

PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS

AGENDA ITEM SUMMARY

Meeting Date:	July 11, 2017	<input type="checkbox"/> Consent	<input checked="" type="checkbox"/> Regular
		<input type="checkbox"/> Ordinance	<input type="checkbox"/> Public Hearing
Department:	Department of Economic Sustainability		

I. EXECUTIVE BRIEF

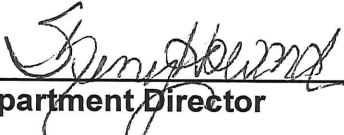
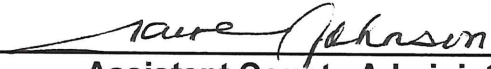
Motion and Title: Staff recommends motion to approve: payment to the Palm Beach County Tax Collector for the delinquent property taxes, interest, and fees on County-owned property in the Brook’s Subdivision currently estimated at \$147,298.

Summary: Between August 2007 and August 2009, the Board of County Commissioners approved numerous agreements with the Brook’s Subdivision, LLC and the Northwest Riviera Beach Community Redevelopment Corporation (the managing partner of Brook’s Subdivision, LLC). These Agreements provided funding from the Federal HOME Program and the State Housing Initiative Partnership (SHIP) Program totaling \$1,414,500 to be used for site acquisition and the construction of eighteen homes that were to be sold to very low, low and moderate income households on property now known as Brook’s Subdivision. Of that amount, \$786,778.51 was expended to acquire the property and complete on-site infrastructure before the project stalled. The default provisions of the Conditional Grant Agreement required that the 18 SHIP assisted homes be completed and sold to eligible homebuyers by December 31, 2010. After Brook’s failed to construct any of the homes, on February 7, 2014, the County initiated action to foreclose on the property. The Final Judgment of Foreclosure was entered by the Court on February 11, 2016, and a Certificate of Title issued to the County on April 6, 2016, for 18 lots within the subdivision.

Prior to the County’s receipt of the property, taxes went unpaid by Brook’s starting in 2009, and along with accrued interest and fees now total an estimated \$147,297.96. Approval of this item will authorize payment from the Workforce Housing Program Trust Fund to pay the taxes in order for a new project to move forward. Staff intends to issue a Request for Proposals to procure a developer to build single-family homes on the County-owned lots and to sell those homes to eligible buyers. The project will result in the new construction of 18 workforce/affordable housing to buyers with varying incomes but no greater than 140% AMI. District 7 (JB)

Background and Justification: The Brook’s property is located on Brooks Circle which is north of Blue Heron Boulevard and east of Congress Avenue in the City of Riviera Beach. Completion of the project as envisioned will satisfy requirements of the SHIP Program.

Attachment(s):
1. Location Map

Recommended By:		6-30-17
	Department Director	Date
Approved By:		7/7/17
	Assistant County Administrator	Date

II. FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

Fiscal Years	2017	2018	2019	2020	2021
Capital Expenditures					
Operating Costs	147,298				
External Revenues					
Program Income					
In-Kind Match (County)					
NET FISCAL IMPACT	147,298				

# ADDITIONAL FTE POSITIONS (Cumulative)	130				
---	-----	--	--	--	--

Is Item Included In Current Budget? Yes ☒ No ☐
Budget Account No.:

Fund 1114 Dept 143 Unit 1452 Object 4901 Program Code/Period N/A


B. Recommended Sources of Funds/Summary of Fiscal Impact:

Approval of this agenda item will appropriate budget in the Workforce Housing Trust Fund for \$147,297.96 to pay taxes due for the Brooks Subdivision project.

C. Departmental Fiscal Review: 
Shairette Major / Fiscal Manager II

III. REVIEW COMMENTS

A. OFMB Fiscal and/or Contract Development and Control Comments:


OFMB 2/6/30 EB 6/30


Contract Development and Control 7/6/17

B. Legal Sufficiency:


Assistant County Attorney 7/7/17

C. Other Department Review:

Department Director

LOCATION MAP

 Brook's Subdivision

