

EXECUTIVE BRIEF REGULAR MEETING

AGENDA DATE: January 5, 2021

DEPARTMENT: Legal/Community Sustain.

TITLE:

Authorization to execute a quit claim deed to Constru American LLC, for property located at 503 North K Street

SUMMARY:

In 2017, the City acquired the subject property by quit claim deed from then owner Luis A. Patino to satisfy code enforcement liens in a settlement negotiated by a collections agency. There were significant property taxes due on the property and the property was bought at a tax deed sale in November 2018 by Constru American LLC, but the City's quit claim deed is a cloud on title. Constru American is seeking a quit claim deed from the City to clear title.

BACKGROUND AND JUSTIFICATION:

The City had code enforcement liens on the subject property and turned the collection of same over to a collections agency. The collections agency negotiated a deal where the property owner at the time, Luis A. Patino, agreed to quit claim the property to the City in lieu of paying the liens. In 2018, the property was sold at a tax deed sale to recover taxes owed to the County. City staff made a decision that it was more cost effective for the property to be bought by someone willing to pay taxes and improve the vacant property than for the City to pay the taxes due on the property and attempt to sell it at a higher cost.

Constru American purchased the property at the tax deed sale and is attempting to sell it to private owners. However, the City's quit claim deed on the property is a cloud on title even though the interest was wiped out at the tax deed sale. To clear title, Constru American is requesting the City execute a quit claim deed in its favor. Constru American has paid the application fee to have these issues presented to the City Commission.

MOTION:

Move to authorize/not authorize the Mayor to execute the quit claim deed for property located at 503 North K Street, Lake Worth Beach.

ATTACHMENT(S):

Quit Claim Deed