



Cover Memorandum/Staff Report

File #: 25-166 CRA

Agenda Date: 9/30/2025

Item #: 7K.

TO: CRA Board of Commissioners
FROM: Cassidy Heitman, Legal Advisor
THROUGH: Renée A. Jadusingh, Executive Director
DATE: September 30, 2025

RESOLUTION 2025-13 APPROVE A PURCHASE AND SALE AGREEMENT WITH DELRAY COMMUNITY MISSIONARY BAPTIST CHURCH INC. FOR THE PURCHASE OF A PORTION OF THE PROPERTY LOCATED AT 94 SW 5TH AVENUE

Recommended Action:

1. Approve a Purchase and Sale Agreement with Delray Community Missionary Baptist Church Inc. for the purchase of a portion of the property located at 94 SW 5th Avenue for a purchase price of \$265,000, in a form acceptable to 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 94 SW 5th Avenue (Subject Property) is a remnant alley and is a portion of the Subject Property located at 94 SW 5th Avenue, within the Southwest Neighborhood (CRA Sub- Area #8). The Subject Property comprises approximately 4.810 square feet and is currently zoned CBD- Central Business District.

The Subject Property was appraised by Anderson & Carr Inc. and returned a January 12, 2025, market value of \$265,000. The acquisition of the Subject Property would provide an opportunity for the CRA to continue to revitalization efforts by eliminating substandard-sized, non-buildable lots. Subsequent to the acquisition, CRA staff would work towards disposing of the alley remnant to abutting property owners to help facilitate the platting of standard/conforming lot sizes. The acquisition is consistent with goals and objectives outlined in the Community Redevelopment Plan as it pertains to land assembly and redevelopment within this portion of The Southwest neighborhood (Sub-Area #8).

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

1. Approve a Purchase and Sale Agreement with Delray Community Missionary Baptist Church Inc. for the purchase of a portion of the property located at 94 SW 5th Ave. (Subject Property) for a purchase price of \$265,000, in a form acceptable to 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.

Attachment(s): Exhibit A - Location Map; Exhibit B- Purchase and Sale Agreement; Exhibit C- Resolution 2025-13

Review:

The CRA Attorney has prepared and reviewed the Purchase and Sale Agreement for legal sufficiency and 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