



Cover Memorandum/Staff Report

File #: 18-0570 CRA

Agenda Date: 5/26/2020

Item #:

TO: CRA Board of Commissioners
FROM: Christine Tibbs, Assistant Director
THROUGH: Renée A. Jadusingh, Esq., Executive Director
DATE: May 26, 2020

DELRAY BEACH COMMUNITY LAND TRUST PROPOSAL TO PURCHASE 102 NW 14th AVENUE AND 1311 NW 14th AVENUE

Recommended Action:

- 1) Accept the proposal submitted by the Delray Beach Community Land Trust (CLT); and
- 2) Authorize CRA Staff and CRA Attorney to negotiate a Purchase and Sale Agreement with the CLT for the conveyance of the two properties located at 102 NW 14th Avenue and 1311 NW 14th Avenue for the purchase price of \$5,000.00 each (for a total of \$10,000.00), subject to any additional terms and conditions requested by the Board.

Background:

On February 25, 2020, the CRA Board approved the posting of a 30-day notice of intent to dispose of the two properties located at 102 NW 14th Avenue and 1311 NW 14th Avenue. The notice was publicly posted on the CRA’s webpage and advertised in the Palm Beach Post on March 6, 2020. The deadline for any interested party to submit their proposal was on Monday, April 6, 2020.

The CRA received one timely proposal from the CLT dated March 13, 2020, postmarked March 18, 2020, and time stamped received by the CRA on April 1, 2020. No other proposals were received.

The subject properties, detailed in the below chart, will be restricted for workforce housing, pursuant to Article 4.7 of the City’s Land Development Regulations (Family/Workforce Housing Ordinance).

Address	Parcel Control No.	Subdivision	Date CRA Acquired	CRA Purchase Price	CLT Proposed Purchase Price
102 NW 14 th Avenue	12-43-46-17-37-000-0121	JOHNSON A J SUB IN	1/30/19	Purchased Together \$46,000	\$5000.00
1311 NW 14 th Avenue	12-43-46-17-37-000-0122	JOHNSON A J SUB IN	1/30/19		\$5000.00

The CLT proposes a purchase price of \$5000.00 for each property, and construction of one (1) three (3) bedroom, two (2) bathroom single family home with an enclosed two (2) car garage.

In accordance with Florida Statutes Section 163.380(3)(a), the CRA publicly notified its intent to dispose of the properties and such notice was posted for the requisite 30-day period.

At this time, CRA staff is recommending the CRA Board accept the proposal submitted by the CLT and

authorize CRA Staff and the CRA Attorney to negotiate a Purchase and Sale Agreement with the CLT for the conveyance of the two properties located at 102 NW 14th Avenue and 1311 NW 14th Avenue for the purchase price of \$5,000.00 each (for a total of \$10,000.00), subject to any additional terms and conditions requested by the Board.

Attachment(s): Exhibit A - Location Map & Photos; Exhibit B - Delray Beach Community Land Trust Proposal

CRA Attorney Review:

The CRA Attorney reviewed the Notice of Intent to Dispose and the proposal submitted by the CLT.

Finance Review:

N/A

Funding Source/Financial Impact:

N/A