

# **ITEM II**

## **Approval of**

## **Minutes**

DRAFT  
 MINUTES  
 NORTHWEST PROGRESSO – FLAGLER HEIGHTS  
 REDEVELOPMENT ADVISORY BOARD  
 FORT LAUDERDALE  
 100 NORTH ANDREWS AVENUE  
 8<sup>th</sup> FLOOR CONFERENCE ROOM  
 JUNE 24, 2015 – 4:00 P.M.

**Cumulative Attendance  
 May 2015 - April 2016**

<u>Members Present</u>	<u>Attendance</u>	<u>Present</u>	<u>Absent</u>
Steve Lucas, Chair (dep. 4:05)	P	2	0
Ella Phillips, Vice Chair (arr. 3:38)	P	2	0
Jessie Adderley (arr. 3:47)	P	1	1
Leann Barber	P	1	0
Sonya Burrows	P	2	0
Ron Centamore	P	1	1
Alan Gabriel	P	2	0
Camille Hansen	A	1	2
Mickey Hinton	A	0	2
John Hooper (dep. 5:08)	P	2	0
Dylan Lagi (arr. 3:32)	P	2	0
Scott Strawbridge	P	2	0
John Wilkes (arr. 3:38)	P	2	0

Currently there are 13 appointed members to the Board, which means 7 would constitute a quorum.

It was noted that a quorum was present at the meeting.

**Staff**

Jeremy Earle, Deputy Director, Department of Sustainable Development  
 Bob Wojcik, Planner III  
 Sandra Doughlin, DSD/ECR  
 DJ Williams-Persad, Assistant City Attorney  
 Lisa Edmondson, Recording Secretary, Prototype, Inc.

**Communication to City Commission**

**Motion** made by Mr. Wilkes, seconded by Ms. Burrows, to send a communication to the CRA Board recommending that they take steps to modify the Plan as may be necessary. In a voice vote, the **motion** passed unanimously.

**I. Call to Order / Roll Call**

Chair Lucas called the meeting to order at 3:31 p.m. Roll was called and it was noted a quorum was not yet present.

New member Leann Barber introduced herself to the Board. Ms. Barber was appointed by Commissioner Bruce Roberts and owns property in Flagler Village.

Chair Lucas noted that Item VI has been deferred to the July meeting.

Mr. Lagi arrived at 3:32 p.m. It was noted that a quorum was now present.

## **II. Approval of Minutes from May 21, 2015 Meeting**

**Motion** made by Mr. Gabriel, seconded by Ms. Burrows, to approve. In a voice vote, the **motion** passed unanimously.

## **III. Presentation – CRA Basics – Jeremy Earle, Deputy Director**

Mr. Earle recognized the CRA Staff members present, and provided background information on his previous position as Florida Redevelopment Association (FRA) President, explaining that this organization oversees all CRAs in the state of Florida. He showed a PowerPoint presentation on the basics of CRAs, noting that reasons to redevelop typically include the following:

- Elimination of slum and blight;
- Create clean, safe places;
- Prevent crime;
- Encourage economic development;
- Promote affordable housing;
- Create streetscapes;
- Recognize historic buildings;
- Increase the tax base.

Redevelopment is considered to be any activity authorized under Chapter 163.3 of Florida Statutes. CRA activities are authorized by an approved Redevelopment Plan and funded by an increase in assessed values over time. Mr. Earle provided the members with copies of the Northwest CRA Redevelopment Plan, emphasizing that this document governs all authorized activities within the CRA. It is the only plan for the CRA that is recognized by the State.

A CRA is considered a dependent special district rather than a City Department, and is recognized as an arm of government according to State law. It is dependent upon the City Commission, which is considered to be the CRA Board rather than the City Commission whenever it votes on CRA issues or activity. CRAs may have multiple CRA districts, which have separate trust funds, accounting uses, and plans.

Mr. Earle reviewed some of the CRA's powers under Statute 163.3, which are delegated from the County to the City and then from the City to the CRA. A CRA must show a finding of necessity that defines slum, blight, or both. The CRA Board may include additional appointees from within the CRA area to form a Board of up to nine members. This governing body must approve the finding of necessity in order to start a CRA.

CRA's may issue bonds, acquire, demolish, or dispose of property, be liable for loss, and approve community policing innovations. Mr. Earle noted that while a city may still have the power of eminent domain for public purpose, CRA's no longer have this authority.

The CRA Redevelopment Plan provides a blueprint for CRA activities. The original Northwest CRA Plan was developed in 1995, with the existing plan developed in 2001. Mr. Earle emphasized that the current CRA Plan has not been updated in 14 years. He advised that Staff has performed an analysis on the document, and pointed out that the CRA has accomplished over 90% of the goals set forth in the original plan.

As new projects are brought forward, it must be determined if these were ever part of the CRA Plan. All programs or projects contained in the CRA Plan do not necessarily have to happen; however, if a program or project is not in the Plan, it cannot be done. He concluded that this means the goal is to include everything the CRA may wish to accomplish in the Plan. Otherwise, if the CRA is audited by the State, the Auditor General will report a finding.

Mr. Earle briefly reviewed how a CRA is expected to operate, noting that they may perform Code enforcement, acquire property, hold mortgages, issue bonds, and accomplish several other goals strictly as a CRA. Statute 163.3.70 states that construction or expansion of an administrative building for public bodies, Police, or Fire is not allowed unless each taxing authority agrees. Police substations are allowed as part of community policing innovations.

Mr. Strawbridge cited the example of the CRA's operating budget, which was recently amended to incorporate a number of distributions to other City Departments, such as Public Works. This raised the CRA's traditional budget of roughly \$1.5-\$2 million to nearly \$3 million. He asked how this might be allowed under the CRA Plan. Mr. Earle replied that according to Statute, the CRA may not pay for a City capital improvement project unless the project has been removed from the City's Capital Improvement Plan (CIP) for a period of three years. This means the CRA may partner with the City on projects as long as the project is also in the CRA Plan.

Mr. Strawbridge expressed concern that the CRA is transferring roughly \$700,000 in TIF to multiple City Departments in an effort to balance the budget by paying for staffing and other expenditures. Mr. Earle stated that a CRA may not pay for general government

operating expenses that are unrelated to planning and carrying out the CRA Plan. He noted once more that embarking upon programs not included in the CRA Plan has led CRAs throughout the state to encounter difficulties. If something the CRA wishes to accomplish is not in its Plan, the Plan must be amended to reflect it. If an auditor finds an expenditure in the CRA budget that is not in the Plan, the result will be a finding that the CRA has not been operating according to Statute.

Mr. Earle concluded that TIF is not tax increment revenue and cannot technically be considered taxpayer dollars. He briefly reviewed the process by which TIF revenue is used to finance the activities in the CRA Plan. Use of funds may be expended on activities described in the CRA Plan, including but not limited to administrative and overhead expenses, redevelopment planning, surveys, financial analysis, acquisition of property within the CRA district, relocation of occupants, repayment of borrowed funds, and expenses related to bonds or indebtedness, among other uses.

In addition to uses not included in the Plan, the CRA may not pay Board or Advisory Board members, or projects outside the CRA; however, Mr. Earle noted that if there is a legal reason to use funds outside the area, such as purchasing land for a land swap, this may be legally explained. The State Auditor General (AG) has found that marketing and direct funding of events is a questionable use of funds. The CRA also may not pay for the maintenance of projects.

Mr. Earle continued that with regard to reporting requirements, a copy of the proposed and final budgets must be posted two days prior to a meeting and at least 30 days after the meeting to the Division of Community Development. The Annual Report is due to the CRA's governing body on March 31 of each year. He cautioned that while infractions of these requirements may seem small, they can trigger an investigation. He pointed out that because the CRA has already been audited by the City and not all actions were carried out properly, the Broward County Office of the Inspector General (OIG) could begin a thorough analysis of the CRA at any time.

Mr. Wilkes requested clarification of the penalties for infractions. Mr. Earle replied that while it is possible the State may only issue a finding, if the CRA is determined to have maliciously broken State Statute, it may be referred to another branch of government that may take more punitive action. Even if the State issues a memo rather than a finding, and if the information published is not accurate, the issue can harm the public perception of the CRA.

At the end of the fiscal year, September 30, State Statute requires that any funds left in the CRA Trust Fund must be either:

- Returned to the taxing authorities;
- Used to reduce debt;
- Deposited in an escrow account to reduce debt at a later time; or

- Appropriated to a specific project included in the Redevelopment Plan that must be completed within three years.

To address outstanding issues, the CRA may amend the CRA Redevelopment Plan, including the holding of a public hearing and other requirements that normally accompany this process. Mr. Earle pointed out that the CRA Plan allows the CRA to refuse some plans. He noted that there are 10 years remaining in which the Northwest CRA may refocus and achieve responsible implementation of its clearly defined vision.

Mr. Earle characterized the CRA as a business arm of government, as it is designed to operate more nimbly than government but think and act in the manner of a business. He noted the necessity of thinking like a developer and understanding the concerns of businesses that may invest in the CRA. He also cautioned that when the CRA sunsets, all of its debt must be paid off. This may require reviewing of Plan timelines and scaling back of programs in order to clear all debt. Mr. Earle concluded that the FRA will help the CRA Advisory Board to be leaders, with the assistance of his office and City Staff.

Mr. Wilkes requested information on the CRA's insurance. Mr. Earle advised that the Board is typically indemnified through the City, although City insurance may not cover CRA Staff or operations. The CRA is a separate legal entity from the City and may not be able to take the same actions as the City.

Mr. Wilkes also noted that the CRA Board, which includes the five City Commissioners acting in their capacity as CRA Board, can have up to nine members. He asked if it would be useful to recommend adding a representative from each of the City's three CRAs to the CRA Board. Mr. Earle explained that this decision would need to be made by the Commission. It was noted that the time at which additional CRA Board members may be added may have already passed.

Mr. Wilkes asked if it would be appropriate for the Board to make a motion to ratify all actions taken through December 2014 and modify the CRA Plan accordingly to include these actions. Mr. Earle explained that the Board must follow the amendment process set forth by State Statute, which includes community outreach. He noted that if the Board chooses to amend the CRA Plan as quickly as possible, they may add a line item to the Plan stating that they are allowed to undertake some of the efforts they have engaged in over time. This could be done in the form of a communication to the City Commission, to be followed by a more complete motion once the line item is clarified.

Ms. Burrows asked what would become of projects, events, or items that are not in the CRA Plan and cannot be added to it according to State Statute. Assistant City Attorney DJ Williams-Persad reiterated that CRA projects must be included in the scope of both the State Statute and the CRA Plan. Mr. Earle recommended that the CRA Plan be amended in the near term to include some projects that have been approved in the past. He emphasized that once the Board and CRA Staff have reviewed the items to be

added to the CRA Plan and involved the community in this process, they should reach out to the CRA Board to recommend amendment of the Plan.

Mr. Strawbridge requested clarification of the time frame in which Mr. Earle felt the Advisory Board could complete the necessary amendment process. Mr. Earle estimated that this could take approximately seven months. He recommended taking the Five-Year Plan to community meetings in order to ensure that the community still wants to achieve the items in it, and pointed out the importance of taking steps to address existing issues.

**Motion** made by Mr. Wilkes, seconded by Ms. Burrows, to communicate the CRA Board that they take steps to modify the Plan as may be necessary.

It was clarified that the **motion** would be sent as a communication to the City Commission.

In a voice vote, the **motion** passed unanimously.

Ms. Burrows requested clarification of how new projects coming or returning before the Board for approval should be handled until the CRA Plan has been amended. Attorney Williams-Persad recommended that when a project comes before the Board, the members should first determine that the Plan will allow them to undertake that project; if not, they must then determine whether or not the project is sufficiently worthy to be included in an amendment to the Plan. Similarly, if an Item comes back to the Board, it should be accompanied by a recommendation from Staff.

#### **IV. June 1, 2015 TIF Estimate**

Mr. Wojcik provided the Board members with a handout on the June 1, 2015 TIF estimate, noting that it appears the CRA will receive significantly more money than the previous year. This is due primarily to two major projects that have come online: the Manor at Flagler Village and the Edge, which provided over \$122 million in added value. The anticipated TIF increase is \$1.8 million over 2014, or 31%.

Mr. Wojcik continued that there are no major projects in the pipeline for the current year that are expected to generate similar revenue. He concluded that a budget presentation will be made to the Board at its July 2015 meeting.

The following Item was taken out of order on the Agenda.

#### **VIII. Old / New Business**

Ms. Burrows recalled that at the recent joint workshop between the Advisory Board and the CRA Board, the City Commissioners had asked to see new incentive programs, on

which Staff was scheduled to begin work. Mr. Wojcik replied that upcoming Agenda Items include review and appraisal of surplus properties within the CRA; identification of existing incentive programs that have been less successful in the past; reviewing incentive programs that could attract developers to the CRA to construct new market-rate housing; and reviewing the funding status of existing projects.

Mr. Wojcik concluded that not all available City properties within the CRA are included on the surplus list, such as some properties on Sistrunk Boulevard. He advised that this would be a good time to determine what course of action the Board wishes to take with regard to the disposal of these properties. Members will be provided with a list of the properties at least one week in advance of the July meeting.

#### **V. Informational Presentation – Made in Broward – Leann Barber**

Ms. Barber showed a PowerPoint presentation on Made in Broward, which is a nonprofit entity that assisted in chartering the Flagler Village 4-H Club in 2014. The intent was to adopt 4-H's methodology and implement it within Broward County. The 4-H program was established for the purpose of building capability within communities through various forms of production. The program also helps young people become more functional and engaged over time. The 4-H methodology focuses on self-determination and good citizenship, encourages young people to follow their interests, and considers the needs of the community.

#### **VII. Communication to CRA Board**

It was noted that the Board would send the communication to the City Commission as discussed earlier in the meeting.

#### **IX. Adjournment**

There being no further business to come before the Board at this time, the meeting was adjourned at 5:19 p.m.

Any written public comments made 48 hours prior to the meeting regarding items discussed during the proceedings have been attached hereto.

**ITEM IV**

**FUNDING**

**REQUEST**

**TMA/SUN**

**TROLLEY**



**Transportation and Mobility Department**

**Memorandum # 15-73**

DATE: July 9, 2015  
 TO: Al Battle, Deputy Director Sustainable Development  
 FROM: Diana W. Alarcon, Director *DWA*  
 SUBJECT: Funding Ask for TMA Sun Trolley Northwest Community, Neighborhood Link and Downtown Link routes – \$261,612 FY 15-16

The Transportation and Mobility Department is requesting that the Northwest-Progresso-Flagler Heights Redevelopment Advisory Board (NPF CRA) continue its funding support for the Downtown Fort Lauderdale Transportation Management Association (TMA) Sun Trolley routes for the upcoming 2015-16 fiscal year. In the current fiscal year, the NPF CRA is providing \$196,709 in funding support (\$150,066 for the NW/Tri-Rail Link and \$46,643 for the Neighborhood Link.

For the 2015-16 fiscal year, we are requesting an increase of \$64,903 in funding support to \$261,612 to include the portion of the Downtown Link that operates within the NPF CRA boundaries.

<b>DOWNTOWN FORT LAUDERDALE TMA</b>					
<b>PROJECTED FY 2016 NPF CRA FUNDING</b>					
	<b>TOTAL</b>	<b>TOTAL</b>	<b>CRA</b>	<b>ALLOCATION</b>	
	<b>OPERATING COSTS</b>	<b>MILEAGE</b>	<b>MILEAGE</b>	<b>RATE</b>	<b>COST</b>
NW Community Link	\$ 321,360	13.17	6.15	47%	\$ 150,066
Neighborhood Link	\$ 192,000	20.87	5.07	24%	\$ 46,643
Downtown Link	\$ 316,080	4.87	1.00	21%	\$ 64,903
<b>TOTAL:</b>					<b>\$ 261,612</b>

As in the past, the cost allocation for the NPF CRA funding has been based on the mileage portion of the routes that operate within the boundaries of the NPF CRA. The cost allocation rate is then multiplied by the total cost to operate the route in order to determine the amount of funding requested. Within the NPF CRA jurisdiction, the mileage for the three routes are 6.15 miles for the NW/Tri-Rail Link (47% of the route), 5.07 miles for the Neighborhood Link (24% of the route) and 1.0 miles of the Downtown Link (21% of the route). All three routes operate Monday to Friday.

