



Florida's Dynamic
Waterfront Community

RIVIERA BEACH COMMUNITY REDEVELOPMENT AGENCY

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MEMORANDUM

TO: Honorable Chair and Members, CRA Board of Commissioners
City of Riviera Beach, FL

FROM:  Scott Evans, Interim Executive Director

COPY: J. Michael Haygood, CRA Attorney

DATE: January 11, 2017

AGENDA ITEM: Resolution to amend the Sales Agreement with Inner City Youth Golfers' Incorporated to close on the property for the future home of a new community youth golfing center and African American Golfers and Youth Golfers Hall of Fame.

SUMMARY:

The Inner-City Youth Golfers' Incorporated (ICYG, Inc.), a non-profit organization is requesting to amend the approved sales agreement to allow them to close on the property while they continue to raise funds to complete construction. The existing agreement requires that they provide evidence of construction financing prior to closing on the property. ICYG has expressed that their fund-raising activities have been limited by not being able to close on the property. The requested modification to the contract would eliminate the construction funding condition and replace it with a deed restriction on the property requiring that it be developed exclusively for the planned youth center. The Agency discussed this item at the meeting held on December 14, 2016, and requested that it be brought back to the January meeting with the applicant attending.

BACKGROUND:

Consistent with the requirements of the Community Redevelopment Act and the CRA's Real Property Acquisition and Disposal Policy, on April 23, 2014 the CRA Board Approved Resolution No. 2014-19, to enter into a 24-month options contract for six remnant parcels owned by the Riviera Beach Community Redevelopment Agency (RBCRA) to the ICYG, Inc. for \$12,000 subject to certain conditions being met before the transfer of ownership during the options period:

1. Submittal of architectural rendering for CRA review and comment
2. Provide evidence of Site Plan approval from the City of Riviera Beach
3. Provide evidence of construction funding for proposed project
4. The option agreement provides that the purchaser has two years to complete the above during which time they will pay \$2,562 per year for the maintenance of the property which will be credited towards their purchase price if they close within the two-year time frame.

Since the original contract was approved, ICYG, Inc. has complied with submitting architectural renderings (shown below, **ICYG Rendering**), and has received site plan approval from the City Council. On December 14, 2016, the CRA Board added ICYG as a discussion item to discuss the amendment of the Sales Agreement with ICYG. ICYG has requested to amend the contract in order to close on the property; closing on said property would allow ICYG to raise more funds along with obtaining a construction loan from banks in order to complete the construction.

The requested amendment would include the requirement of providing evidence of construction funding with a deed restriction on the property, requiring that it be developed exclusively for the planned youth center.

ICYG Rendering

ABOUT ICYG, INC.:

The Inner-City Youth Golfers' Incorporated is funded from public and private sources: gifts, grants and donations from individuals; corporations; foundations; businesses; federal, state and local governments.

ABOUT THE SUBJECT PROPERTY:

The map below highlights the property located on 13th Street west of Avenue E. The approved contract is for a total of \$12,000. The non-profit "Inner City Youth Golfers' Incorporated" desires to develop a community youth golfing center and African American Golfers and Youth Golfers Hall of Fame; offering an indoor and small outdoor golf skills, education and learning center. This amenity would be a great complement to youth recreational services given the project's proximity to the Riviera Beach Boys and Girls Club.

