

Renee Jadusingh
CRA Executive Director
20 N Swinton Ave
Delray Beach, FL 33444

Re: Sale CRA lot located at 362 NE 3rd Ave Delray Beach

Ms. Jadusingh,

The Knight Group, LLC has a client that is interested in acquiring the CRA lot located at 362 NE 3rd Ave Delray Beach for development of a mixed use property. The client is proposing to pay \$850,000 for this lot.

Today this lot is utilized for contractors parking during the day and becomes a nuisance at night where the homeless congregate which has been an ongoing problem for years.

The proposal would be to assist the city of Delray Beach with meeting their demand for workforce housing by developing 40 residential rental units. Twenty-five percent of total units will be deed restricted for low category one and two bedroom units. The idea is to cater to the single young professional market who cannot support the market rents at other rental communities in downtown Delray Beach.

The location is well situated for young professional renters as there are restaurants & grocery stores such as Christina's, Papa's Tapa's, Third & Third, Bedner's & Publix Market that offer a more affordable meal within walking distance.

There is ample public parking in rental developments in the immediate area such as the Astor, Pineapple Village, The Hyatt, City Walk & Old School Square Garage. The changing habits of society which relies less on car ownership and more on ride share programs such as Uber, Lyft, carpooling & public transportation. Also biking to go eat or shop in the Downtown Delray Beach area has become very popular over the years and even more since covid. Not to mention since 2014 the city requires all new developments to provide plenty of bicycle parking (bike racks) when they develop.

The lot is a burden to the city regarding the amount of calls the police department has to respond to as well as the cleaning the city has to handle. Squatters are constantly harassing the public during The Art Walk and other events. A new operating building would put more eyes on the street during the nighttime hours making it a safer environment. This would allow city staff and the police department to focus their talents and time on more important matters.

Covid has significantly reduced income from bed and sales tax forcing many communities to increase their tax rate. In the Palm Beach Post this weekend Palm Tran Inc., The Village of North Palm Beach, City of West Palm Beach, The Children's Service Council of Palm Beach, Town of Haverhill, The Health Care District of Palm Beach, Town of Jupiter, City of Greenacres & City of Pahoke all advertised a tax increase. Many municipal departments are trying to make up for revenue short falls by cutting services, employee furloughs & hiring freezes.

By agreeing to sell this parcel the CRA will remove a burden while taking in \$850,000 in revenue that can be put to work where it will be better utilized.

Sincerely,

Tyler Knight

A handwritten signature in blue ink, appearing to read "Tyler Knight", followed by the date "9/22/20".