TAM Memo #15-73  
July 9, 2015  
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All three routes have been very successful in transporting residents and visitors alike throughout our City. Last year they provided service to 230,525 passengers (115,343 NW/Tri-Rail Link, 33,555 Neighborhood Link, and 81,627 Downtown Link). Through the Third Quarter of the current 2014-15 fiscal year, the two routes have transported 180,070 passengers (80,578 NW/Tri-Rail, 26,786 Neighborhood, 72,706 Downtown).

Please let me know if you have any questions.

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Attachments:

1. Mileage & Funding Charts for TMA routes
2. Ridership Graphs
3. Route Overlay Maps within NPF CRA boundaries

**DOWNTOWN FORT LAUDERDALE TMA  
FY 2015-16 NW/TRI-RAIL COMMUNITY LINK**

FROM	TO	MILEAGE	
		NPF CRA	TOTAL
Tri-Rail/Amtrak Station	African-American Research Library & - CC	0.46	1.36
African-American Research Library & CC	Winn-Dixie -	1.79	2.19
Winn-Dixie	- Lauderdale Manors Elementary	-	2.22
Lauderdale Manors Elementary	- Hillmont Gardens	-	1.87
Hillmont Gardens	- Winn-Dixie	-	1.17
Winn-Dixie	- Save-A-Lot	0.68	0.79
Save-A-Lot	- 7th Avenue Health Center	0.40	0.40
7th Avenue Health Center	- BCT Downtown Terminal	0.67	0.67
BCT Downtown Terminal	- Salvation Army	1.40	1.40
Salvation Army	- Tri-Rail/Amtrak Station	0.75	1.10
	<b>ROUTE MILEAGE</b>	6.15	13.17
	<b>Route % Within NPF CRA:</b>	47%	
	<b>Total FY15-16 Service Hours:</b>	5,356	
	<b>Hourly Rate:</b>	\$60.00	
	<b>TOTAL ROUTE COST:</b>	\$321,360	
	<b>TOTAL NPF CRA ALLOCABLE COST:</b>	\$150,066	
	<b>FY 2015-16 NPF CRA FUNDING REQUEST - NW/TRI-RAIL LINK:</b>	\$150,066	

*Note: All 2015-16 fiscal year figures are preliminary*

**DOWNTOWN FORT LAUDERDALE TMA  
FY 2015-16 NEIGHBORHOOD LINK**

	FROM	TO	MILEAGE	
			NPF CRA	TOTAL
	BCT Downtown Terminal	- Sailboat Bend	0.47	1.47
	Sailboat Bend	- Save-A-Lot	0.58	1.58
	Save-A-Lot	- Dixie Court Apartments	0.91	0.91
	Dixie Court Apartments	Tri-Rail/Amtrak Station	1.37	2.01
	Tri-Rail/Amtrak Station	African-American Research Library & CC	-	1.48
	African-American Research Library & CC	Suncrest Court	-	1.90
	Suncrest Court	Swap Shop	-	2.04
	Swap Shop	Life Net/Cooperative Feeding	-	1.25
	Life Net/Cooperative Feeding	West Broward Shopping Center	-	0.84
	West Broward Shopping Center	Plantation General Hospital	-	0.47
	Plantation General Hospital	ChildNet	-	0.48
	ChildNet	- Melrose Park	-	1.10
	Melrose Park	Tri-Rail/Amtrak Station	-	1.83
	Tri-Rail/Amtrak Station	- Sunnyreach Acres	-	0.90
	Sunnyreach Acres	Dixie Court Apartments	0.15	1.02
	Dixie Court Apartments	- Save-A-Lot	0.58	0.58
	Save-A-Lot	- BCT Downtown Terminal	1.01	1.01
		<b>ROUTE MILEAGE</b>	<b>5.07</b>	<b>20.87</b>
		<b>Route % Within NPF CRA:</b>	<b>24%</b>	
		<b>Total FY15-16 Service Hours:</b>	<b>3,200</b>	
		<b>Hourly Rate:</b>	<b>\$60.00</b>	
		<b>TOTAL ROUTE COST:</b>	<b>\$192,000</b>	
		<b>TOTAL NPF CRA ALLOCABLE COST:</b>	<b>\$46,643</b>	
		<b>FY 2015-16 NPF CRA FUNDING REQUEST - NEIGHBORHOOD LINK:</b>	<b>\$46,643</b>	

*Note: All 2015-16 fiscal year figures are preliminary*

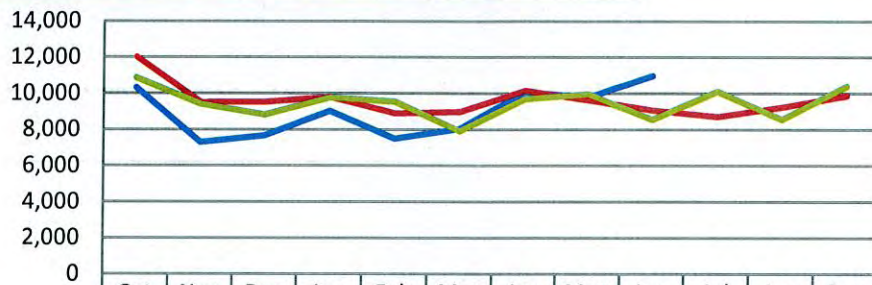
**DOWNTOWN FORT LAUDERDALE TMA  
FY 2015-16 DOWNTOWN LINK**

	FROM	TO	MILEAGE	
			NPF CRA	TOTAL
	BCT Downtown Terminal	- BC Government Center	0.07	0.26
	BC Government Center	- City Park Garage	-	0.12
	City Park Garage	- FAU/Broward College	-	0.20
	FAU/Broward College	Broward County Courthouse	-	0.29
	Broward County Courthouse	SE 3rd Avenue/Davie Blvd	-	0.47
	SE 3rd Avenue/Davie Blvd	Broward Health Center (EAST)	-	0.48
	Broward Health Center (EAST)	Broward Health Center (WEST)	-	0.17
	Broward Health Center (WEST)	Andrews Ave/Davie Blvd	-	0.51
	Andrews Ave/Davie Blvd	Publix/County Courthouse	-	0.45
	Publix/County Courthouse	Andrews Ave/SE 2nd Street	-	0.38
	Andrews Ave/SE 2nd Street	City Park Garage	-	0.13
	City Park Garage	- Federal Courthouse	-	0.24
	Federal Courthouse	- NE 3rd Avenue/NE 3rd Street	-	0.18
	NE 3rd Avenue/NE 3rd Street	- Peter Feldman Park	0.22	0.28
	Peter Feldman Park	- Flagler Village	0.22	0.22
	Flagler Village	- BCT Downtown Terminal	0.49	0.49
		<b>ROUTE MILEAGE</b>	1.00	4.87
		<b>Route % Within NPF CRA:</b>		21%
		<b>Total FY15-16 Service Hours:</b>		5,268
		<b>Hourly Rate:</b>		\$60.00
		<b>TOTAL ROUTE COST:</b>		\$316,080
		<b>TOTAL NPF CRA ALLOCABLE COST:</b>		\$64,903
		<b>FY 2015-16 NPF CRA FUNDING REQUEST - DOWNTOWN LINK:</b>		\$64,903

*Note: All 2015-16 fiscal year figures are preliminary*

### TMA NW Community Link (SFRTA)

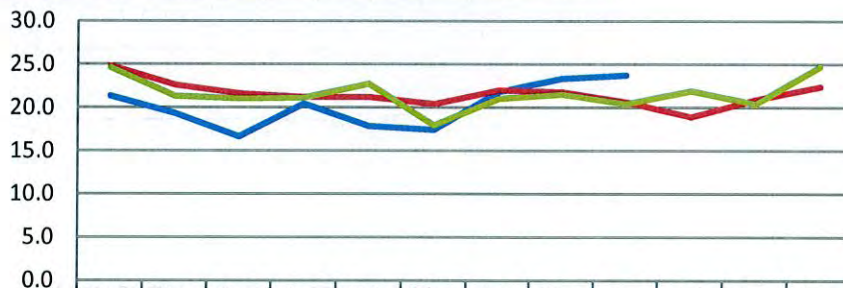
Monthly Passengers



	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep
NW Community Link FY15	10,309	7,285	7,651	9,011	7,490	8,028	10,075	9,783	10,946			
NW Community Link FY14	11,998	9,504	9,517	9,795	8,892	8,988	10,156	9,618	9,070	8,714	9,234	9,857
NW Community Link FY13	10,842	9,409	8,808	9,763	9,544	7,902	9,690	9,949	8,554	10,104	8,554	10,386

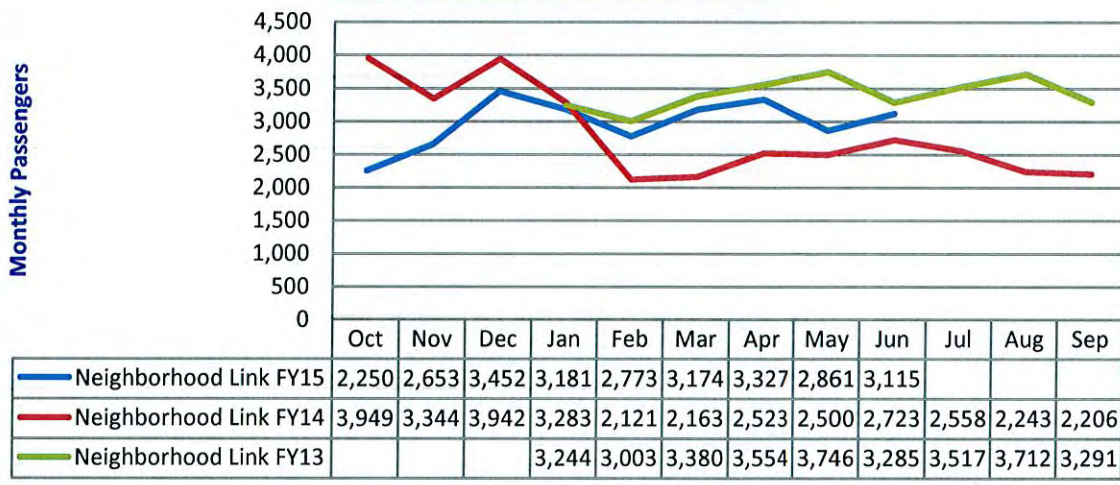
### TMA NW Community Link (SFRTA)

Passengers Per Hour (PPH)

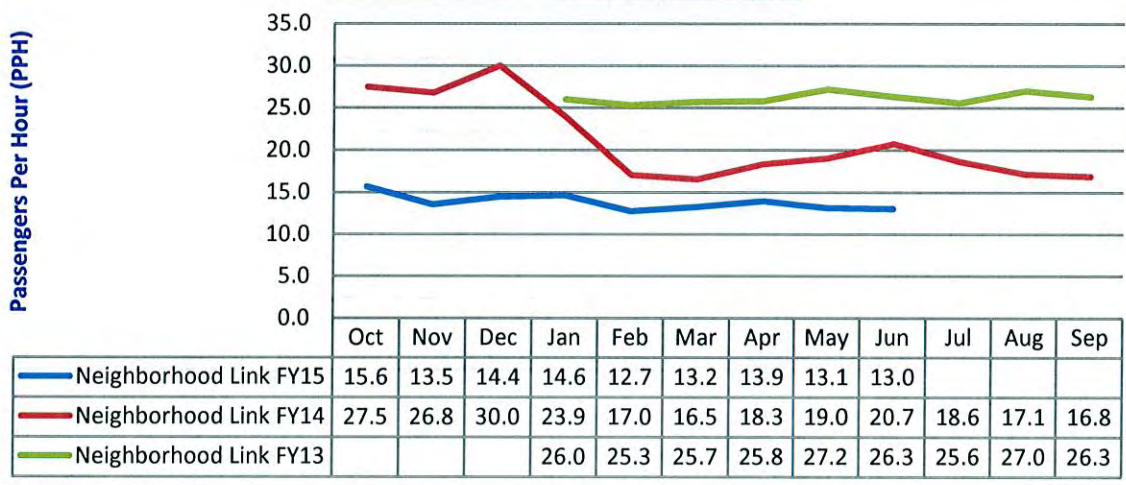


	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep
NW Community Link FY15	21.3	19.3	16.6	20.4	17.8	17.4	21.8	23.3	23.7			
NW Community Link FY14	24.8	22.6	21.6	21.2	21.2	20.4	22.0	21.8	20.6	18.9	20.9	22.4
NW Community Link FY13	24.6	21.3	21.0	21.1	22.7	17.9	21.0	21.5	20.4	21.9	20.4	24.7

