Agenda Item #: 5C 1

# PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS

#### **AGENDA ITEM SUMMARY**

Meeting Date:	April 10, 2018	[ ] Consent	[X] Regular	
		[ ] Ordinance	[ ] Public Hearing	

Department: Department of Housing and Economic Sustainability

#### I. EXECUTIVE BRIEF

**Motion and Title: Staff recommends motion to: A) Approve** the acquisition of four (4) parcels of land (Parcels) and the adjacent drainage easement in the Brooks Subdivision site, located in the City of Riviera Beach; and **B) Delegate** authority to the County Administrator, or designee, to execute all actions and documents necessary to complete the acquisition; and **(C) Authorize** the expenditure of up to \$120,000 to be used for the acquisition of the four (4) Parcels.

Summary: Brooks Subdivision is a single-family affordable housing development that was not completed, and remains vacant. It is comprised of 22 lots, including 18 lots owned by the County, the four (4) Parcels currently owned by Brook's Subdivision LLC., and a drainage easement. The four (4) Parcels are currently delinquent on taxes and are scheduled to be auctioned for a Tax Deed Sale at the end of April 2018. The four (4) Parcels are also encumbered by multiple liens and a mortgage to the City of Riviera Beach (the "City") in excess of \$500,000, and a judgment resulting from the original development in excess of \$200,000. If approved, the County would acquire the four (4) Parcels through a donation from the owner(s) or through auction via Palm Beach County Tax Deed Sale. Staff anticipates that the four (4) Parcels would be acquired by auction and the drainage easement acquired by donation. If the four (4) Parcels are acquired through auction, the County's bid will not exceed the appraised value on the four (4) Parcels and the judgement would be eliminated with the transfer of title. However, the liens and mortgage in favor of the City will remain, and staff would endeavor to work towards a satisfactory resolution with the City in an effort to achieve the common goal of developing the property for affordable and/or workforce housing. The total cost to acquire the four (4) Parcels through auction is estimated not to exceed \$120,000. Due to the nature of the tax deed sale process, the environmental assessment for these parcels will be completed after taking title to the parcels. Acquiring the four (4) Parcels along with the drainage easement would complete the County's ownership of the entire subdivision, provide site control and enable its future development for affordable and/or workforce housing. The funding for the acquisitions and all expenses related thereto would be through the State Housing Initiatives Partnership (SHIP) Program. These are grant funds and require no local match. District 7 (JB)

Background and Justification: Brooks Subdivision was a single-family housing development project that did not materialize, and the County was able to acquire the 18 County lots via foreclosure. The four (4) Parcels were not included as part of the original mortgage and therefore the County was unable to acquire them through the foreclosure process. Brooks Subdivision, LLC retained ownership of the four (4) Parcels, but was unable to pay the property taxes owed on them and they have been assigned to the Palm Beach County Clerk & Comptroller to be sold at auction through the Tax Deed Sale process. Brooks Subdivision and the drainage easement are within an area eligible for Federal and/or State assistance and programs. Acquisition of these four (4) Parcels would allow the County to have site control of the entire 22 lot subdivision and position the County to move forward with the development of the property for affordable and/or workforce housing.

Attachment(s):

1. Location Map

Recommended By:

Department Director

Approved By:

Assistant County Administrator

Date

### II. FISCAL IMPACT ANALYSIS

## A. Five Year Summary of Fiscal Impact:

Fisca	l Years	2018	2019	2020	2021	2022
	al Expenditures	2010		LULU	2021	2022
	ating Costs	\$120,000				
	nal Revenues	+ 120,000				
	am Income	(\$120,000)				
	d Match (County)	(+ . 2 = , 5 = 5)				
	FISCAL IMPACT	\$0				
	DITIONAL FTE TIONS (Cumulative)	-0-				
	Included In Curre his Item include th		ral funds?	Yes X Yes X	No	
Budget	t Account No.:					
Fund <u>1</u>	<u>109</u> Dept <u>143</u> Unit <u>1</u>	1423 Object <u>82</u>	<u>01</u> Progran	n Code/Perio	d	
<b>B.</b> 1	Recommended So	urces of Fund	ls/Summar	y of Fiscal I	mpact:	
1	Approval of this ite the expense budge	em will author et is already a	ize the pui ppropriate	chase of the	e 4 parcels o	of land since
C. I	Departmental Fisc		Shairette M	ajor, Fiscal N	/lanager II	
		III. <u>REVI</u>	EW COMM	ENTS		
٩. (	OFMB Fiscal and/o	or Contract De	velopmen	t and Contro	ol Comments	<b>S</b> *
Ċ	Low Por 3	3115/18 8 ph/13/2	3/14/18 Cont	ract Develop	Juoba ment and Co	ut 3/16)
B. I	Legal Sufficiency:					
7	Jane Bril Assistant County At	<i>o</i> − 3/20/((/ corney	, <del>-</del>			
C. (	Other Department	Review:				
	Department Director					

(THIS SUMMARY IS NOT TO BE USED AS A BASIS FOR PAYMENT)

# **Location Map**

