

Community Redevelopment Agency Meeting



Discussion Item: Marina Village Property Exchange

Discussion Item:

Marina Village Property Exchange: CRA & Viking Developers

- Create Contiguous Future Development Sites that are Consistent with the Marina Village (District) Master Plan.
- Improve the Development site controlled by the CRA.
- Provide Critical Utility Easements for the Broadway Utility Burial Project.

Marina Village

Phase One Site Plan

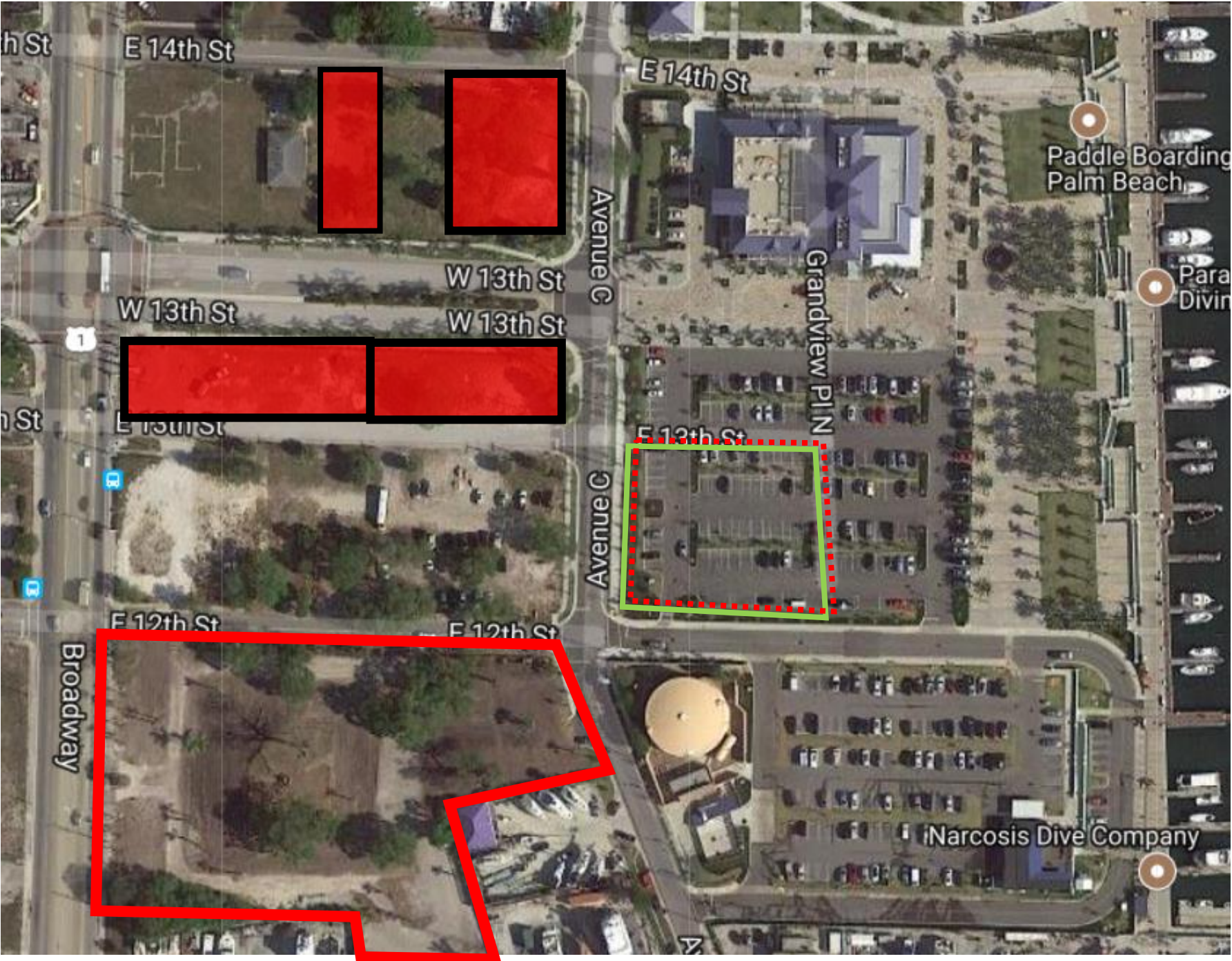
(Approved by City Council Feb 2014)

Property Exchange Creates development sites Consistent with Master Plan and the Approved Phase One Site Plan.



