



March 28, 2018

City of Riviera Beach
Attn: Karen Hoskins, City Manager
600 West Blue Heron Blvd.,
Riviera Beach, FL 3340

**Department of
Housing & Economic
Sustainability**

Administration

100 Australian Avenue – Suite #500
West Palm Beach, FL 33406
(561) 233-3600
FAX: (561) 233-3651
www.discover.pbcgov.org

Dear Mrs. Hoskins,

Palm Beach County Department of Housing and Economic Sustainability (HES) is in the process of seeking Board of County Commission (BCC) approval to acquire the remaining lots in the Brooks Subdivision. If we are approved by the BCC and successful in acquiring the parcels, we would request that the City of Riviera Beach release its existing liens on the lots, for certain considerations.

In 2006, the City of Riviera Beach (“City”) approved the housing development known as Brooks Subdivision. This development would provide the City with 22 affordable homes. This project was the result of a joint effort between Northwest Riviera Beach Community Redevelopment Corporation (the “CRC”), Palm Beach County (the “County”) and the City.

Northwest Riviera Beach Community Redevelopment Corporation (the “CRC”), was the owner / developer of the site. The County provided a loan in the amount of \$700,000 for property acquisition. It is our understanding that the City provided a loan in the amount of \$500,000 for the installation of site infrastructure, the majority of which was completed.

Unfortunately, the development did not proceed as planned and in 2014 the County commenced foreclosure proceedings on the 18 parcels encumbered by its mortgage and in 2016, the County received title to the 18 parcels.

The remaining 4 parcels are still owned by Brooks Subdivision, LLC, which is a company created by the CRC. Both the CRC and Brooks Subdivision, LLC have since dissolved, and the taxes on the remaining 4 parcels have not been paid. By the end of April 2018, the Tax Collector will make a request to the Clerk of Courts to auction off the 4 parcels as part of the tax deed process.

At the April 10, 2018 Board of County Commissioners meeting, County staff will request approval from the Commission to bid on those 4 parcels. Securing ownership of these parcels would give the County site control and allow for the completion of the housing development. However, there are multiple liens that currently exist on the 4 parcels that will need to be addressed.

**Palm Beach County
Board of County
Commissioners**

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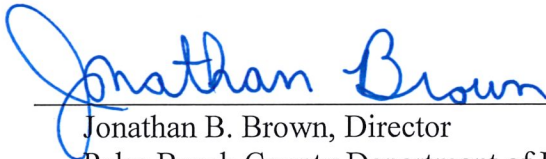
One of the liens on the parcels is a judgement in the amount of \$200,946.37 (plus accruing interest), is in favor of Rosso Paving and Drainage, Inc., who is the contractor that installed the infrastructure. This lien, would be eliminated as part of the tax deed auction process. The remaining liens are in favor of the City and will survive the tax deed auction. These liens include the City's mortgage of \$500,000, as well as additional liens resulting from the City's maintenance of the abandoned property.

In the event the County is successful in acquiring ownership of these 4 parcels, we would request that the City release its existing liens on the lots. If the City's liens remain in place, it will be challenging to keep these homes at the desired affordable level. In consideration of the City releasing the liens, County staff would request the Board of County Commissioners to approve the following:

1. The County will work with the City to hold Community Outreach workshops at a location designated by the City to inform the local community of the potential opportunities for home ownership.
2. The County will endeavor to ensure as much community participation in the development work as possible.
3. The County will endeavor to include a local preference in the selection process of the general contractor and/or sub-contractors.

This letter is intended to serve as a notice of intent and is not binding. Any direction or agreement contemplated in this letter will need to be formalized and approved by the Palm Beach County Board of County Commissioners and the Riviera Beach City Council.

Sincerely



Jonathan B. Brown, Director

Palm Beach County Department of Housing and Economic Sustainability