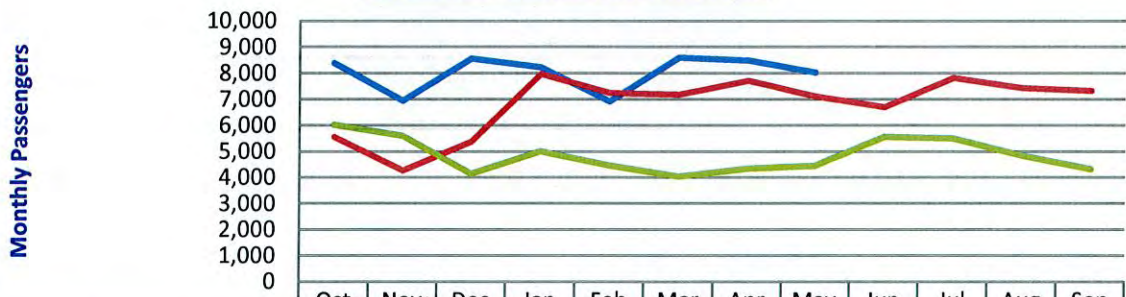
### TMA Neighborhood Link



### TMA Neighborhood Link

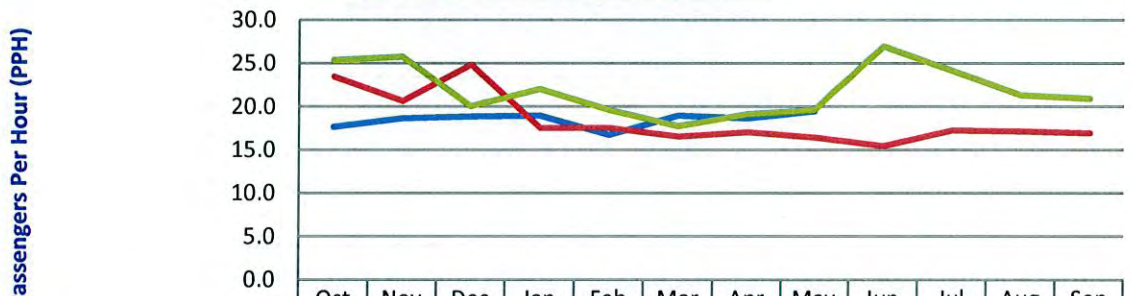


### TMA Downtown Link

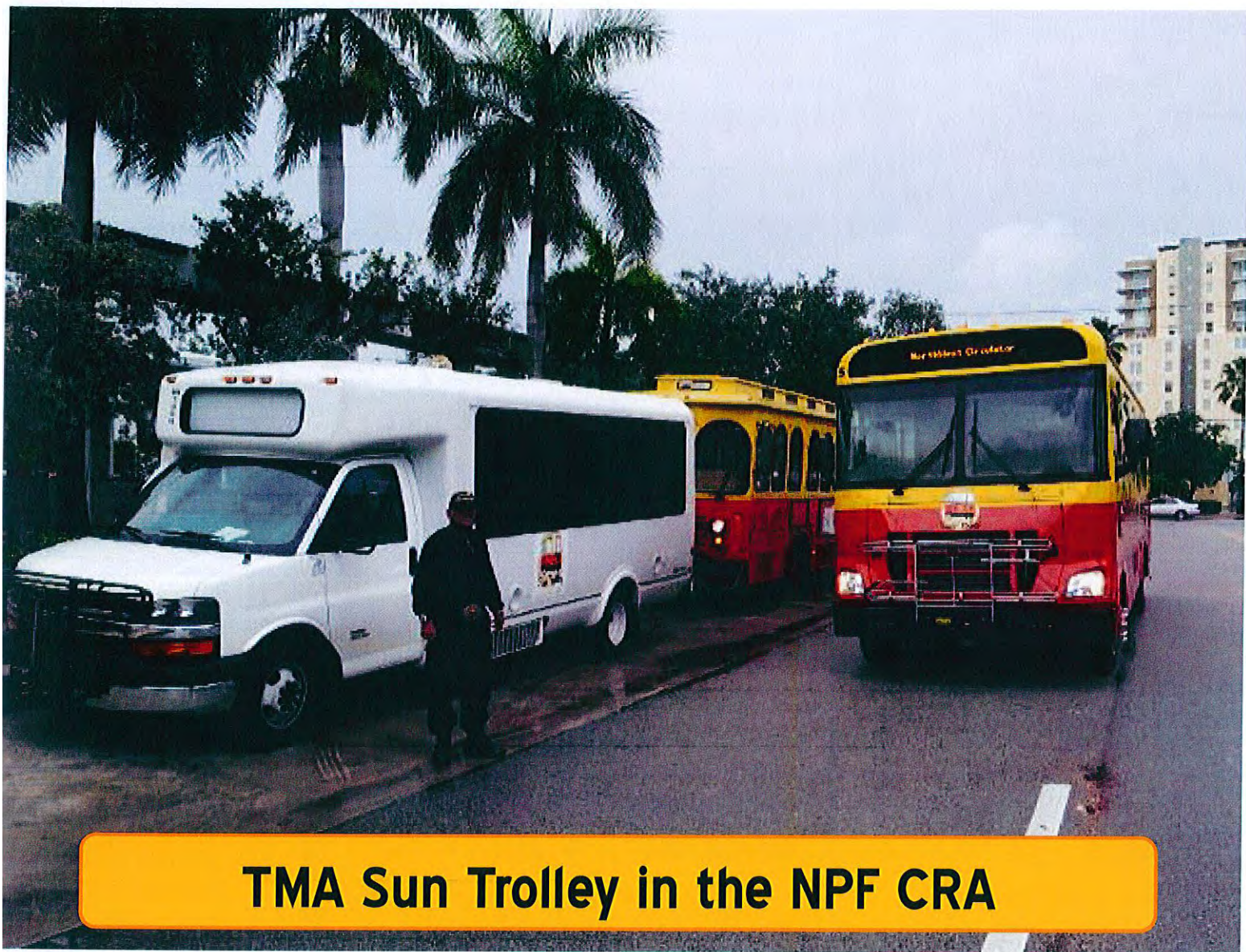


	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep
Downtown Link FY15	8,365	6,931	8,546	8,216	6,902	8,578	8,469	8,018				
Downtown Link FY14	5,551	4,265	5,373	7,962	7,234	7,178	7,709	7,109	6,690	7,813	7,420	7,323
Downtown Link FY13	6,004	5,580	4,135	4,996	4,454	4,034	4,340	4,446	5,553	5,488	4,832	4,312

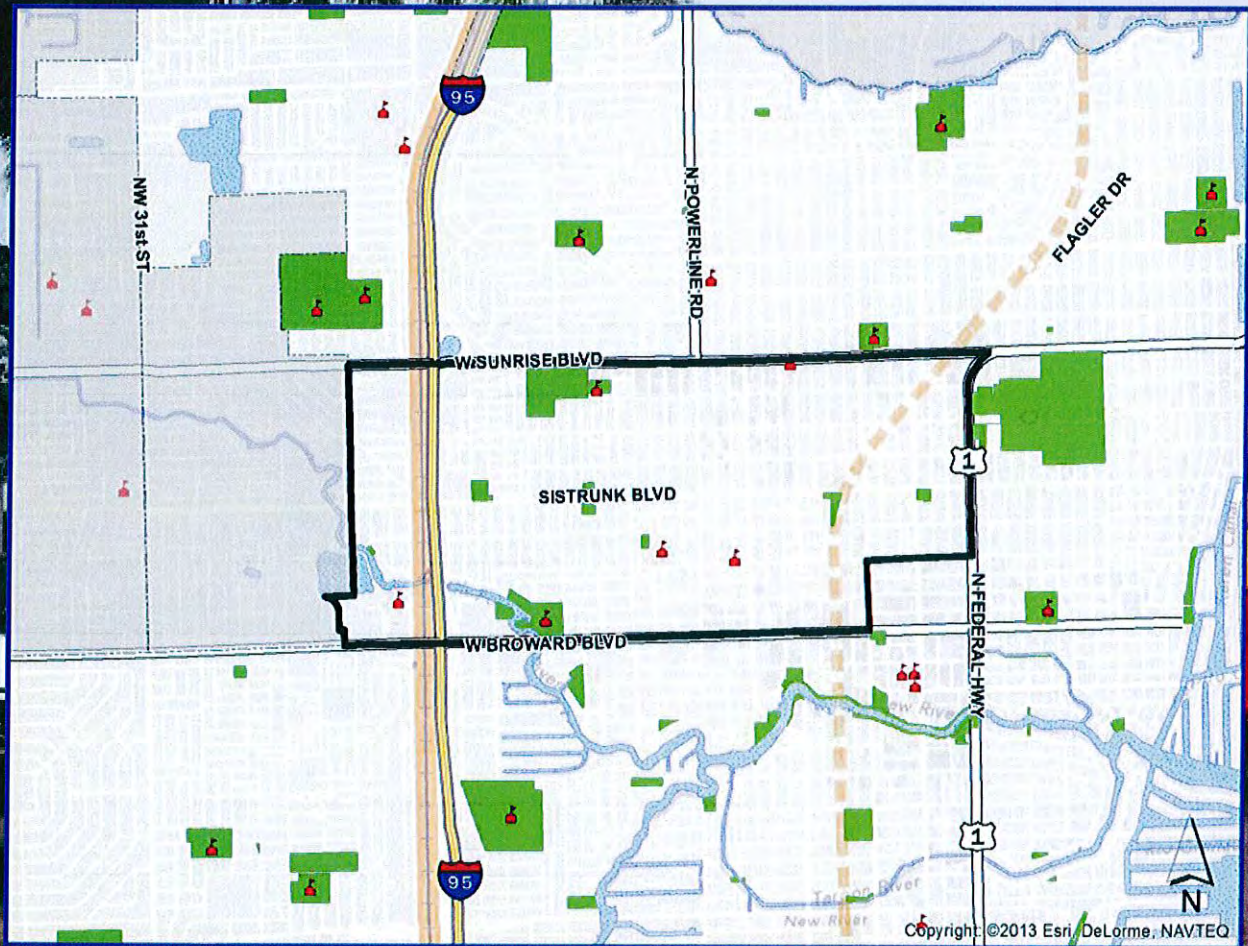
### TMA Downtown Link



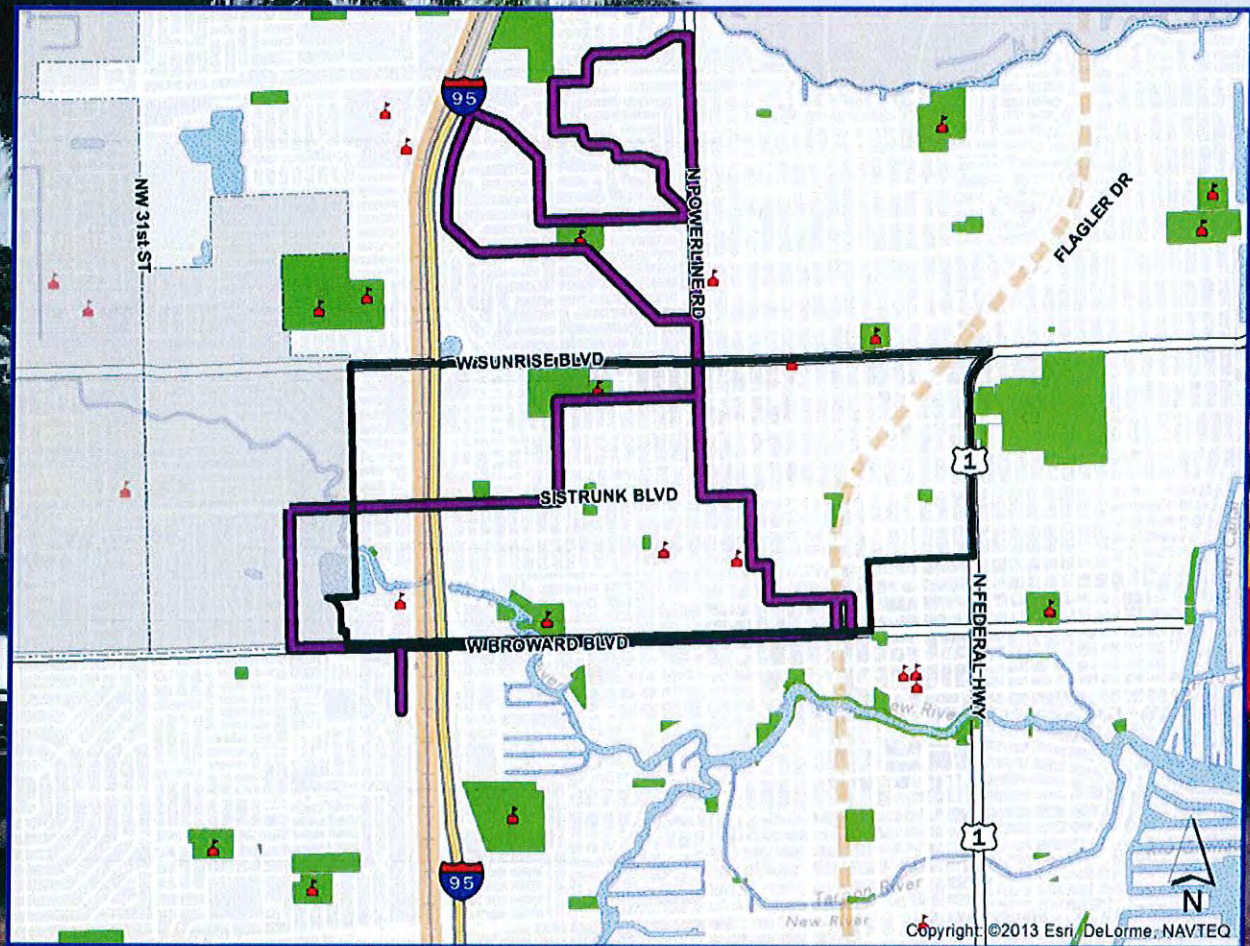
	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep
Downtown Link FY15	17.6	18.6	18.8	18.9	16.7	18.9	18.6	19.4				
Downtown Link FY14	23.4	20.6	24.8	17.5	17.5	16.5	17.0	16.4	15.4	17.2	17.1	16.9
Downtown Link FY13	25.3	25.7	20.0	22.0	19.6	17.7	19.1	19.6	26.9	24.1	21.3	20.9



