



Delray Beach Community Redevelopment Agency

June 2020 Property Management Report

Residential Rental Properties

- 34 NW 6th Avenue (Single Family Residence)
- 47 SW 8th Avenue (Single Family Residence)
- 121 SW 10th Avenue (Duplex)

Commercial Properties

- 182-186 NW 5th Avenue (Career Cottage/Monogram Closet)
- 135 NW 5th Avenue (West Settlers Building – Mixed Use)
- 700-714 W Atlantic Avenue (Single-Story Tenant Building)
- 313 NE 3rd Street (Arts Warehouse)
- 98 NW 5th Avenue (Two Story Building/Unoccupied)
- 606 West Atlantic Avenue (Schuler's Funeral Home/Unoccupied)
- 805 West Atlantic Avenue (Environmental Remediation/Vacant)

Parking Lots

- 57 SW 5th Avenue
- 95 SW 5th Avenue
- 46 SW 9th Avenue
- 40 NW 5th Avenue
- 215 SE 2nd Avenue
- 362 NE 3rd Avenue

*Note: All other properties are vacant lots.

Update:

On May 7, 2020, the first virtual CRA Board meeting was held and the Board passed the COVID-19 Rental Assistance Program for tenants located or living in Delray Beach CRA-owned properties. The CRA and the CRA Board both understand that residents and businesses are being asked to make sacrifices and forced to make unprecedented decisions. Through this Program, the CRA can provide direct financial assistance to the CRA's 26 residential, commercial, and Arts Warehouse tenants who have been affected by the COVID-19 pandemic. For qualified tenants, the CRA will be able to refund paid rents for the months of April and May; if rent had not been paid, it would not be collected for these two months. Following the month of May, the CRA Board also approved a rent abatement period to last until the end of the fiscal year; qualified CRA tenants would be able to have their monthly rent abated until September 30, 2020, to be determined on a monthly basis.

182-186 NW 5th Avenue

On May 22, 2020, high winds snapped one of three trees at the north sidewalk of 182-186 NW 5th Avenue. The tree was damaged at the base and could not be replanted. It was removed by Sod Unlimited.



98 NW 5th Avenue

With the closing of parks and seating areas on W Atlantic Avenue due to the COVID-19 pandemic, some of the homeless population has relocated to the Historic NW 5th Avenue area. This has caused an increase of trash, litter, and debris at some of the CRA owned or managed properties. Cleaning schedules have been modified to combat the nuisance and the Police Department are actively enforcing the “No Trespass, No Loitering” ordinance, where applicable.

Before:



After:



606 W Atlantic Avenue (Shulers Funeral Home)

Although vacant, Shulers Funeral Home was recently pressure cleaned to add curb appeal to W Atlantic Avenue.

Before:



After:



Additional CRA Initiatives

- Arts Warehouse: Second Floor Studio Roof Leak:
A local roofing company has completed repairs.
- Trespass Affidavits for all CRA owned properties have been renewed and are being enforced by the Police Department.
- Staff is requesting quotes to pressure clean various CRA properties and parking lots. 2-3 vendors will be selected.
- CRA Office: Security cameras and motion lighting system has been installed and working fine.
- Starting hurricane / rainy season preparedness to thin out tree canopies and brush at various locations.