

EXECUTIVE BRIEF REGULAR MEETING

AGENDA DATE: February 16, 2021

DEPARTMENT: Comm. Sustainability

TITLE:

Agreement to extend the deadlines referenced in the “Mediation Settlement Agreement” relating to the development of properties located at and 7 North B Street, 15 N B Street and 1602 Lake Avenue (hereinafter “Project Properties”).

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 May 2020, the City entered into an Agreement for Purchase and Sale of Real Property with 7 North B, LLC, which it assigned to the CRA. Since then the parties adjusted the deadlines in July 2020, primarily due to Covid-19. Since then the parties have determined that the deadlines referenced in the mediation settlement agreement and First Amendment need to be adjusted further.

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 accordance with the mediation settlement agreement, the City entered into a Purchase and Sale Agreement with the new owner, 7 North B, LLC, to purchase 7 North B Street and the City assigned its interests to the CRA. There were deadlines under the terms of the mediation settlement agreement that were modified in July 2020. The parties are requesting additional extensions as follows:

Lake Worth Beach CRA Enters into an Agreement with a Developer
Lake Worth Beach CRA Closes on sale of Project Properties

April 15, 2021
January 15, 2022

City commission approval is needed to extend the dates.

MOTION:

Move to approve/disapprove the Second Amendment with 7 North B, LLC to extend the deadlines in the First Amendment.

ATTACHMENT(S):

Fiscal Impact Analysis n/a
Second Amendment for Extension
First Amendment for Extension
Mediation Settlement Agreement