support businesses.
- Businesses are in need of capital.
- Additional sidewalks are needed to keep people, (especially children), from walking in the streets and to enable residents to walk to work and shopping."

The Seller has agreed to a purchase price of \$2,105,000 for the Subject Property, which is the average of the two appraised values obtained by CRA staff.

The Subject Property was used as a warehouse for an auto-related business, which has since closed. The CRA's Redevelopment Plan states on page 30 that the "[a]rea needs to be protected from further decline due to blighting influences and lack of maintenance and repair." Purchasing the Subject Property provides an opportunity to remove slum and blight and redevelop the property that will be in line with the CRA's Redevelopment Plan for the Osceola Park neighborhood to better.

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

1. Approve a 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) for a purchase price of \$2,105,000, 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 -Location Map; Exhibit B - Purchase and Sale Agreement; Exhibit C - Resolution 2025-03

### **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