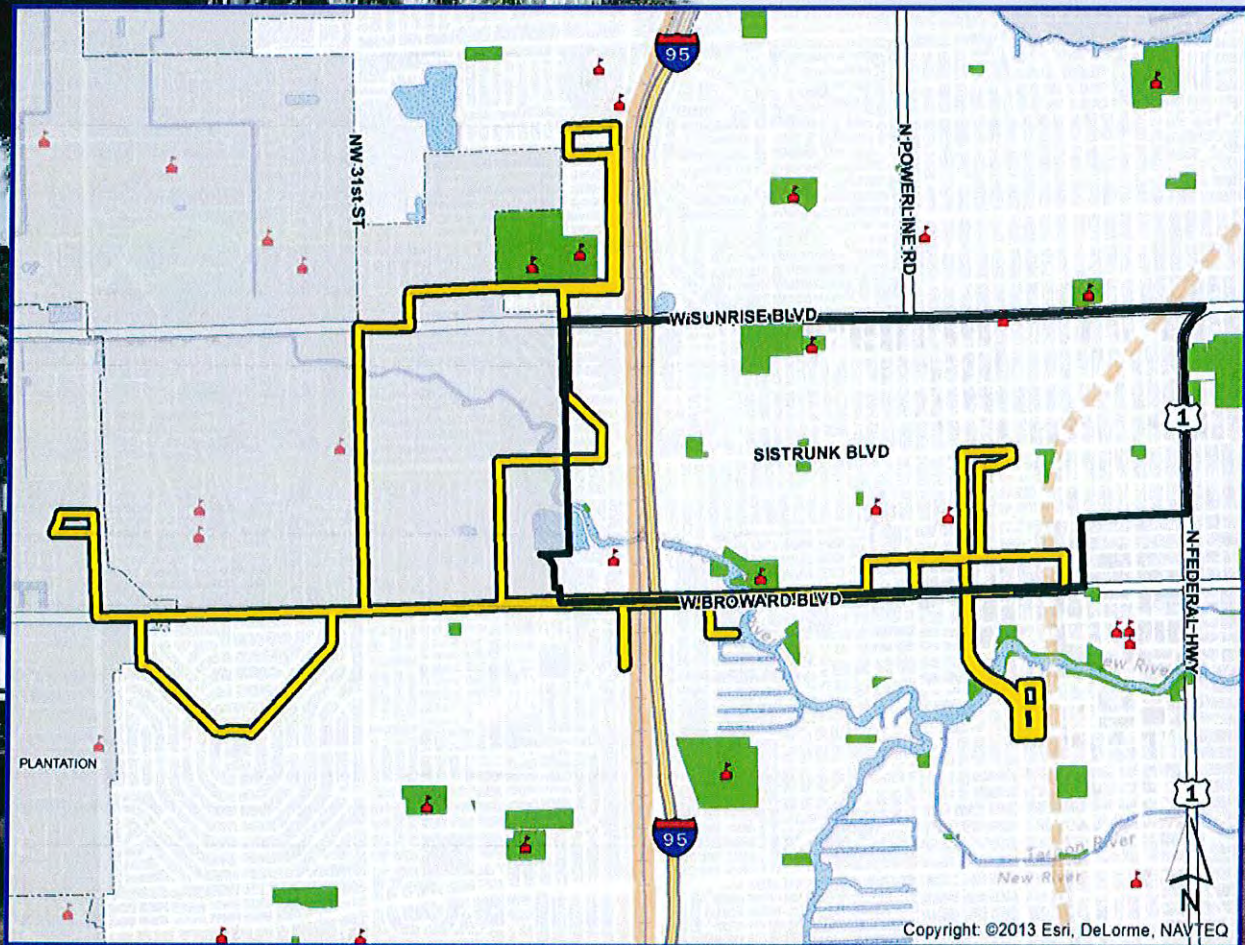
**TMA Sun Trolley in the NPF CRA**



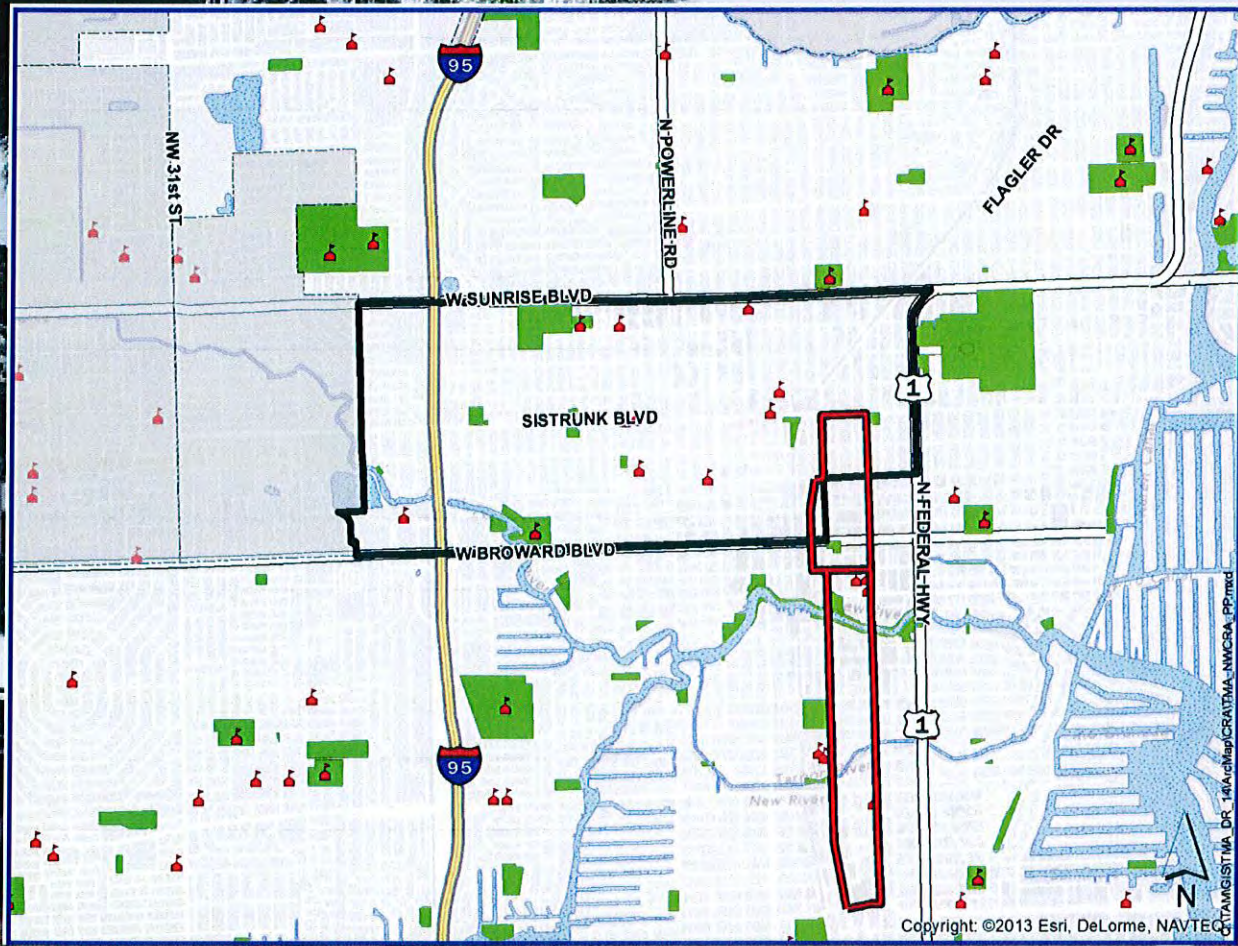
## NPF CRA Boundaries



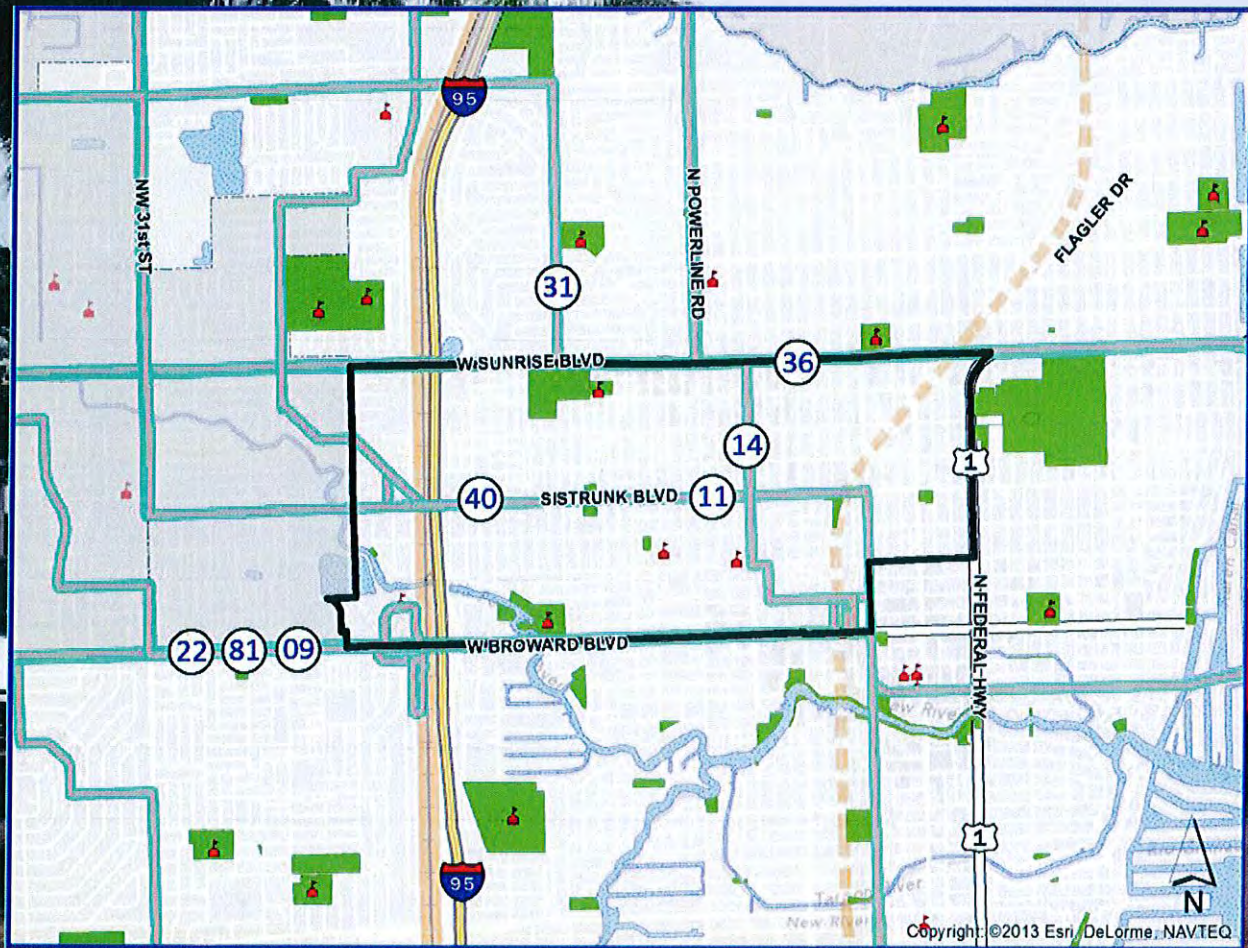
**NPF CRA Boundaries with TMA NW Community Link Overlay**



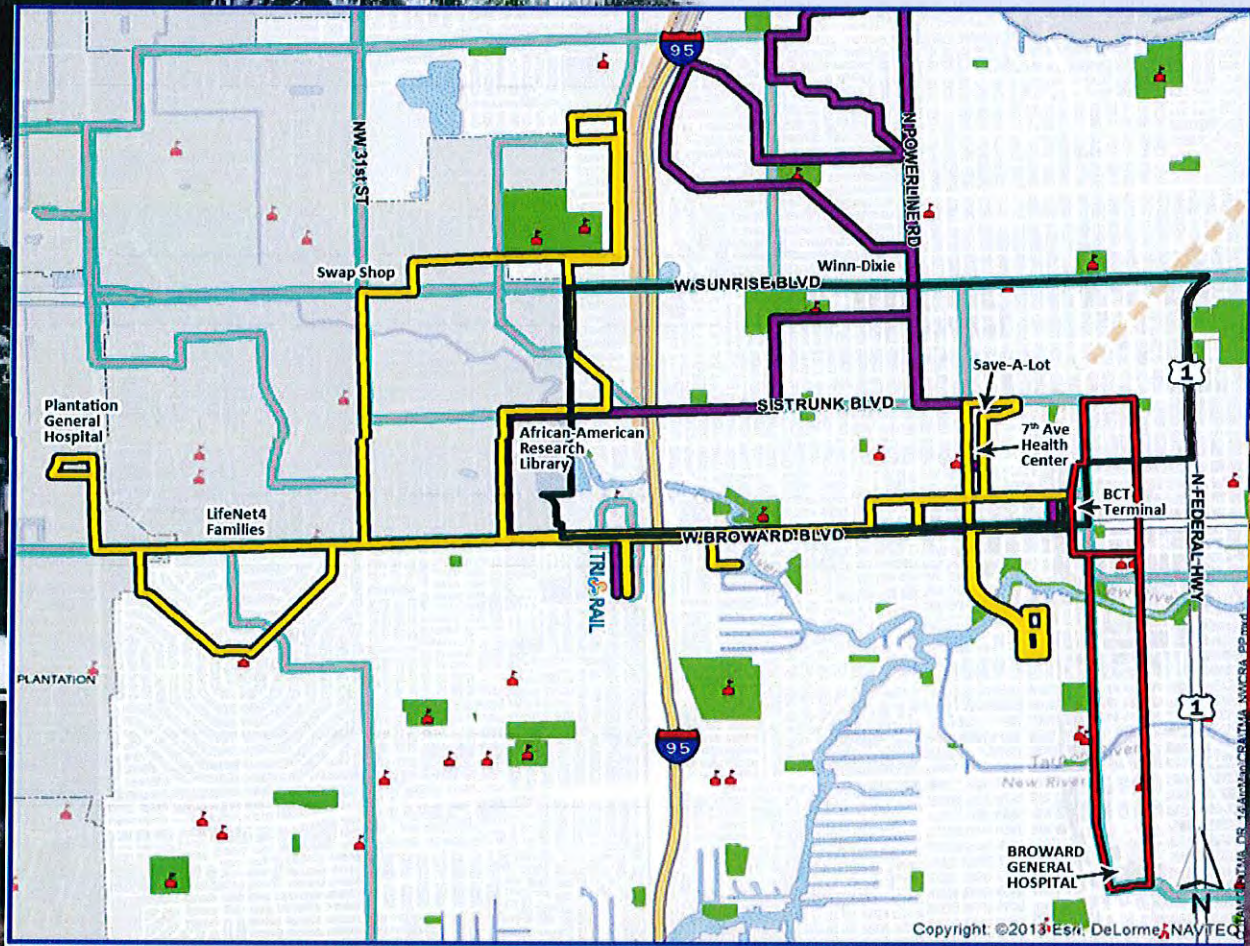
**NPF CRA Boundaries with TMA Neighborhood Link Overlay**



**NPF CRA Boundaries with TMA Downtown Link Overlay**



**NPF CRA Boundaries with BCT Routes Overlay**



**NPF CRA Boundaries with TMA, BCT, and Points of Interest Overlay**

**ITEM V**

**INCENTIVE**

**PROGRAMS**



**MEMORANDUM**

DATE: July 22, 2015

TO: NPF CRA Advisory Board Members

VIA: Jeremy Earle, AICP, ASLA, FRA-RA   
Deputy Director, Department of Sustainable Development

FROM: Bob Wojcik, AICP, Economic Reinvestment Coordinator, CRA

SUBJECT: Follow-up to Joint Workshop – CRA Incentive Programs Discussion

In follow-up to your joint workshop with the CRA Board on April 7, 2015, the following information is attached that provides:

1. A description of past and present CRA incentive Programs and the success and failure of these programs;
2. A list of all CRA incentive recipients, the program used and funding provided.

This information is provided as starting point for advisory board discussion on what incentives could be provided to induce additional development in targeted areas of the CRA.

BW  
Attachment

FORT LAUDERDALE COMMUNITY REDEVELOPMENT  
AGENCY (CRA)

**CRA INCENTIVE PROGRAM SUMMARY  
FOR THE NPF CRA AREA**

July 2015

1. CRA Incentive Programs – Background and History
2. October 15, 2013 CRA Board Approval of CRA Incentive Program Modifications
3. CRA Commercial Facade Renovation Program
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  - B. Program Overview
  - C. Eligible Expenses
  - D. Eligible Participants
  - E. Property Eligibility
  - F. Target Area
  - G. Grant Terms
  - H. Construction
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  - B. Program Overview
  - C. Eligible Expenses
  - D. Eligible Participants
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5. Streetscape Grant Program
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## **1, Background and History**

Incentive programs initially available to the CRA were in the form of programs funded with Community Development Block Grant Funds offered through the Fort Lauderdale Economic Development Department. These included a Façade Program and an Enterprise Zone Loan Program. On July 24, 2000 two new programs were introduced and approved by the CRA to be funded by the CRA Tax Increment Redevelopment Trust Fund. These included the Low Interest Loan Program and the Business Relocation and Incentive Program. On September 12, 2000, the CRA Board approved changes to the Business Relocation and Incentive Program, Enterprise Zone Loan Program and the Façade Program along with allowing the CRA to fund architectural services for property owners that may utilize these programs. On November 14, 2000, the CRA Board approved a development incentive concept called REDA (Real Estate Development Accelerator) for projects over \$5 Million whereby a portion of the incremental tax revenue created by the project would be returned on an annual basis back to the developer over a determined length of time. On May 1, 2001 additional program changes to the Enterprise Zone Loan Program and the Façade Program were approved by the CRA Board. On October 8, 2002, three new programs were approved by the CRA Board. These included the Strategic Investment Program, The Flagler Heights Investment Streetscape Program and the Housing Investment Program. On February 18, 2003 the CRA Board approved the following Policy Statement for all Enterprise Zone and CRA Incentive Programs:

The Façade Program, (Enterprise Zone Loan, Strategic Investment Program, Strategic Streetscape Investment Program, Housing Investment Program) benefits are contingent upon funding availability and CRA approval and are not to be construed as an entitlement or right of a property owner or applicant. Properties in the designated Enterprise Zone or CRA areas are not eligible for City/CRA funded programs when such funding conflicts with the goals expressed in the CRA Strategic Finance Plan or Community Redevelopment Plan.

On May 11, 2004 and June 28, 2005, the CRA Board approved an Afro Centric Façade Demonstration Program for Sistrunk Boulevard under an Agreement with BAC Funding Corporation to help encourage participation in the program by lowering the participants

funding match and having an outside consultant design, coordinate and manage the improvement projects with contractors.

On July 19, 2005, the CRA Board granted approval of the CRA to enter into Façade Program Agreements and further streamlined the program in providing authorization to the CRA Executive Director or his designees to approve and execute CRA funded Façade Program Agreements on behalf of the CRA, decreasing the amount of time it takes to get a participation agreement approved.

A summary of the CRA past incentive programs available to business and property owners in the NPF CRA to assist in the redevelopment of the CRA relative to the these actions by the CRA Board are as follows:

### **REDA (Real Estate Development Accelerator)**

A performance-based tax incentive is a phased-in program that provides tax rebates for projects over \$5 million dollars in cost. Costs that may be covered include, land cost mark down, assembly assistance, development costs, relocation assistance, demolition and site preparation and infrastructure improvements. Funding is dependent upon availability of funds and CRA priorities. The level of funding is determined on a case by case basis.

