

EXECUTIVE BRIEF REGULAR MEETING

AGENDA DATE: May 5, 2020

DEPARTMENT: Legal

TITLE:

Assignment to the Community Redevelopment Agency (“CRA”) the Agreement for Purchase and Sale of Real Property with 7 North B, LLC for property located at 7 North B Street in Lake Worth Beach.

SUMMARY:

Pursuant to a mediation settlement agreement entered into with 1511 Lucerne, LLC, and WENJO Partners, then owners of properties located at 1511 Lucerne Avenue and 7 North B Street in Lake Worth Beach, respectively, the City agreed to enter into a purchase and sale agreement with WENJO Partners to facilitate development of 7 North B Street. WENJO Partners sold its interest in the property to 7 North B, LLC, before an agreement to sell the property to the City could be facilitated. In a separate agenda item, the city commission has considered whether to enter into the Agreement for Purchase and Sale of Real Property with 7 North B, LLC. If approved, the City Commission is being asked to assign its interest in the Agreement to the CRA.

BACKGROUND AND JUSTIFICATION:

In August 2019, the City Commission entered into a mediation settlement agreement with then owner, 1511 Lucerne, LLC, to settle code enforcement liens on properties owned by 1511 Lucerne, LLC, and to facilitate development of three parcels: 15 North B Street, 7 North B Street, and 1602 Lake Avenue.

The City owns 15 North B Street and 1602 Lake Avenue. WENJO Partners owned 7 North B Street at the time of the mediation and shortly thereafter sold its interest to 7 North B, LLC, whose primary manager is Bhavin Shah.

In a separate transaction, 7 North B, LLC will be selling the 7 North B Street property to the City in accordance with the mediation settlement agreement. The settlement agreement also contemplated that the City would assign its interest to the CRA.

Therefore, if the City Commission approves the purchase of 7 North B Street, and then approves this transaction to assign its interest in 7 North B Street to the CRA, and if the City also approves the Purchase and Sale Agreement with the CRA for properties located at 1602 Lake Avenue and 15 North B Street, then once the CRA has control of all three parcels, it will develop and issue a request for proposals for a qualified developer to develop a project and site plan for the three properties.

MOTION:

Move to approve/disapprove Assignment and Assumption of Contract of the Agreement for Purchase and Sale of Real Property to the CRA for property located at 7 North B Street in Lake Worth Beach.

ATTACHMENT(S):

Fiscal Impact Analysis – n/a

Assignment and Assumption of Contract

Agreement for Purchase and Sale of Real Property with 7 North B, LLC

Mediation Settlement Agreement approved by the Commission in Aug. 2019