



Legislation Text

File #: 18-0556 CRA, Version: 1

TO: CRA Board of Commissioners
FROM: Christine Tibbs, Assistant Director
THROUGH: Renée A. Jadusingh, Esq., Executive Director
DATE: February 25, 2020

LETTERS OF INTENT TO PURCHASE TWO (2) CRA OWNED RESIDENTIAL PROPERTIES - 102 NW 14th AVENUE AND 1311 NW 14th AVENUE

Recommended Action:

Approve posting a thirty (30) day public notice of intent to dispose of two (2) properties located at 102 NW 14th Avenue and 1311 NW 14th Avenue.

Background:

The CRA has received two unsolicited Letters of Intent from Habitat for Humanity of South Palm Beach County, Inc. ("Habitat") on July 16, 2019, and from the Delray Beach Community Land Trust ("CLT") on February 6, 2020, to purchase two (2) individual adjacent properties for the purpose of constructing two new single family homes.

The subject properties, detailed in the below chart, will be restricted for workforce housing, pursuant to Article 4.7 of the City's Land Development Regulations (Family/Workforce Housing Ordinance).

Address	Parcel Control No.	Subdivision	Date CRA Acquired	CRA Purchase Price	Habitat Proposed Purchase Price	CLT Proposed Purchase Price
102 NW 14 th Avenue	12-43-46-17-37-000-0121	JOHNSON A J SUB IN	1/30/19	Purchased Together \$46,000	\$1,000.00	\$5000.00
1311 NW 14 th Avenue	12-43-46-17-37-000-0122	JOHNSON A J SUB IN	1/30/19		\$1,000.00	\$5000.00

Habitat's Letter of Intent went before the CRA Board on August 13, 2019. At that meeting, no action was taken regarding Habitat's Letter of Intent as both the motions to accept the Letter of Intent and to reject the Letter of Intent failed.

As the CRA Board has yet to take action regarding Habitat's Letter of Intent, and now another Letter of Intent from the CLT has been received for the same two properties, both Letters of Intent are being brought before the CRA Board.

Habitat's Letter of Intent proposes a purchase price of \$1000.00 for each property, construction of a three (3) bedroom, two (2) bathroom single family home with an enclosed one (1) car garage on each property, and completion of each home within twenty-four (24) months from the closing date.

CLT's Letter of Intent proposes a purchase price of \$5000.00 for each property, construction of a three (3)

bedroom, two (2) bathroom single family home with an enclosed two (2) car garage on each property, and completion of each home within three (3) years from the closing date.

Should the CRA Board want to sell the two properties, under Florida Statutes Section 163.380(3)(a), the CRA would need to publicly notify its intent to dispose of the properties and such notice would need to be posted for a 30-day period prior to proceeding with any purchase and sale agreement.

As two Letters of Intent have been received by the CRA for the properties located at 102 NW 14th Avenue and 1311 NW 14th Avenue, there is evidence that there is interest to develop the properties. At this time, CRA staff is requesting the CRA Board approve the posting of a thirty (30) day notice of intent to dispose of the two properties.

Attachment(s): Exhibit A - Location Map & Photos; Exhibit B - Habitat for Humanity of South Palm Beach County's Letter of Interest; Exhibit C - Delray Beach Community Land Trust Letter of Intent; Exhibit D - Excerpt from August 13, 2019, CRA Board Meeting Minutes

CRA Attorney Review:

N/A

Finance Review:

N/A

Funding Source/Financial Impact:

N/A