#### **Success of Program**

The program was successfully used on one project: Avenue Lofts.

### **Midtown Strategic Investment Program**

Commercial and mixed-use projects on Sistrunk Boulevard costing up to \$5 million may be eligible for funds through this program. Projects must meet the objectives of the CRA and be financially viable. Funding contingent upon projects meeting eligibility criteria and availability of funds. Projects are scored to determine whether funding is recommended based on the projects ability to meet CRA objectives including design, leverage ratio of private investment to incentive dollars, equity investment, financial relationships, timetable for construction, and tax increment generated by the project. Project that meet the first cut, will

receive an additional financial analysis by a third party outside firm hired by the CRA.

Projects selected for funding are funded on a formula basis based on the size of the project which includes projects up to \$500,000, projects \$500,00 to \$1,000,000 and project \$1,000,000 to \$5,000,000. The formula establishes a funding level based on 80% of the estimated tax increment generated by the project over a 15 year period, with eligible use of funds varying between size of project and bonus funding provided for minority ownership, job creation, additional equity investment and mixed use. CRA funding is treated as a 0% loan secured by a mortgage on the applicants property which may be subordinate to a first mortgage lender. No payment on the loan is required as long as the project is not in default. A satisfaction of mortgage is provided by the CRA five years after completion of the project unless the property is sold or transferred during this period, in which case the full amount loaned by the CRA is due and payable.

### **Success of Program**

The program was successful in the development of three projects in the CRA, including the Midtown Commerce Center (1025 Sistrunk Boulevard), Smith Plaza (700 Block Sistrunk) Sixth Street Plaza (914 Sistrunk Blvd), Right Development Group and Avenue Executive (401-405 NW 7<sup>th</sup> Ave) LLC and Sun Auto Tops on Sunrise Boulevard

### **Flagler Heights Streetscape Investment Program**

All development projects in Flagler Heights costing up to \$5 million may be eligible for funds for streetscape improvements. Depending upon the scope of the project, up to 50% of the cost of the streetscape construction within the public right-of-way may be funded with preference provided to mixed use projects. Funding is contingent upon projects meeting eligibility criteria and availability of funds. This project is funded on a reimbursement basis once a Certificate of occupancy is issued. The streetscape improvements must comply with CRA design guidelines for a particular street.

### **Success of Program**

The program was successful in the development of numerous projects in the Flagler Village portion of the CRA including, The Pearl, Sole, Eclipse, Bamboo Flats, Zom, Alexan, Ave Lofts, Mil Lofts and Foundry Lofts. In addition the use of the program was expanded to include the entire CRA where NW Gardens I and Dixie Court streetscape improvement were funded.

### **Business Relocation and Incentive Program**

This program is designed to support difficult development projects that cannot be accommodated under other CRA programs. This relocation and incentive program is available to assist the CRA Board in supporting projects that include such activities as tenant relocation, replacement, or attraction and property acquisition. In order to encourage specific tenants and merchandise mix in areas such as Sistrunk Boulevard, build out or amenities related to a particular use may be required, existing tenants may need to be relocated and incentives may need to be offered in the form of reduced rents to attract certain uses. Significant flexibility is provided in this program to fit the particular need. Property owners can apply for a maximum of 10% of the project's cost on a flat incentive basis and must prove that conventional financing is not feasible. Funding is contingent upon the project meeting qualifying criteria for program selection and availability of funds. This program may be applied in conjunction with the Low Interest Loan Program.

### **Success of Program**

The program was unsuccessful and unutilized.

### **Housing Investment Program (HIP)**

Developers of residential projects investing up to \$5 million may be eligible for this incentive. For sale units, followed by rental units, both with affordable components will be given preference. Funding is contingent upon projects meeting eligibility criteria and availability of funds. Projects are scored to determine whether funding is recommended based on the

projects ability to meet CRA objectives including quality design, percentage of affordable units, equity investment, timetable for construction, and tax increment generated by the project. Projects that meet the first cut, will receive an additional financial analysis by a third party outside firm hired by the CRA.

Projects selected for funding are funded on a formula basis based on the number of units to be developed and number of units set aside for affordable housing (based on 120% of median income), with affordability for rental units based on a 10 year period. The basic calculation for funding is \$5,000 per unit, or 5% of the actual hard construction and land cost (10% for Midtown), which ever is greater. An additional \$5000 per unit is provided for each affordable unit not to exceed 25% of the units within the project. Projects are also eligible for streetscape matching funds as long as the total CRA incentive does not exceed \$250,000.

### **Success of Program**

The program was unsuccessful and unutilized

### **Low Interest Loan Program**

This Program allows merchants and property owners whose ground floor is retail or office to borrow for purposes related to exterior and interior tenant improvements. The commercial building must be located in a zoning district which allows a commercial business to operate. The exterior improvements may include re-roofing, painting, doors, windows, exterior modifications, landscaping, awnings, rotten wood replacement, siding and exterior lighting. Loans may not be given for property acquisition. Interior improvements may not include furnishing, inventory or other items not directly related to renovations.

The CRA may subsidize 50% of the monthly interest only on the principal amount of loans obtained from a participating banking institution for a maximum of 5 years. The grant is based upon prime rate and no points or closing costs are charged. Loans are amortized over a 5 year period. However, participating financial institutions reserve the option to extend the loan period beyond 5 years and any extension in the principal loan repayment period will not affect the amount of interest paid by the CRA. If

the loan is amortized for a period in excess of five years, the percentage paid by the CRA will be reduced to an amount that would result in the same total payments by the CRA that would have resulted if the loan had been amortized for five years. The maximum loan amount obtained by the developer for this program is \$350,000. There is not repayment agreement between the CRA and the borrower. Rather, the CRA enters into an agreement with the participating lender. A low interest loan committee of CRA and City staff will be established to review the loan request.

### **Success of Program**

The program was unsuccessful and utilized only once.

### **Façade Program**

The CRA/City of Fort Lauderdale's Façade Program is available to business and property owners of commercial property in the Enterprise Zone and other areas targeted by the CRA/City for aesthetic improvements to the exterior of a commercial building and site. Painting of the building, installation of awnings, new doors/windows, landscaping and brick pavers are typical improvements covered by the program. The CRA/City provides a grant of 75% of the project cost, with a maximum of grant of \$7,500. For projects along Sistrunk Boulevard, the CRA/City provides a grant of 80% of the project cost, with a maximum grant of \$20,000. Properties sold within one year of receiving funding must repay the full amount and properties sold within 2 years of funding must repay 50% of the amount received.

### **Success of Program**

The program was successful and widely utilized. Twenty one (21) façade grants were provided over the life of the program on Sistrunk Boulevard. In addition thirty four (34) façade grants were provided to other property owners in the CRA. The largest complaint was the funding limits were insufficient to do a full facade renovation and small businesses could not

participate since they did not have enough capital on hand to participate on a reimbursement basis.

### **Enterprise Zone Loan Program**

The CRA/City of Fort Lauderdale's Enterprise Zone Loan Program is designed to provide loans to businesses and non-profit organizations interested in establishing or expanding commercial facilities in the Enterprise Zone. Applicants must have an acceptable business plan and be able to provide 80% of the total project cost through other funding sources. Businesses located on Sistrunk Boulevard, NW/NE 13<sup>th</sup> Street, or NW 19<sup>th</sup> Street and non-profit applicants may be eligible for up to 75% financing through this program. All projects must attempt to create 1 new job per \$35,000 of assistance provided, retain existing jobs or provide a service to the surrounding neighborhood. Loan activity must include a redevelopment or rehabilitation component that increases the value of the property or adds taxable value. For Profit business may qualify for loan at 5% interest rate payable over a 5-15 year period, with a 6 to 18 month deferment of principal and interest . Non-profit organizations may qualify for a 0% interest , deferred payment loan due upon sale or transfer of the property. All loans are secured by a mortgage and will be non-assumable. Other requirements include a debt service coverage of 1.12 and no more than a 90% loan to value ratio on the after rehab value of the property.

### **Success of Program**

The program was funded in the CRA using Community Development Block Grant Funds prior to Programming of CRA tax increment funds for incentive programs. The program was available to the entire Enterprise Zone. The program was successful and widely used.

### **Other CRA Incentives**

#### **Land Donation**

The CRA has used the contribution of land to the developer on a variety of projects including Sixth Street Plaza, The MODCO project, The Shoppes on Arts Avenue. The Model Row Project market rate and affordable

housing in Dorsey Riverbend, and market rate and affordable housing by New Visions CDC /Bank of America Project in Sweeting Estates area.

**Park Impact Fees**

On a limited basis, the CRA has paid for City Park Impact Fees on residential projects including the Eclipse and Progresso Pointe Apartments.

**Housing Cost Write-down**

Between 2013 and 2015, a contribution of \$35,000 per unit was made for the construction of 4 market rate townhomes by De Angelo Development Corporation in the 700 block of NW 2<sup>nd</sup> Street.

**Infrastructure Support**

Neighborhood infrastructure support was provided in Sweeting Estates to induce new market rate single family home development by Bob Young Builders and Lennar Homes.

**Land Assembly**

Land assembly was use in for Riverbend Corporate Park where the land was sold to a willing developer at the cost incurred by the City/CRA.

**3. October 15, 2013 CRA Board Approval of CRA Incentive Program Modifications**

On October 15, 2013 the Board of Directors of the Fort Lauderdale Community Redevelopment Agency approved a five-year spending plan for the Northwest-Progresso-Flagler Heights community redevelopment area (NPF CRA). The spending plan document provides a forecast of future revenues and defined set up projects and priorities that will be executed over the next five years.

Included in their approval are re-tooled incentive programs with \$7M in CRA tax increment funding committed over the next five years, that when utilized properly will promote private sector investment in the area and create new jobs.

The NPF CRA financial incentive programs will provide an opportunity for property and business owners to consider when evaluating whether to making an investment in the redevelopment area. The following four incentive program have been recommended to be utilized over the next four years reducing the number of existing incentive programs

and offering a simpler menu of incentives to encourage private investment. The programs are outlined below:

- **Commercial Façade Renovation Program** – The Commercial Façade Program provides a grant for exterior improvements to properties within the NPF CRA district. The grant provides up to \$40,000 in grant funds for properties located on the Sistrunk corridor; and up to \$15,000 for properties in all other locations throughout the district.

**Success Of Program:** Since October 2013, the program has been used on Yacht Chandlers corporate headquarters, Jimmy Johns on Sistrunk, Home Magazine at 721 NE 3 Ave, and approved for Rechter Holdings at 913 NE 4 Avenue.

- **Property and Business Improvement Program** - The program provides funding for interior and exterior improvements for mixed-use or commercial projects. The maximum project award per application is \$200,000 or 40% of the total project capital investment, whichever is less. For properties not located on the Sistrunk corridor the maximum project award is \$100,000 or 20% of the total project capital investment, whichever is less.

**Success of Program:** Since October, 2013, the program has been used on Yacht Chandlers, Brooklyn Italian Ice at Shoppes on Arts Avenue and Rechter Holdings at 913 NE 4 Avenue.

- **Streetscape Grant Program** - The Streetscape Grant Program provides a grant to cover a portion of the public right-of-way improvements such as lighting, landscaping materials, sidewalks and encourages developers to incorporate sustainability when planning the improvements. Applications must be submitted prior to starting construction to be considered for this grant opportunity. The maximum grant amount per application is \$500,000 and will not to exceed 50% of the total costs of the streetscape improvements.

**Success of Program:** Since October, 2013, the program has been used on at Shoppes on Arts Avenue, the Manor at Flagler Village, the Edge in Flagler Village and approved for Rechter Holdings at 913 NE 4 Avenue

- **Tax Rebate Grant Program** – For projects that cannot generate enough return on investment for a developer to execute a development plan a rebate on tax increment revenue generated can be used to fill a project funding gap. The rebate would be limited to no more than five years.

**Success of Program:** Since October, 2013, the program has not been used.

#### 4. CRA Commercial Façade Renovation Program

- A. History and Authority:** On May 7, 1991 by Motion M-11, the Fort Lauderdale City Commission authorized creation of the Façade Treatment Program. The program was modified by Motion M-10 by the City Commission on February 4, 1997 and by Motion M-3 on July 19, 2001, On July 12, 2000 the Fort Lauderdale Community Redevelopment Agency (CRA) accepted administration of the program and a modification to the program. On July 19, 2005, the CRA authorized the Executive Director of the CRA or his designee to execute façade agreements. On October 115, 2013 by Motion (Item CRA-2), the CRA Board approved a modification to the program increasing the maximum grant to \$40,000 for properties along Sistrunk Boulevard/NE 6<sup>th</sup> Street and increasing the maximum grant for other qualified properties to \$15,000 at 80% of the improvement cost.
- B. Program Overview:** The CRA Façade Renovation Program is an incentive grant program available to businesses and property owners in the NPF CRA for the purpose of providing aesthetic improvements to the exterior of a commercial or mixed use buildings and sites.
- C. Eligible Expenses:** Eligible expenses for exterior improvements include labor and materials for:
- Facade reconstruction and architectural improvements
  - Painting and decorative surface elements
  - Door/window repair or replacement
  - Landscaping and irrigation
  - Parking and walkway resurfacing and installation of decorative pavers
  - Exterior wall, fascia, soffit repair (stucco, wooded replacement)
  - Mansard construction, raised parapet
  - Decorative walls and fences
  - Awnings
  - Signage
  - Other exterior improvements approved or recommended by program staff

Other eligible expenses include:

- Architectural and engineering fees, permits, application fees and related project expenses related to the exterior improvements and direct cost associated with satisfying the program requirements of the façade application.
- D. Eligible Participants:** Property owners and property tenants with property owner permission.
- E. Property Eligibility:** All commercially zoned property in the NPF CRA with uses approved by zoning as a permitted use or conditional use except for residential uses, adult uses as defined in the ULDR, tattoo parlors, massage parlor other than ancillary to a health club or beauty salon, liquor store or convenience store.
- F. Target Area:** Sistrunk Boulevard between NW 24 Avenue and N Federal Highway
- G. Grant Terms:** Target area property may receive a grant for up to 80% of the eligible expenses not to exceed \$40,000. Other eligible property may receive a grant for up to 80% of the eligible expenses not to exceed \$15,000. The CRA Board may consider funding limits greater at their discretion on a case by case basis.
- H. Construction:** All construction work must be performed by licensed contractors and appropriate permits shall be required.
- I. Other conditions:**
- Property listed for sale may not apply
  - No Façade Program improvements may commence without a fully executed Façade Program Participation Agreement between the Participant and the CRA.
  - Projects receiving grants for amounts greater than \$25,000 must be approved by the CRA Board or if applying for any combination of CRA incentive program funding which exceeds \$25,000.
  - Funding is provided on a reimbursement basis with at maximum of two reimbursements, one halfway through the project and the other at completion
  - Reimbursement payments shall be supported by appropriate invoices for material and services paid for by the participant for completed work. Final

payment shall not be made until permitted work has been inspected and approved by the CRA Director or his designee and the participant provides proof that the project building permit has been inspected and passed by the City's Building Official

- If the property is sold or lessee participant voluntarily vacates or terminates the lease of the property within one year of receiving their final façade payment, the participant must repay the CRA the full grant amount. If the property is sold or lessee participant voluntarily vacates or terminates the lease of the property within two years of receiving their final façade payment, the participant must pay the CRA fifty percent (50%) of the grant amount. Payment must be made within thirty (30) days of the date a conveyance document is recorded in the public records of Broward county or within 30 days of the lease of the property by the participant being terminated and shall carry the maximum legal interest beginning on the 30<sup>th</sup> day until paid.
- Participant must demonstrate to the CRA that any funds to complete the improvements on the property over and above the grant amount has been obtained.
- Work must commence within ninety (90) days of the date the Façade Participation Agreement is fully approved and be completed within one hundred and eighty (180) days of commencement.
- Participant must indemnify the City and CRA against any lawsuits and claims that may arise as a result of the participant participating in the Façade Program.
- Participant must carry Property and Liability Insurance at the limits recommended by the City of Fort Lauderdale Risk Management office.
- Participant must provide a complete Façade Program Application and all documentation as may be requested by staff.
- Projects must comply with CRA urban design guidelines and may be subject to review by Fort Lauderdale Planning Division design review and recommendations.
- The Façade Program benefits are contingent upon funding availability and CRA approval and are not to be construed as an entitlement or right of a property owner or applicant. Properties in the CRA areas are not eligible for funding when such funding conflicts with the goals expressed in the the CRA Strategic Plan, Implementation Plan or Community Redevelopment Plan.

