



Cover Memorandum/Staff Report

File #: 22-51 CRA

Agenda Date: 1/24/2023

Item #: 7E.

TO: CRA Board of Commissioners
FROM: Ivan Cabrera, AICP, Redevelopment Manager
THROUGH: Renée A. Jadusingh, Esq., CRA Executive Director
DATE: January 24, 2023

250 NW 8th AVENUE - DEMOLITION

Recommended Action:

1. Approve the demolition of the Structure located at 250 NW 8th Avenue; and
2. Award the Bid to Frederico Inc. in the amount of \$15,875 for the Demolition of the Structure; and
3. Authorize the CRA's Chair, Executive Director, and legal counsel to execute any and all related documents to facilitate the above action.

Background:

At the September 29, 2022, CRA Board Meeting, the Board approved Resolution No. 2022-12 and the Purchase and Sale Agreement for Lots 30, 32 and 1, all with the current street address of 250 NW 8th Avenue, and Lot 31, which has the current street address of 256 NW 8th Avenue. The CRA closed on all Lots and the aforementioned Agreement was fully executed on December 7, 2022.

There is one (1) single-family residential Structure located on Lot 30 (250 NW 8th Avenue) with significant encroachment onto Lot 31(256 NW 8th Avenue). Lots 31, 32, and 1 are all vacant land.

At this time, the Structure requires substantial rehabilitation (including, but not limited to, roof replacement, HVAC maintenance and replacements, hurricane proof windows, doors, garage door.) Additionally, maintaining the Structure would mean that Lot 31 could not be developed due to the encroachment. This means that if the current Structure remains, instead of developing four (4) single-family homes on the four (4) Lots, only two (2) could be developed (for a total of three (3) single-family homes on four (4) Lots.

With the purchase of the Lots, the CRA is planning for future development of affordable/workforce housing, as called for by the CRA Redevelopment Plan, using all four (4) Lots. As such, demolition of the Structure is necessary in order to be able to develop on all four (4) Lots.

The CRA obtained three (3) quotes for the demolition:

Company	Quotes
The BG Group, LLC	\$21,555
Federico, Inc.	\$15,875
Riteway Systems, Inc.	\$16,900

The scope of work will include:

- Demolishing of the existing Structure, slab/floor, and foundation/footers/grade beam 18" below slab grade.
- Demolishing adjacent concrete walks, patios, and planters.
- Demolishing miscellaneous cone/wood debris behind Structure.
- No trees existing on the Lots will be damaged or removed.
- Removal of all debris.

At this time, CRA Staff recommends the CRA Board approve the demolition of the Structure, award the scope of work to Federico Inc., who provided the lowest quote for the scope of work, in the amount of \$15,875, and authorize the CRA's Chair, Executive Director, and legal counsel to execute any and all related documents to facilitate the above action.

Attachment(s): Exhibit A - Location Map; Exhibit B - Property Survey

CRA Attorney Review:

N/A

Finance Review:

Funding has been allocated from GL # 6511

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