



Legislation Text

File #: 18-0374 CRA, Version: 1

TO: CRA Board of Commissioners
FROM: Patrick McCullough, Project Manager
THROUGH: Jeff Costello, CRA Executive Director
DATE: June 11, 2019

PURCHASE AND RELOCATION AGREEMENT WITH 215 NE 7th, LLC - 215 NE 7TH AVENUE HISTORIC HOME

Recommended Action:

Approve the Purchase and Relocation Agreement between the CRA and Azure 215 NE 7th, LLC, for the relocation of the house currently located at 215 NE 7th Avenue.

Background:

The property located at 215 NE 7th Avenue contains an historically contributing single family residence constructed in 1939 and design by Samuel Ogren, the city's first registered architect. The Monterrey architectural style home is approximately 2,800 sq.ft. The owner of the property is Azure 215 NE 7th, LLC (Azure Development).

Due to the pending redevelopment of the property at 215 NE 7th Avenue, there is a small window of opportunity to relocate the structure. The developer has indicated a timeframe of 90 days. At the May 14, 2019 CRA Board Meeting, the Board authorized staff to issue an Invitation to Bid (ITB) to relocate the referenced historic structure from 215 NE 7th Avenue to 20 N. Swinton Avenue. The award of the ITB is also on the June 11th CRA Board agenda. The CRA is also working concurrently with the City to obtain the necessary approvals for relocation, including site plan approval to locate the building on the CRA property.

The relocated house would be situated on the west side of the CRA property facing the Block 60 Parking Lot, which will be highly visible in the Old School Square Historic District. The relocation will provide additional office space for the CRA and complement the City's ongoing preservation efforts and is consistent with the Community Redevelopment Plan. The foundation plans will be completed within 2 weeks and the CRA will obtain bids accordingly for the construction of the foundation concurrently with the house relocation.

In general, the attached Agreement states that Azure 215 NE 7th, LLC agrees to pay the costs associated with disconnecting the electricity, water, sanitary sewer, gas, cable television, and telephone connected to the House at 215 NE 7th Avenue, Delray Beach. All disconnections shall be completed prior to August 14, 2019.

The CRA will be responsible for obtaining all approvals that are necessary to relocate the House and all costs related to the relocation of the structure to the receiving site and placing the structure on the foundation. The costs include, permitting, and coordination and transporting. The CRA will be responsible for the costs associated with the foundation plans, permitting for the foundation, associated impact fees and utility connections. Time frames and responsibilities are outlined in detail in the Agreement. The cost for the house is a nominal consideration (\$10.00).

Attachment(s): Exhibit A - Location Map; Exhibit B - Purchase & Relocation Agreement

CRA Attorney Review:

The CRA Attorney has prepared the Agreement as to form and determined it to be acceptable.

Finance Review:

N/A

Funding Source/Financial Impact:

Funding is available via reallocation of funds in the amount of \$125,000 from General Ledger #7312 - Grant Programs - Historic Façade Assistance.

Timing of Request:

Timing sensitivity due to the 90-day time frame to relocate the historic structure.