## 5. Property and Business Investment/Improvement Program

- A. History and Authority:** On October 115, 2013 by Motion (Item CRA-2), the CRA Board authorized creation of the Property and Business Investment Program.
- B. Program Overview:** The CRA Property and Business Investment Program is financial incentive program that features a public sector real estate investment strategy that reduces the capital needs of viable projects and enhances the tax base with quality projects. It can be used for interior and exterior improvements for mixed use or commercial projects with the intent of encouraging property owners and small business owners to consider new construction, or undertake substantial rehabilitation of property. The program will help property owners in the area recruit tenants to the area by enabling lease agreement that are financially feasible by providing an aggressive public investment program. Funding takes the form of a forgivable loan. Targeted businesses include the following businesses and others identified in the 2008 NPF CRA Implementation Plan: Neighborhood Grocery Store, Drug Store, Clothing Stores, General Merchandise Stores, Family-Oriented Restaurants, Ice Cream Shops, Coffee Shops, Newspaper/Magazine Stand, Destination Retail, Art Studios, Creative Arts Business, Micro-Breweries, Professional Services, Small Theatres for Movie and Live Performances, Fish Market, Fitness Facility.
- C. Eligible Expenses:** Eligible expenses include comprehensive interior and exterior improvements for new construction and substantial rehabilitation that includes labor and materials for:
- Building construction, reconstruction and architectural improvements
  - Painting and decorative elements
  - Door and windows
  - Landscaping and irrigation
  - Parking and walkways including decorative pavers and other surface treatments
  - Exterior walls, fascia, soffit repair (stucco, wooded replacement)
  - Interior walls, framing, drywall, molding and paint
  - Roofing and Flooring
  - Decorative walls and fences
  - Awnings and signage

- HVAC
- Security Features
- Plumbing
- Electrical
- Sustainable and environmentally friendly building materials
- Bike racks, transit shelters and other pedestrian amenities
- Other improvements approved or recommended by program staff

Other Eligible Expenses Include:

- Architectural and engineering fees, permits, application fees and related project expenses related to the improvements and direct cost associated with satisfying the program requirements of the program application.

Other Requirements:

- Projects are encouraged to utilize industry recognized sustainable technologies as part of the construction program and seek LEED certification if feasible.
- Minor repairs, repairs that only address code violations and routine building maintenance repairs are not eligible for funding under this program.

- D. Eligible Participants:** Property owners and property tenants with property owner as co-applicant.
- E. Property Eligibility:** All commercially zoned property in the NPF CRA with uses approved by zoning as a permitted use or conditional use except for residential uses, adult uses as defined in the ULDR, tattoo parlors, massage parlor other than ancillary to a health club or beauty salon, liquor store or convenience store.
- F. Target Area:** Sistrunk Boulevard between NW 19 Avenue and N Federal Highway
- G. Grant Terms:** Target area property may receive a loan for up to 40% of the eligible expenses not to exceed \$200,000. Other eligible property may receive a loan for up to 20% of the eligible expenses not to exceed \$100,000.

**H. Construction:** All construction work must be performed by licensed contractors and appropriate permits shall be required.

**I. Other Conditions:**

- No program improvements may commence without a fully executed Program Participation Agreement between the Participant(s) and the CRA.
- All projects require approval by the CRA Board and review by the Northwest Progresso Flagler Heights CRA Advisory Board.
- Projects loans are provided on a reimbursement basis.
- Reimbursement payments shall be supported by appropriate invoices for material and services paid for by the participant for completed work. Final payment shall not be made until permitted work has been inspected and approved by the CRA Director or his designee and the participant provides proof that the project building permit has been inspected and passed by the City's Building Official.
- Funding shall be in the form of a forgivable loan secured by a first of second mortgage on the property and a note payable to the CRA.
- The Loan will be forgiven over a period of up to seven years as determined by the CRA Board, at the end of the loan period on the anniversary of project completion.
- The interest rate on the principal amount of the loan shall be zero percent (0%) per annum, except in the event of default.
- Payment on the principal amount of the loan less the amount which has been forgiven will not be required as long as the property is not sold, transferred or refinanced during the loan period or in the case of a lessee participant, if the lessee participant voluntarily vacates or terminates the lease of the property during the loan period, in which case the un-forgiven principal balance of the loan will be due and payable.
- Applicant must demonstrate a need for public funds, identify all funding sources equity, supported by copies of financial commitments from investors and banks (outlining terms and conditions), finance plan, sources and use document, a cash flow/operating statements that provides a projected schedule of money coming into the business and expenses that need to be paid, yearly cash flow projections for at least one year (three years preferable), development/capital budget taking into account all expenses for the project, estimated detailed development project schedule and project timeline.
- Applicant shall provide a Business Plan that outlines the company goals, purpose, mission and intended use of the proposed building

improvement(s), information on the company's proposed structure and well as qualification and backgrounds of key people, a comprehensive statement that sets out the management plan, financial position, obstacles and risk, target markets and a detailed narrative statement of the proposed development.

- Applicant must demonstrate how the intended project will remove blight, rehabilitate vacant or underutilized property, stimulate the creation of new retail business development and create jobs, detailing the number, type and salary of new full time and or part time jobs.
- Applicant must demonstrate how the intended project is consistent with the goals and objectives of the CRA redevelopment plans and increased the tax base of the property being developed.
- Applicant must demonstrate that the intended project uses high quality and environmentally friendly building materials and will provide a high level of sustainability in design and construction.
- Applicant must demonstrate that the intended project enhances the pedestrian environment, the public realm and provides transit and pedestrian amenities.
- Applicant must demonstrate support for the project from the civic or business association where the project is located.
- Participant must secure all zoning, site plan, permitting and other regulatory approvals prior to receiving CRA funding.
- The participant must secure a construction contract and contractor approved by the CRA prior to receiving CRA funding.
- A restrictive covenant must be filed with Broward County restricting uses of the property to those uses approved by the CRA unless otherwise approved by the CRA prohibiting residential uses, adult uses as defined in the ULDR, tattoo parlors, massage parlor other than ancillary to a health club or beauty salon, liquor store or convenience store for the loan period.
- Work must commence and be completed according to the project schedule approved by the CRA Board and be completed within twelve (12) months after CRA approval.
- Participant must indemnify the City and CRA against any lawsuits and claims that may arise as a result of the participant participating in the CRA Property and Business Investment Program
- Participant and its contractor must carry Insurance at the limits recommended by the City of Fort Lauderdale Risk Management office.
- Participant must provide a complete CRA Property and Business Investment Program Application and all documentation as may be requested by staff.

- Projects must comply with CRA urban design guidelines and may be subject to review by Fort Lauderdale Planning Division design review and recommendations.
- The CRA Property and Business Investment Program benefits are contingent upon funding availability and CRA approval and are not to be construed as an entitlement or right of a property owner or applicant. Properties in the CRA areas are not eligible for funding when such funding conflicts with the goals expressed in the CRA Strategic Plan, Implementation Plan or Community Redevelopment Plan.

#### **J. Scoring Criteria**

- The CRA Property and Business Investment Program shall use a project scoring form approved by the CRA Board. It will contain a maximum of 100 regular points and 40 bonus points. Projects must score a minimum of 70 points to be considered for funding. Score that receive less than 100 points will eligible for a proportional incentive with respect to the maximum award limit allowed under the program. Final project funding amounts will be determined by the CRA Board.
- A staff committee will be utilized to establish a concensus of the staff score for the participants application.
- Once a staff score is established for the project, the score along with staff analysis will be forwarded on to the NPF CRA Advisory Board for a recommendation for funding by the CRA Board.

### **6. CRA Streetscape Grant Program**

**A. History and Authority:** Originally approved on October 8, 2002 and limited to the Flagler Heights portion of the NPF CRA area, the Streetscape Investment Program has been re-tooled and approved by the CRA Board on October 15, 2013 to allow any project in the NPF CRA access to this program.

**B. Program Overview:** This program provides for a sharing of cost between the Participant and the CRA for eligible street improvement for projects in NPF CRA area. Depending upon the scope of the project, up to 50% of the cost of the streetscape construction within the public right-of-way may be funded with preference provided to mixed use projects. The maximum grant per application is \$500,000. Project that do not generate tax increment revenue however will be limited to a grant not to exceed the lesser of 40% of the streetscape improvement cost or \$250,000. Funding is contingent upon projects meeting eligibility criteria and availability of

funds. This project is funded on a reimbursement basis once a Certificate of occupancy is issued. The program is designed to help create a higher quality environment and sense of place. The streetscape improvements must comply with CRA design guidelines for a particular street. The project must demonstrate high quality urban and environmental design, significantly enhancing the public realm and be consistent with City, county and state requirement for roadway construction and design and the adopted City of Fort Lauderdale Complete Street Guidelines, the NPF CRA Community Redevelopment Plan, NPF CRA Implementation Plan and Downtown Master Plan (as applicable) and Fort Lauderdale Connectivity Master Plan. Projects should demonstrate sustainability and are encouraged to use LED lighting, bio swales, native and xeriscaped landscaping, solar reflective pavements, recycled material and other sustainable features. Preference will be given to projects that are connected to existing or funded streetscape elements.

**C. Eligible Expenses:** Eligible expenses include comprehensive street improvements in the public Right-Of-Ways adjacent to the project including pavement curbing, drainage structures, sidewalks, crosswalks, on-street parking, decorative pedestrian street lighting, street furniture, bus shelters, bicycle lanes and racks, signalization and signage, landscaping and related irrigation and other related street improvements as may be approved by the CRA Board in addition to surveys, engineering and landscape plans, permits and related application fees for the project.

**D. Eligible Participants:** Private sector businesses, property owners, developers, institutions or civic organizations undertaking a new construction or substantial rehabilitation project that includes streetscape improvements.

**E. Property Eligibility:** All property in the NPF CRA approved for commercial, multifamily or mixed use except for adult uses as defined in the ULDR, tattoo parlors, massage parlor (other than ancillary to a health club or beauty salon), liquor store or convenience store.

**F. Grant Terms:** Matching share grants may be eligible for a maximum of 50% of the streetscape construction cost within the Public right-of-way adjacent to the property to be reimbursed upon project completion once a Certificate of Occupancy is issued for the related development or improvement project.

**G. Construction:** All construction work must be performed by licensed contractors and appropriate permits shall be required.

**H. Other Conditions:**

- No program improvements may commence without a fully executed Program participation Agreement between the Participant(s) and the CRA.
- All projects require approval by the CRA Board and review by the Northwest Progresso Flagler Heights CRA Advisory Board.
- Project funds will be provided on a reimbursement only after project completion and upon submittal of all documentation showing the actual cost of construction of the improvements. The CRA will pay the reimbursement amount directly to the participant in one payment upon the participant notifying the CRA of project completion and submitting a bill to the CRA for the reimbursement amount due with all documentation required by the CRA for approval. Such approved reimbursement amount will be paid to the Applicant within 30 days..
- Payment will be made a a single reimbursement supported by appropriate invoices for material and services paid for by the participant for completed work and demonstration that the project has passed all related permitting approvals.
- The project must be developed in accordance with a schedule approved by the CRA and the Participant and can only be modified with CRA Board approval.
- Applicant must provide a detailed project budget and cost breakdown for streetscape Improvements and cost sharing for the project.
- Applicant must provide proof of ownership in the form of a deed or long term lease.
- Applicant must provide the total estimated project investment of the development or improvement project where the streetscape project is located, including current Broward County assessed value, new capital investment dollars and the total estimated new assessment value upon completion.
- Applicant shall provide the percentage of ownership equity relative to the total estimated project investment.
- Applicant shall provide a detailed narrative statement of the proposed development, improvements to the property, preliminary site plans, floors plans and improvement in the adjacent right-of-way.
- Applicant shall identify when estimated construction will begin
- Applicant shall indicate how the project will create jobs.
- Applicant shall provide tenant makeup.
- Applicant shall provide a resume of the developer and key personnel responsible for the project.
- Applicant shall provide business and financial information including business plan, pro forma, mortgage on the property, lease agreements,

letter of intent form lending institution(s) and partnership or ownership information with equity positions.

- Applicant must demonstrate how the intended project is consistent with the goals and objectives of the CRA redevelopment plans and increased the tax base of the property being developed.
- Applicant must demonstrate that the intended project uses high quality and environmentally friendly building materials and will provide a high level of sustainability in design and construction.
- Applicant must demonstrate that the intended project enhances the pedestrian environment, the public realm and provides transit and pedestrian amenities.
- Applicant must demonstrate support for the project from the civic or business association where the project is located.
- Participant must secure all zoning, site plan, permitting and other regulatory approvals prior to receiving CRA funds.
- The participant must secure a construction contract and contractor approved by the CRA prior to receiving CRA funds.
- Participant must indemnify the City and CRA against any lawsuits and claims that may arise as a result of the participant participating in the CRA Property and Business Investment Program
- Participant and its contractor must carry Insurance at the limits recommended by the City of Fort Lauderdale Risk Management office.
- Participant must provide a complete CRA Streetscape Grant Program Application and all documentation as may be requested by staff.
- The CRA Streetscape Grant Program benefits are contingent upon funding availability and CRA approval and are not to be construed as an entitlement or right of a property owner or applicant. Properties in the CRA areas are not eligible for funding when such funding conflicts with the goals expressed in the CRA Strategic Plan, Implementation Plan or Community Redevelopment Plan.

## **7. CRA Tax Rebate Grant Program**

**A. History and Authority:** Originally approved on November 14, 2000 by the CR Board as the REDA (Real Estate Development Accelerator) Program for projects over \$5 Million on October 8, 2002 this program has been retooled as the CRA Tax Rebate Grant Program as approved by the CRA Board on October 15, 2013 to allow any project in the NPF CRA access to this program.

**B. Program Overview:** This program provides for a return to the Participant of a portion of the ad-valorem tax increment revenue generated from the project after the project is placed into service from the taxing authorities of City of Fort Lauderdale, Broward County, The North Broward Hospital District and Children's Services.

**C. Eligible Participants:** Private sector businesses, property owners, developers, institutions or civic organizations undertaking a new construction or substantial rehabilitation project.

**D. Property Eligibility:** All property in the NPF CRA approved for commercial, multifamily or mixed use except for adult uses as defined in the ULDR, tattoo parlors, massage parlor (other than ancillary to a health club or beauty salon), liquor store or convenience store.

**E. Rebate Grant Terms:** Reimbursement grant limited to rebates for a maximum of five (5) years and set at a maximum rebate of 90% of the taxes paid with the rebate decreasing in 5% increments annually after the project is placed into service. The maximum rebate schedule would be:

- Year 1 – 95% of Taxes Rebated
- Year 2 – 90% of taxes Rebated
- Year 3 – 85% of Taxes Rebated
- Year 4 – 80% of Taxes Rebated
- Year 5 – 75% of Taxes Rebated

**F. Construction:** All construction work must be performed by licensed contractors and appropriate permits shall be required.

