



Cover Memorandum/Staff Report

File #: 18-1186 CRA

Agenda Date: 9/29/2022

Item #: 7M.

TO: CRA Board of Commissioners
FROM: Kim N. Phan, Esq., Legal Advisor
THROUGH: Renée A. Jadusingh, Executive Director
DATE: September 29, 2022

RESOLUTION NO. 2022-12 - AGREEMENT FOR PURCHASE & SALE - 250-256 NW 8th AVENUE, LOTS 30 AND 31 - \$415,000.00

Recommended Action:

Approve Resolution No. 2022-12 and the Agreement for Purchase and Sale with Harry B. Hagwood, as trustee of The Hagwood Family Revocable Trust dated March 28, 2007, for the CRA purchase of properties at 250 NW 8th Avenue and 256 NW 8th Avenue, Lots 30 and 31 (Subject Properties) with a purchase price of \$415,000.00, in substantially the attached form.

Background:

On May 24, 2022, the CRA Board approved the Agreement for Purchase and Sale with Harry B. Hagwood, as trustee of The Hagwood Family Revocable Trust dated March 28, 2007, for the CRA purchase of property at 250 NW 8th Avenue and 256 NW 8th Avenue, Lots 1, 31 and 32 for \$345,000.00; the appraised value. The aforementioned agreement was fully executed on May 26, 2022 (May 26, 2022 Agreement).

During the Inspection Period pursuant to the May 26, 2022 Agreement, the property survey ordered by the CRA and conducted by John Ibarra & Associates, Inc. showed that the neighbor's air conditioning pad and adjacent dwelling were encroaching onto Lot 31. The neighboring property is Lot 30 which is also owned by Seller. CRA Staff reached out to Seller regarding potentially acquiring Lot 30 due to the encroachment. The May 26, 2022 Agreement was terminated to continue negotiations with Seller on the purchase of Lot 30. At this time, Seller is ready to sell Lot 30.

The CRA obtained an appraisal prepared by Property Val Pro for Lot 30 on September 8, 2022. Lot 30 was appraised at \$300,000.00. The Seller has agreed to the appraised price for Lots 30 and 31.

Due to the timing of the negotiations and to avoid any delays, Lots 1 and 32 will be purchased together and Lots 30 and 31 will be purchased together. Accordingly, Staff prepared a separate agenda item for the CRA's purchase of Lots 1 and 32 and the CRA's purchase of Lots 30 and 31 for the Board's consideration at the September 29, 2022 Board meeting.

At this time, Resolution No. 2022-12 and the Purchase and Sale Agreement for Lots 30 and 31 at 250 NW 8th Avenue and 256 NW 8th Avenue is before the CRA Board for approval, in substantially the attached form.

Attachments: Exhibit A - Resolution 2022-12; Exhibit B - Purchase and Sale Agreement; Exhibit C- Location Map

CRA Attorney Review:

The CRA Attorney has reviewed Resolution No. 2022-12 and the Purchase and Sale Agreement as to form and determined it to be acceptable.

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