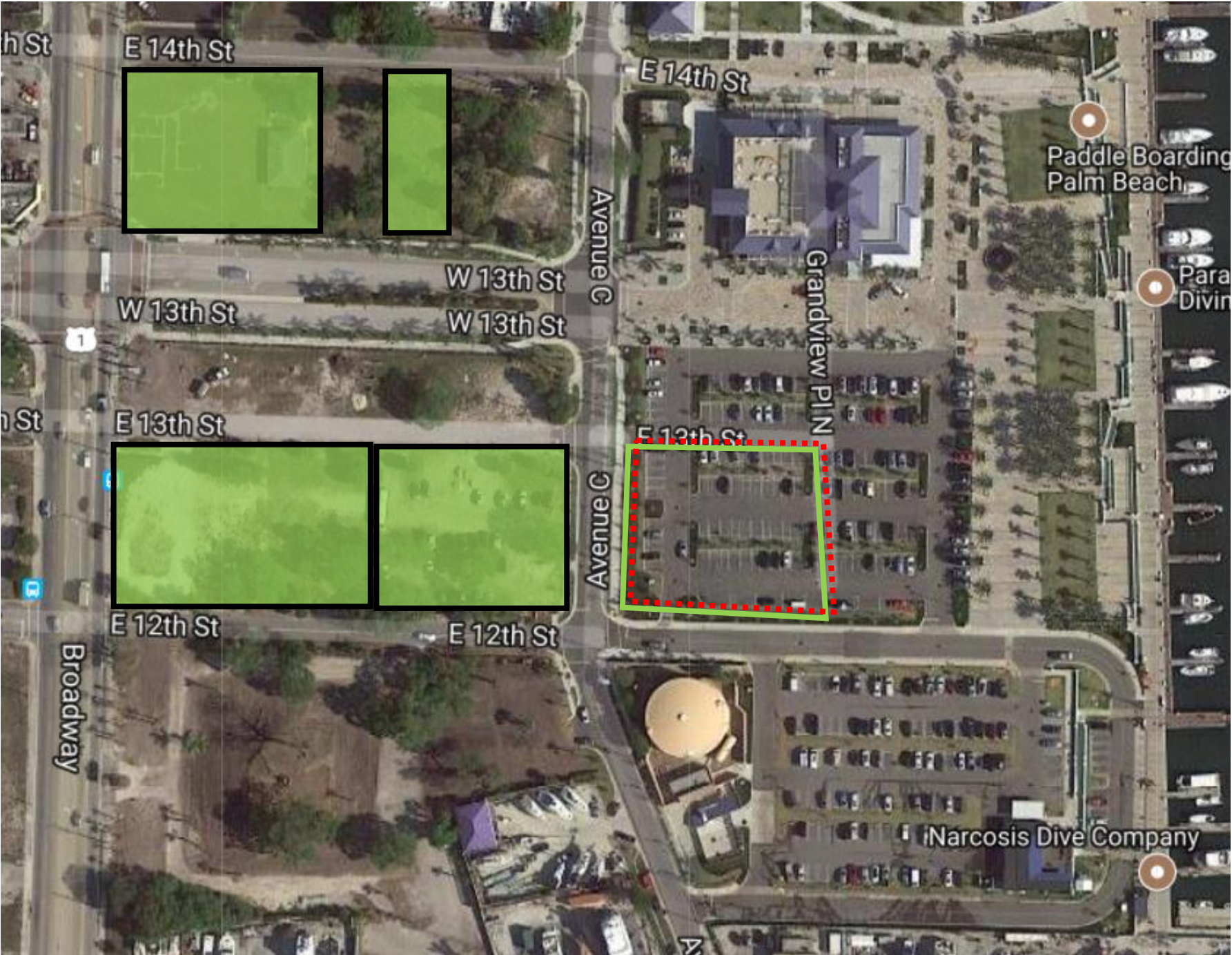
Existing Property Ownership in Marina Village