**G. Other Conditions:**

- No program improvements may commence without a fully executed Program participation Agreement between the Participant(s) and the CRA.
- All projects require approval by the CRA Board and review by the Northwest Progresso Flagler Heights CRA Advisory Board.
- Project funds will be provided on a reimbursement only. The CRA will pay the reimbursement amount directly to the participant in one payment annually for a maximum of five years based on submitting a bill to the CRA for the reimbursement amount due with all documentation required by the CRA for approval. Such approved reimbursement amount will be paid to the Applicant within 30 days..
- The project must be developed in accordance with a schedule approved by the CRA and the Participant and can only be modified with CRA Board approval.

- Applicant must provide a detailed project budget and cost breakdown.
- Applicant must provide proof of ownership in the form of a deed.
- Applicant must provide the total estimated project investment of the development or improvement project where the streetscape project is located, including current Broward County assessed value, new capital investment dollars and the total estimated new assessment value upon completion.
- Applicant shall provide the percentage of ownership equity relative to the total estimated project investment.
- Applicant shall provide a detailed narrative statement of the proposed development, improvements to the property, preliminary site plans, floors plans and improvement in the adjacent right-of-way.
- Applicant shall identify when estimated construction will begin
- Applicant shall indicate how the project will create jobs.
- Applicant shall provide tenant makeup.
- Applicant shall provide a resume of the developer and key personnel responsible for the project.
- Applicant shall provide business and financial information including business plan, pro forma, mortgage on the property, lease agreements, letter of intent form lending institution(s) and partnership or ownership information with equity positions.
- Applicant must demonstrate how the intended project is consistent with the goals and objectives of the CRA redevelopment plans and increased the tax base of the property being developed.
- Applicant must demonstrate that the intended project uses high quality and environmentally friendly building materials and will provide a high level of sustainability in design and construction.
- Applicant must demonstrate that the intended project enhances the pedestrian environment, the public realm and provides transit and pedestrian amenities.
- Applicant must demonstrate support for the project from the civic or business association where the project is located.
- Participant must secure all zoning, site plan, permitting and other regulatory approvals prior to receiving CRA funds.
- The participant must secure a construction contract and contractor approved by the CRA prior to receiving CRA funds.
- Participant must indemnify the City and CRA against any lawsuits and claims that may arise as a result of the participant participating in the CRA Property and Business Investment Program

- Participant and its contractor must carry Insurance at the limits recommended by the City of Fort Lauderdale Risk Management office.
- Participant must provide a complete CRA Tax Rebate Grant Program Application and all documentation as may be requested by staff.
- The CRA Tax Rebate Grant Program benefits are contingent upon funding availability and CRA approval and are not to be construed as an entitlement or right of a property owner or applicant. Properties in the CRA areas are not eligible for funding when such funding conflicts with the goals expressed in the CRA Strategic Plan, Implementation Plan or Community Redevelopment Plan.



## CRA INCENTIVES SUMMARY

### Facade Grant Recipients - Sistrunk Blvd

<b>Name</b>	<b>Location</b>	<b>Amount</b>	<b>Completed</b>
Roy Mizell	1291 Sistrunk	\$ 20,000	2012
Ivorys	2270 Sistrunk	\$ 20,000	2013
Jacobs Heritage	2012-14 Sistrunk	\$ 20,000	2013
Roy Mizell	2060 Sistrunk	\$ 20,000	2012
Ben Thomas	1574-80 Sistrunk	\$ 20,000	2012
George and Agnes Burrows (Burrows Electric)	1552 Sistrunk	\$ 20,000	2007
MODCO	1524 Sistrunk	\$ 20,000	2011
Maliinda McBride (Rays Beauty Salon)	1545 Sistrunk	\$ 20,000	2011
New Hope Church	1312 Sistrunk	\$ 20,000	2014
New Hope Church	1321 Sistrunk	\$ 20,000	2014
Carolyn Walker (Walker Grocery)	1217 Sistrunk	\$ 20,000	2007
Anthony Wright	1108 Sistrunk	\$ 20,000	2013
Bob Young Builders	1120 Sistrunk	\$ 20,000	2007
NW Properties I LTD	915 Sistrunk	\$ 14,718	2012
Mahyoub and Sons (Bass Market)	909 Sistrunk	\$ 20,000	2011
Beep Group Sistrunk, Inc (Jimmy Johns Sandwiches)	729 Sistrunk	\$ 16,695	2014
Jerry and Ella Carter (JAB Building)	1400 Sistrunk	\$ 20,000	2007
Flagler Warehouse I LLC	110 Sistrunk	\$ 20,000	2011
Zazook (Lucys Pizza)	1712 Sistrunk	\$ 20,000	2011
Angela Dawson	2221 Sistrunk	\$ 10,000	2013
CHDS, LLC - Chris Smith	2151 Sistrunk	\$ 20,000	In Progress

### Other Projects on Sistrunk That Received Incentives

Regal Development Inc -Smith Plaza (5 Yr Forgivable Loan- Forgiven 1/6/16)	733 Sistrunk	\$ 104,026	2011
NAACP Headquarters (CRA Owned) ( Lease -\$1/year till 11/7/25-Renovated Bldg)	1100 Sistrunk	\$165,000 Purchase 310,345 Renovation	2007 2010
EEC Group LLC - Midtown Comm Cntr (Land and 5 Yr Forgivable Loan -Forgiven 8/24/15)	1033 Sistrunk	\$ 300,000 Loan	2010
Sixth Street Plaza (Loans, Grants and CRA Lease)	900-914-930 Sistrunk	Property in Foreclosure Forgivable Loan -\$340,571 Low Interest Loan - \$57,619 Lease - \$96,000 Annually Loans - \$697,990 (3) Grant - \$70,154 Loan - 250,000 (contractor liens and taxes)	

MODCO (Forgivable Loan - Forgiven 1/1/17)	1530 Sistrunk	\$ 197,350	2012
Betty Soul Food (CDBG R - New Kitchen)	601 NW 22 Rd	\$ 170,000	2012
Angela Dawson (5 Yr Forgivable Loan - Forgiven 10/16/19)	2221 Sistrunk	\$ 17,499	2014
Shoppes On Arts Avenue (Land and Streetscape Grant)	701 NW 7th Ave at Sistrunk	\$ 150,106	2014

### Facade Grant Recipients - Other

Countney Case	1005 Broward Blvd	\$ 20,000	2006
Ehring Enterprises	118 NW 5 St	\$ 7,500	2006
Concept 3 Communications	540 N Andrews Ave	\$ 7,500	2007
Bliss Window and Screen	815 N Andrews Ave	\$ 7,500	2007
John and Jamie Baker	1015 W Broward Blvd	\$ 7,500	2007
Double P Properties	904 NW 9 Ave	\$ 7,500	2008
Nelson Zambrano	821 NW 1 Ave	\$ 20,000	2009
Double P Properties	910 NW 9 Ave	\$ 7,500	2009
Flagler Warehouse I LLC	525 NW 1 Ave	\$ 7,500	2010
Lin LLC	401 NW 7 Ave	\$ 7,500	2010
Majensue. Inc	704-710 NW 6 Ave	\$ 7,500	2011
Ram and Sons	810-20 NW 10 Terrace	\$ 7,500	2011
Flagler 500 LLC	508 NW 1 Ave	\$ 4,672	2011
Ram and Sons	806 NW 10 Terrace	\$ 7,500	2011
Flagler Warehouse I LLC	517 NW 1 Ave	\$ 3,331	2011
Ram and Sons	834 NW 10 Terrace	\$ 7,500	2011
US Solar Institute	913 NE 4 Ave	\$ 7,500	2012
Majensue. Inc	712-18 NW 6 Ave	\$ 7,500	2012
Jones Total Health Pharmacy	1150 W Sunrise Blvd	\$ 7,286	2012
Graphic Dynamics	735 NW 7 Terr	\$ 7,500	2012
The Pantry of Broward	610 NW 3 Ave	\$ 7,500	2012
Drew Breen	303 NW 1 Ave	\$ 7,500	2012
ABS Holdings	700 N Andrews Ave	\$ 7,500	2012
A & L All In LLC	713 NE 3 Ave	\$ 7,500	2012
Posh Properties	716 NE 2 Ave	\$ 7,500	2012
Flagler Warehouse I LLC	523 A NW 1 Ave	\$ 8,262	2013
Flagler 500 LLC	504 NW 1 Ave	\$ 6,639	2013
Flagler Warehouse I LLC	537 NW 1 Ave	\$ 7,500	2013
Flagler 500 LLC	506 NW 1 Ave	\$ 7,338	2013
Matthew Innes - Home Magazine	721 NE 3 Ave	\$ 15,000	2014
Flagler Warehouse I LLC	521 A NW 1 Ave	\$ 9,084	2014
Flagler Warehouse I LLC	523 B NW 1 Ave	\$ 9,263	2014
Samuel Hawes	719 NW 7 Terrace	\$ 5,621	2015
Samuel Hawes	721 NW 7 Terrace	\$ 5,735	2015
Yacht Chandlers	ID494234053800	\$ 15,000	Pending Payment
Yacht Chandlers	750 W Sunrise Blvd	\$ 15,000	Pending Payment
Brooklyn Italian Ice	560 NW 7 Ave	\$ 7,801	Approved 5-7-15

## CRA Incentive Recipients - Other

RD Flagler Village, LLC (Henry Square) (Streetscape Grant)	Parcel A Minto Fed PB 177, P 103 BCR	\$ 359,375	Pending Payment
Avenue Lofts, LTD/Flagler TIF Fund LLC (Annual TIF Payment) (Streetscape Grant) Avenue Lofts (Streetscape Grant) Foundry-Mill Lofts		\$ 1,711,630	2015
Flagler Junction LLC (Bamboo Flats) (Streetscape Grant)		\$ 230,681	2008
Brooklyn Italian Ice (Forgivable Loan)	560 NW 7 Ave	\$ 69,869	Approved 5-7-15
Reliance Progresso LLC-Broward Workforce Comm Inc -Progresso Pt Apts (Impact Fees)	619 N Andrews Ave	\$ 142,500	2011
CCB Development Corp (Land) - Dorsey Infill Home Project	Scattered Sites	NA	2006
Deangelo Development Corporation (Land) - Dorsey Infill Home Project	Scattered Sites	NA	2008
Housing Authority of Fort Lauderdale (Streetscape Grant) - Dixie Court Apts	Dixie Court Apts	338844	2010
Eclipse West Asso - Eclipse Apts (Park Impact Fees & Streetscape Grant)	307 NW 1 Ave Eclipse Apts	\$ 414,207	2010
Flagler Village Community Garden, Inc (Community Garden)		\$ 30,000	On Hold
Flagler Village Civic Association (Special Events)		\$ 40,000	In Progress
Flagler Ft Lauderdale Dev and Zom Flagler Village LP (Streetscape Grant)	Alexan Apts & 44 Flagler Apts	\$ 875,032	2010
Jefferson Place LP (Streetscape Grant)	Sole Condos	\$ 710,620	2005
Lin LLC (5 Yr Forgivable Loan- Forgiven 7/20/15)	405 NW 7 Ave	\$ 62,500	2010
Lannar Homes/Bob Young (Density Reduction/Infrastructure Support)	Sweeting Estates	\$158,000/\$800,000	2003
Sweeting Associates/New Visions CDC (Property Purchases)	Sweeting Estates	\$ 334,500	2003
Northwest Properties I Ltd (Streetscape Grant -NW Gardens I Apts)	NW Gardens I Apts	\$ 229,354	2014
Northwest Properties I Ltd (Reimbursement - Pocket Park Const).	Pocket Park/Sistrunk	\$ 135,000	2014
Flagler Village LLC (Streetscape Grant)	The Pearl at Flagler Village	\$ 451,707	2015
Rebuilding Together Broward City Inc. (Contribution)	Scattered Sites Home Rehab.	\$ 50,000	2014
Right Per. Development Group LLC (5 Yr Forgivable Loan - Forgiven 10/17/12)	401 NW 7 Ave	\$ 78,980	2007
Riverbend Corporate Park	Corporate Park	NA	2003

(Purchase of Property at Cost- \$6,450,000)			
Deangelo Development	4 Townhomes	\$ 140,000	2015
(Contribution \$35,000/unit)			
Sun Auto Tops		\$ 161,500	2008
(5 Yr Forgivable Loan - Forgiven12/18/13)			
Flagler Improvement Asso		\$ 100,000	Approved 2-17-15
(Marketing and Promotion Grant)			
FAT Village Arts District		\$ 8,000	2015
(Grant)			
Flagler Village Improvement Asso Inc		\$ 100,000	2005
(Marketing and Promotion Grant)			

5/6/2015

ITEM VI

FVCA

Funding

Request



**Board of Directors  
2015**

Camille Hansen  
*President*

Margi Nothard  
*Vice President*

Chad Scott  
*Treasurer*

Yelka Mikolji  
*Secretary*

Robert Larsen  
*Director*



Jeremy Earle  
Deputy Director, CRA  
City of Fort Lauderdale

July 16, 2015

Dear Mr. Earle,

Per your request please find the following backup documents from Flagler Village in regard to our funding request for Fiscal Year 2015/2016.

- Flagler Events - NPF CRA Sponsorship Budget
  - Budget and Funding
  - Calendar
  - Annual
  - Holiday
  - Arts
  - Sustainability
  - Budget Breakdown
- Increase in Neighborhood Exposure
  - Social Media Impressions and Engagement on Event Pages
  - Press Coverage
  - Event Awards

In January of this year we were granted an additional \$102,000 for events in Flagler Village. This amount was to cover infrastructure costs deemed necessary by the city of Fort Lauderdale and Broward County for 26 events to take place in Peter Feldman Park on NE 6th Street and NE 3<sup>rd</sup> Avenue. When this amount was granted to us we were told to provide information regarding metrics relating to the success of the events as well as how the events eliminate slum and blight per the CRA redevelopment plan. In addition it was talked about making these events self-sustaining through private sponsorship.

Attached you will find information regarding metrics and articles about the success of the events and how these events have helped to begin the elimination of slum and blight in our neighborhood.

