



## Community Redevelopment Agency

Cedric McCray, CRA Director  
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**DATE:** March 12, 2026  
**TO:** Honorable Chair Luis Viera and Members of the CRA Board  
**THROUGH:** Cedric McCray, Community Redevelopment Agency Director *Cedric McCray*  
**FROM:** Felix Nunez, CRA Development Manager  
**SUBJECT:** East Tampa Land Acquisition– 4539 N 19th Street (Palifox portfolio)

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### Background and Overview

The CRA staff has been working toward the objective of acquiring strategic properties to support the creation of affordable housing.

On May 9, 2024, the CRA Board approved the purchase of the property at 1911 E. Osborne Avenue in the amount of \$617,500 to cover the agreed upon purchase price. Acquisition of this parcel will allow for an additional ingress/egress access point to the Palifox parcels slated for an affordable housing development.

At the August 17, 2024, CRA Board Meeting, the Board approved the land assemblage acquisition of four parcels in East Tampa earmarked for affordable housing purposes. The four properties, now owned by the CRA/City, are located at 1901 E. Palifox Street, 1917 E. Osborne Avenue, 1903 E. Palifox Street, and E. Palifox Street (Vacant Land). The transaction occurred between the City of Tampa's Housing and Community Development department and the Community Redevelopment Agency. A total of \$280,710.50 was allocated for this acquisition. There are currently no utility connections to the site.

There is an opportunity for the East Tampa CRA to acquire the property at 4539 N 19<sup>th</sup> Street and will provide additional access and development for the overall assemblage of the affordable housing project. The parcel is .18 acres and is located on N. 19<sup>th</sup> Street between E. Palifox Street and E. Cayuga Street. The seller is willing to close on the property at \$290,000, 3.6 percent above the appraisal value of \$280,000; an additional \$10,000 would be reallocated to allow for closing costs and fees to finalize the transaction.

### CRA Board Request

Staff respectfully requests approval to utilize funds from East Tampa CRA budget's Land Assemblage line item, in the amount of \$300,000. Due to the purchase being 3.6 percent above the appraised value purchase price, a super-majority vote by the Board is required.

**Fiscal Impact:** \$300,000



**East Tampa Land Assemblage: 62400.213800.561000.0000.0000496.0000000**

**Attachments: 4539 N. 19th Street Contract for Sale and Purchase Agreement  
Resolution - 4539 N 19th Street Acquisition**

**CC: Shirley Foxx-Knowles, City Clerk  
Clifford Shepard, CRA Attorney  
Abbye Feeley, Administrator for Development and Economic Opportunity  
Geri Campos Lopez, Deputy Administrator for Development and Economic Opportunity**

A handwritten signature in blue ink, appearing to be "Geri Campos Lopez", is written over the text of the CC list.