CRA Property shown in Red



Existing Property Ownership in Marina Village

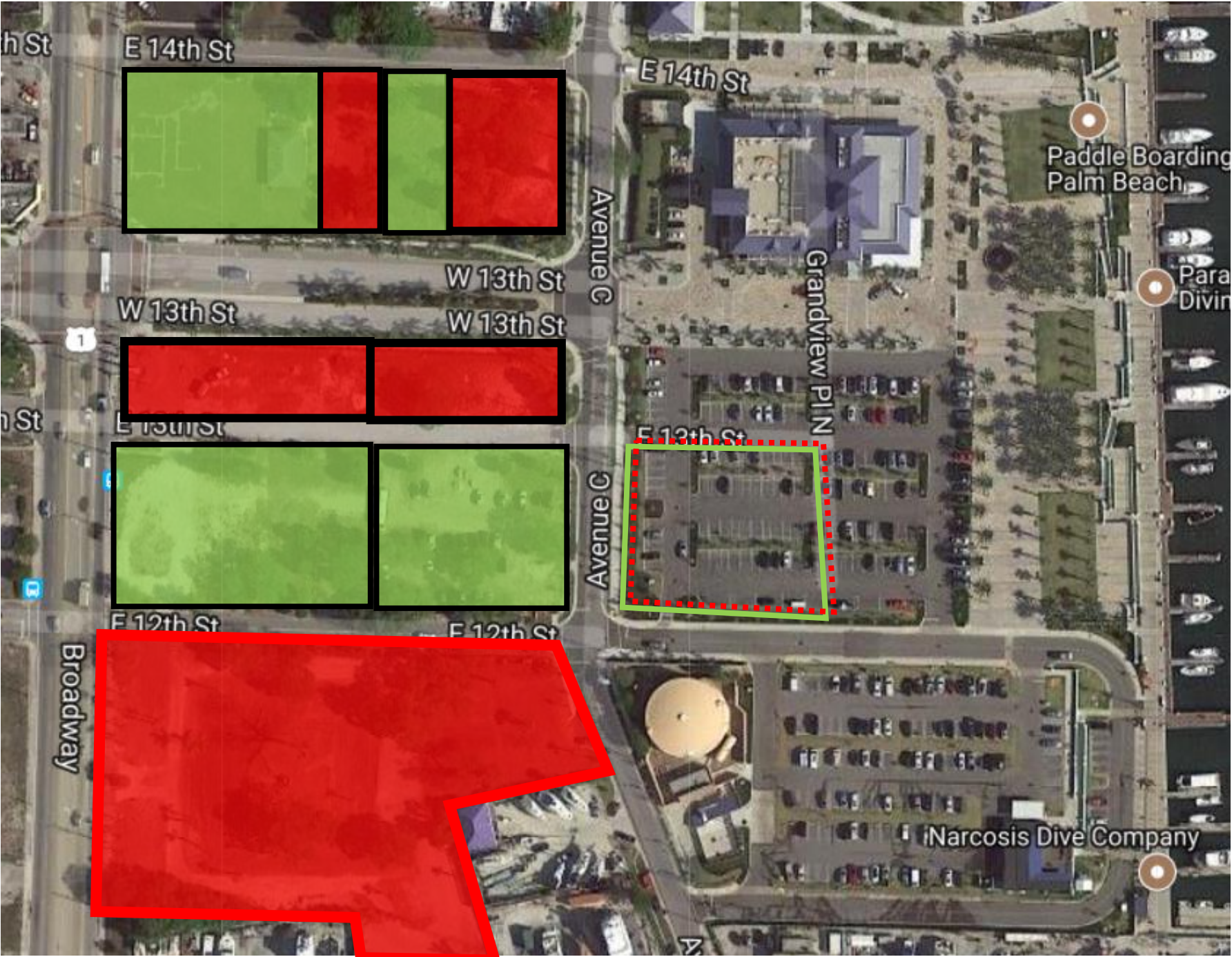
Viking Properties Shown in Green



**Existing Property
Ownership in
Marina Village
(Combined)**

**CRA Property shown
in Red**

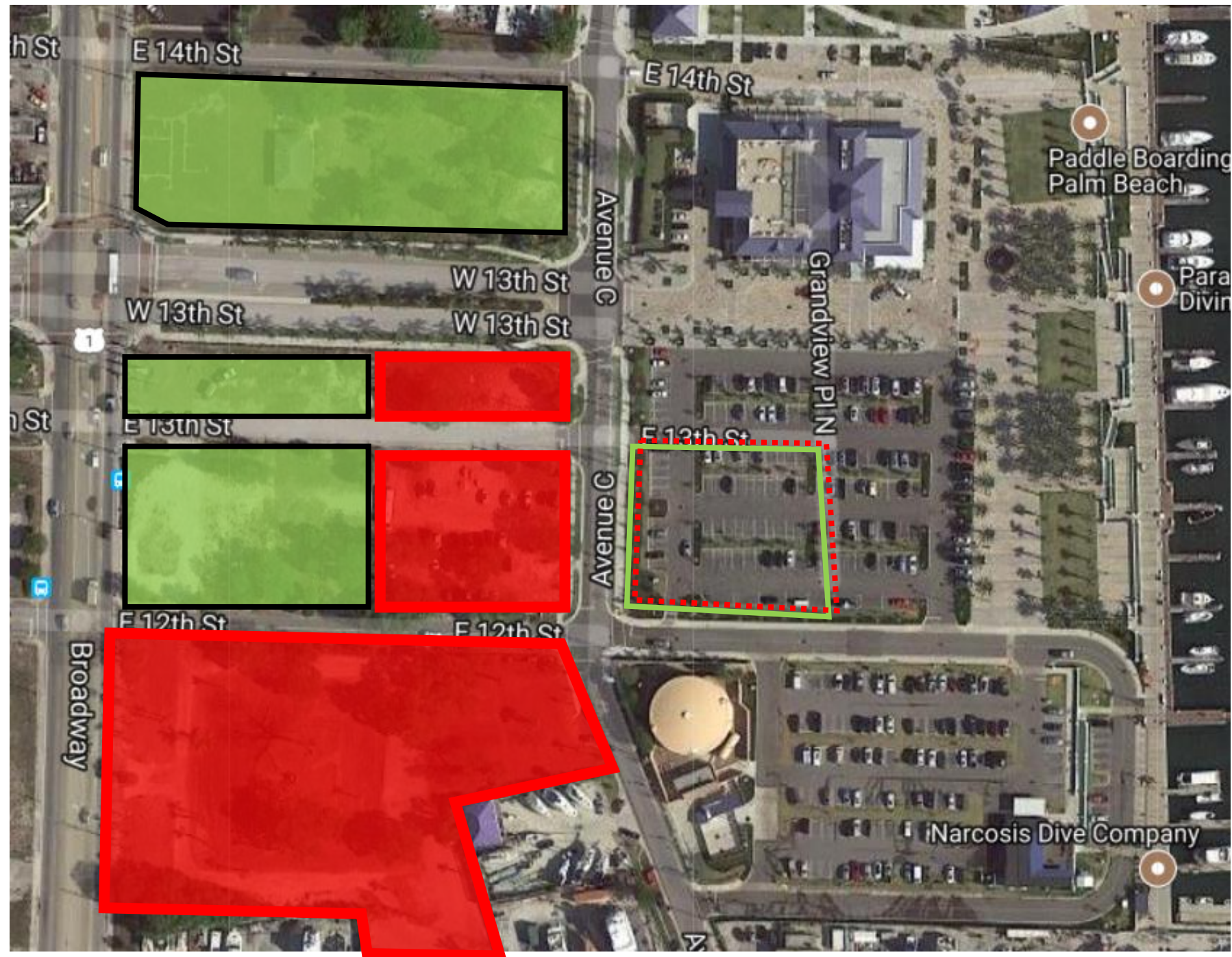
**Viking Properties
Shown in Green**



Property Ownership in Marina Village:

Exhibit shows the ownership is the Property Exchange is completed to Create Improved Development Parcels for both Viking and the CRA.

- Improves CRA Land Holdings.
- Reconfigures the Marina Village Area for Future Development



CRA Properties to be Transferred to Viking

Appraised Value: \$250,000
 Total Property: 33,244 Sq. ft.



EXHIBIT A
CRA Properties to be transferred to Viking

A	Riviera Beach CRA	56434233060020010	1345 Avenue C
B	Riviera Beach CRA	56434233060020030	59 E 14 th Street
C	Riviera Beach CRA	56434233060020090	S 14 th Street
D	Riviera Beach CRA	56434233060020191	1300 Broadway
E	Riviera Beach CRA	56434233060020270	E 13 th Street
F	Riviera Beach CRA	56434233060020250	E. 13 th Street
TOTAL 0.7492 acres			

Viking Properties to be Transferred to CRA

Appraised Value: \$240,000
 Total Property: 32,635 Sq. ft.

Viking will also provide Critical Easements along the Broadway Corridor that will allow the Utility Burial Project to be completed.



G	Gerald Properties, LLC	56434233060140011	1201 Avenue C
H	Gerald Properties, LLC	56434233060140012	1223 Avenue C
I	Gerald properties, LLC	56434233060140031	55 E 13 th Street
J	Courtney Elizabeth Properties, LLC	56434233060140050	52 E 12 th Street
K	Gerald Properties, LLC	56434233060140070	E 12 th Street
Other	Courtney Elizabeth Properties, LLC	56434233060170100	120 W 11 th Street
	TOTAL 0.7632 acres		