



## Delray Beach Community Redevelopment Agency

### October 2024 Property Management Report

#### Residential Rental Properties

All Residential Rental Properties are managed by the Delray Beach Housing Authority and the Delray Beach Community Land Trust.

#### Commercial Properties

- 102 NW 5<sup>th</sup> Avenue (Tenants)
- 182 NW 5<sup>th</sup> Avenue (Tenant)
- 186 NW 5<sup>th</sup> Avenue (Vacant)
- 135 NW 5<sup>th</sup> Avenue (West Settlers Building – Mixed Use)
- 700-714 W Atlantic Avenue (Vacant)
- 313 NE 3<sup>rd</sup> Street (Arts Warehouse)
- 98 NW 5<sup>th</sup> Avenue (1st Floor Tenants and 2<sup>nd</sup> Floor Workspace)
- 805 West Atlantic Avenue (Environmental Remediation)
- 95 SW 5<sup>th</sup> Avenue (Under Construction)
- 20 & 22 N Swinton Avenue (CRA Office Buildings)

#### Park

- 46 SW 9<sup>th</sup> Avenue – Rev. Dr. JWH Thomas Jr. Park

#### Parking Lots

- 57 SW 5<sup>th</sup> Avenue
- 40 SW 9<sup>th</sup> Avenue
- 39 SW 9<sup>th</sup> Avenue
- 77 NW 5<sup>th</sup> Avenue (Mount Olive)
- 215 SE 2<sup>nd</sup> Avenue
- 362 NE 3<sup>rd</sup> Avenue
- 32 SW 4<sup>th</sup> Avenue

\*Note: All other properties are vacant lots.

## **CRA Managed Properties**

### **700 West Atlantic Avenue –**

Preparation for demolition has commenced; the dumpster enclosure has been removed. Asbestos has been remediated. Fencing will be installed soon. A request to extend the SWA Grant deadline to November 15, 2024 has granted. Tenants have vacated their units. Awaiting demolition permit approval.

### **23 NW 7<sup>th</sup> Avenue –**

Preparation for demolition of unused parking lot has begun. Awaiting demolition permit approval.

### **36 SW 6<sup>th</sup> Avenue –**

TUA for City Contractor to use the property for parking and staging as it relates to the City Sidewalk/ADA Improvement Project.

### **46 and 48 SW 6<sup>th</sup> Avenue –**

TUA for CRA Contractor to use the properties for parking and staging as it relates to the 95 SW 5<sup>th</sup> Avenue development project.

### **805 West Atlantic Avenue –**

Additional testing and monitoring is ongoing – as needed by the State of Florida and Palm Beach County to complete remediation of the site. A request for a Pilot Test has been made with the intent to apply to the State for an Unconditional Closure.

### **135 NW 5<sup>th</sup> Avenue –**

Roof replacement and gutter replacement completed. Gathering quotes for fencing and security cameras.

### **98 NW 5<sup>th</sup> Avenue –**

Preparation for tenants has begun – assignment of suite addresses and utility accounts complete. Next step – preparation of sign application package and additional security measures. USPS mailbox installed and coordination of installation of water submeters is in process – awaiting permit approval for installation to begin. Fiber internet to be installed – awaiting approval from internet provider. Brass plaque refurbishment to be completed shortly.

### **106 NW 10<sup>th</sup> Avenue –**

Platting process beginning.

**704 SW 4<sup>th</sup> Street –**

Platting process beginning.

**111 NW 11<sup>th</sup> Avenue –**

Platting process beginning.

**313 NW 3<sup>rd</sup> Street –**

Exterior building lighting is being planned. Interior and exterior maintenance and repairs are being planned. Fiber internet to be installation to begin on October 11, 2024.

**182 & 186 NW 5<sup>th</sup> Avenue –**

Landscape update forthcoming – replace invasive species with native plants. Landscaping plan completed. Gathering quotes from contractors.

**Rev. J.W.H. Thomas Park –**

Improved fence gates installed. New monument sign has been installed. New trash cans installed. New park sign and landscape bed flowers forthcoming.

**102 NW 5<sup>th</sup> Avenue –**

Initial site cleanup, vegetation removal, and tree trimming completed. Fence enclosure and sod forthcoming. Additional exterior maintenance will be performed in the coming months. New roof and gutter to be installed.

**Other –**

Ongoing maintenance, pressure washing, and trash pickup continue for CRA-owned and managed properties.

No Trespassing, No Loitering, and No Illegal Dumping Signs are being placed on all CRA Properties and all trespass affidavits with the City of Delray Beach for all properties are up to date.

Parking lots being assessed for re-striping and re-sealing.

Illegal dumping is being addressed on vacant lot sites – additional sod, railroad ties, and other mitigation measures being installed.

Holiday light installation to begin shortly.