In regard to sponsorship, since January, we have begun a campaign to seek out sponsors for these events. Like the CRA these potential sponsors want to see more than 6 events to help them determine the amount of dollars they would contribute to our cause. Businesses that have been approached are

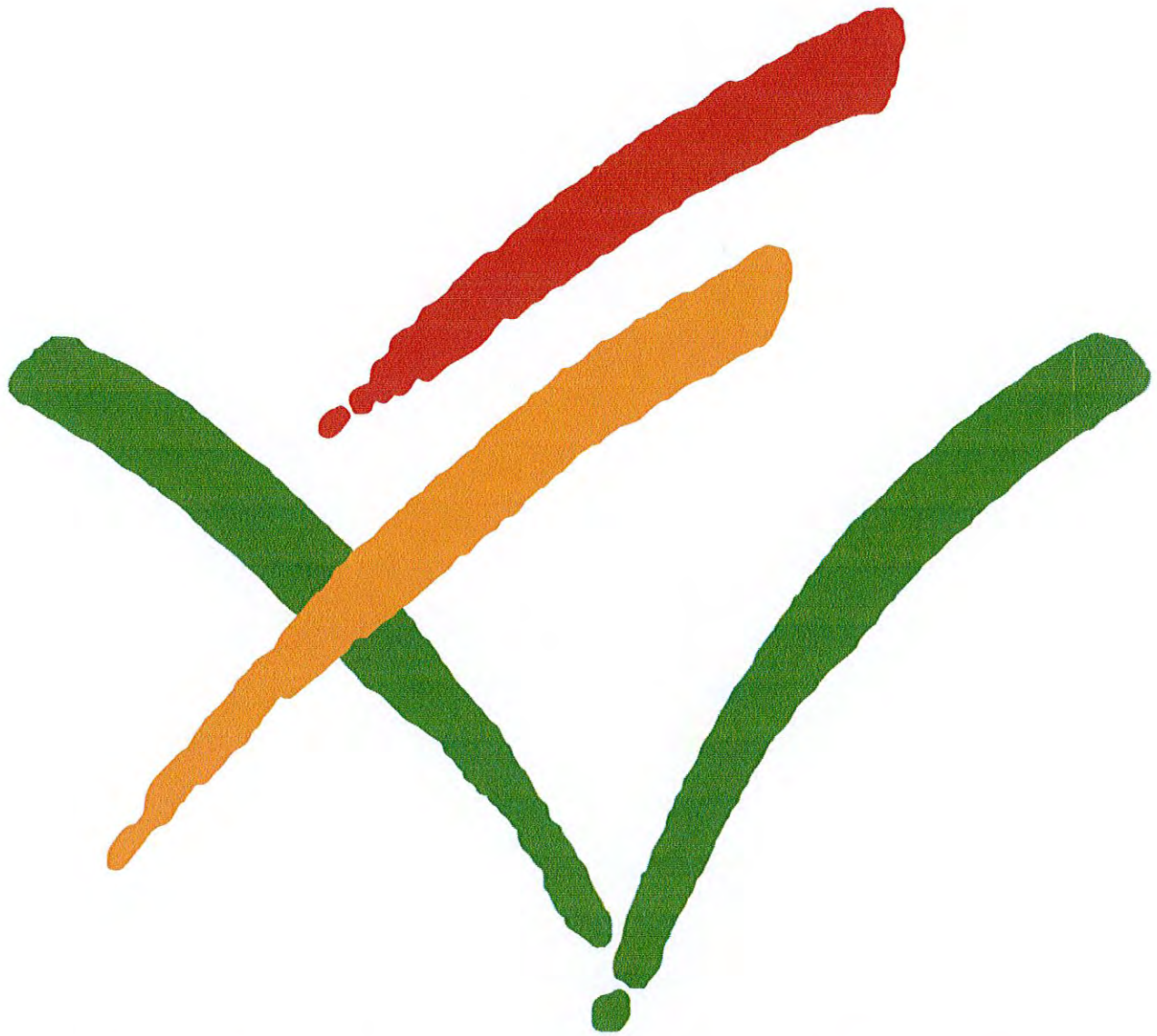
- FVIA – Flagler Village Improvement Association
- Autonation
- JM Lexus
- FPL
- Businesses and Developers Within Flagler Village

On July 22, 2015, there will be a complete presentation to the CRA Advisory Board given by Atlantic Studios, Inc., on our behalf. At that time the information given here will be expounded upon in full detail.

Regards,  
*Camille L. Hansen*  
Camille Hansen, President  
Flagler Village Civic Association



FVCA • Established 2005



**FLAGGLER  
VILLAGE**

**THE NEIGHBORHOOD. DOWNTOWN.**



## Annual

Annual 1 / Annual 2



Annual Night Owl Market Event Brand by Atlantic Studios, Inc.  
Location: Peter Feldman Park & Surrounding Streets  
More Info: [www.flaglernom.com](http://www.flaglernom.com)

Annual 1

- Frequency: Once a year • Set for 3rd Sat. in March
- NPF CRA Contribution Budget: \$19,200

Annual 2

- Frequency: Once a year • Set for 3rd Sat. in Sept.
- NPF CRA Contribution Budget: \$19,200

## Holiday



- Snow Owl Market Holiday Street Festival Brand by Atlantic Studios, Inc.
- Frequency: Once a Year in December
- Location: Peter Feldman Park & Surrounding Locations
- NPF CRA Contribution Budget: \$10,500
- More Info: [www.snowowlmarket.com](http://www.snowowlmarket.com)

## Arts

Monthly



- Name: Flagler Artwalk
- Frequency: 11 times a year • Last Saturday of every month (*No December*)
- Locations: Throughout Flagler Village
- NPF CRA Contribution Budget: \$3,600 per mo.
- More Info: [www.flaglerartwalk.com](http://www.flaglerartwalk.com)

## Sustainability

Monthly



- Name: Food In Motion Brand by Atlantic Studios, Inc.
- Frequency: 12 times a year • 2nd Friday of every month
- Location(s): Peter Feldman Park at Sistrunk Blvd. & NE 3rd Ave
- NPF CRA Contribution Budget: \$4,500 per mo.
- More Info: [www.flaglerfoodinmotion.com](http://www.flaglerfoodinmotion.com)

## Budget Breakdown - Flagler Events NPF CRA Sponsorship Contribution

Arts Monthly	Flagler Artwalk
-----------------	-----------------

**Total: \$39,600 (\$3,600 monthly x 11)**

The \$39,600.00 budget for this calendar of events is utilized to cover NPF CRA allowable expenses, including but not limited to:

- Infrastructure
  - Police Security
  - Parking Lot Security
  - Road Block
  - Signage
  - Transportation
    - Trolleys
- Staff
  - Trolley Hosts
  - General Staff

Careful documentation of all receipts and expenditure is submitted to CRA for approval, prior to reimbursements.

Sustainable Monthly	Food In Motion
---------------------	----------------

**Total: \$54,000 (\$4,500 monthly x 12)**

The \$54,000.00 budget for this calendar of events is utilized to cover NPF CRA allowable expenses, including but not limited to:

- Infrastructure
  - Police Security
  - Parking Lot Security
  - Road Block
  - Power Generators
  - Signage
  - Portable Toilets
  - Transportation
    - Trolleys
- Staff
  - Trolley Hosts
  - General Staff

Careful documentation of all receipts and expenditure is submitted to CRA for approval, prior to reimbursements.

<b>Holiday</b>	<b>Snow Owl Market: Holiday Street Festival</b>
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**Total: \$10,500, Annually**

The \$10,500.00 budget for this annual event is utilized to cover NPF CRA allowable expenses, including but not limited to:

- Infrastructure
  - Police Security
  - Parking Lot Security
  - Road Block
  - Power Generators
  - Signage
  - Portable Toilets
  - Transportation
    - Trolleys
- Staff
  - Trolley Hosts
  - General Staff
- Holiday Park Lighting

Careful documentation of all receipts and expenditure is submitted to CRA for approval, prior to reimbursements.

<b>Annual 1</b>	<b>Night Owl Market at Flagler Village: Street Festival</b>
-----------------	---

**Total: \$19,200, Annually**

The \$19,200.00 budget for this annual event is utilized to cover NPF CRA allowable expenses, including but not limited to:

- Infrastructure
  - Police Security
  - Fire / Paramedic
  - Parking Lot Security
  - Street Lighting
  - Road Block
  - Power Generators
  - Signage
  - Portable Toilets
  - Transportation
    - Trolleys
- Staff
  - Trolley Hosts
  - General Staff
- Main Stage
  - Audio Engineer
  - Sound System
  - Talent Lighting
- Live Music / Talent

Careful documentation of all receipts and expenditure is submitted to CRA for approval, prior to reimbursements.

**Total: \$19,200, Annually**

The \$19,200.00 budget for this annual event is utilized to cover NPF CRA allowable expenses, including but not limited to:

- Infrastructure
  - Police Security
  - Fire / Paramedic
  - Parking Lot Security
  - Street Lighting
  - Road Block
  - Power Generators
  - Signage
  - Portable Toilets
  - Transportation
    - Trolleys
- Staff
  - Trolley Hosts
  - General Staff
- Main Stage
  - Audio Engineer
  - Sound System
  - Talent Lighting
- Live Music / Talent

Careful documentation of all receipts and expenditure is submitted to CRA for approval, prior to reimbursements.

# **INCREASE IN NEIGHBORHOOD EXPOSURE**

- **SOCIAL MEDIA IMPRESSIONS & ENGAGEMENT ON EVENT PAGES**
- **PRESS COVERAGE**
- **EVENT AWARDS**

# EVENTS AS REAL ESTATE SELLING POINTS



**Price:** \$294,500  
**Loan Payment:** \$1,058/mo  
**Bedrooms:** 2  
**Bathrooms:** 2&1/2  
**Size:** 1,950 sqft  
**\$/sqft:** \$151/sqft  
**Type:** Condo/Townhouse  
**Year Built:** 2004  
**Lot Size:** 712  
**Days on Movoto:** 4 days  
**MLS#:** FX-1330211  
**Status:** Active

extra-large end unit townhouse in the heart of  
 Downtown Ft. Lauderdale\*just a few blocks  
 to Las Olas, F.A.T. Village Arts District, Flagler  
 Village, Urban market & garden, monthly food  
 truck festival (Food in Motion)\*all ages\*large  
 pets OK\*this amazing location is in high  
 demand! HOA includes alarm & master  
 insurance policy that covers exterior  
 maintenance, roof, all exterior insurance,  
 flood/hazard/windstorm\*Ok to lease ASAP

**MARK:** COVERED  
**DT:**  
**ESTR:**  
**ATTRFR:** N /  
**TRAC:**  
**DNST:** CBS  
**LOOR:** WOOD  
**DOMS:**  
**COL:** Y / HEATED

SF/FF: 0

**PARKING RESTRICT:**  
**LOTDS:**  
**VIEW:**  
**DESGN:**  
**WNDW:** BLINDS  
**ROOF:**

**ES:**  
**MS:**  
**HS:**

DINE:

PL: 20X40

SPA:

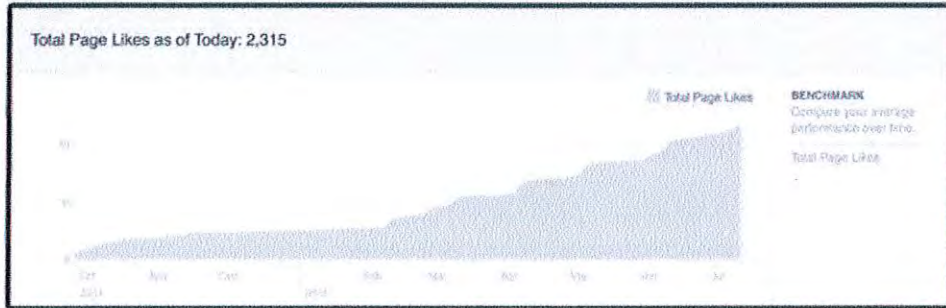
PETS: Y / 20+

**EM:** Super cool industrial chic corner loft in the heart of Fat Village. Wood floor, gas cooking, light filled. can be offered furnished. Pets upon owner approval.\$500 non refundable pet deposit.

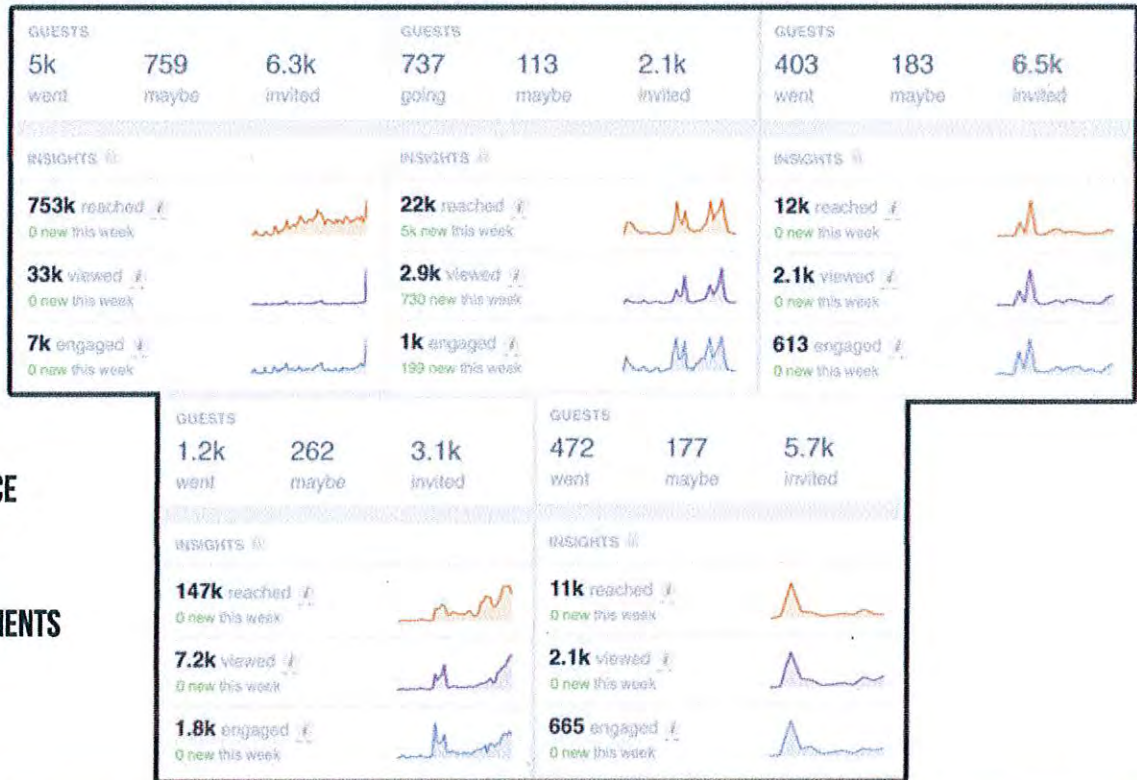
# SOCIAL MEDIA METRICS

## FOOD IN MOTION:

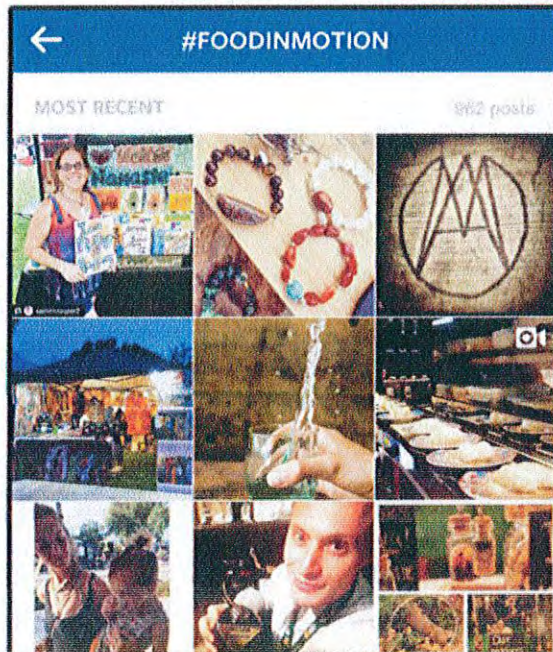
- 2,315 UNIQUE "LIKES" ON FACEBOOK PAGE IN 10 MONTHS.
- CONSISTENT RATE OF GROWTH



- 7,075 EVENT ATTENDANCE CONFIRMATIONS.
- 945,000 IMPRESSIONS.
- 11,078 UNIQUE ENGAGEMENTS (LIKES, COMMENTS).



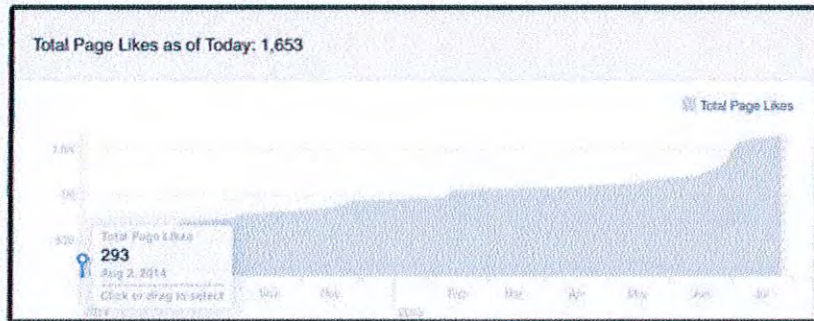
- 623 UNIQUE INSTAGRAM FOLLOWERS.
- 962 #FOODINMOTION USES.



# SOCIAL MEDIA METRICS

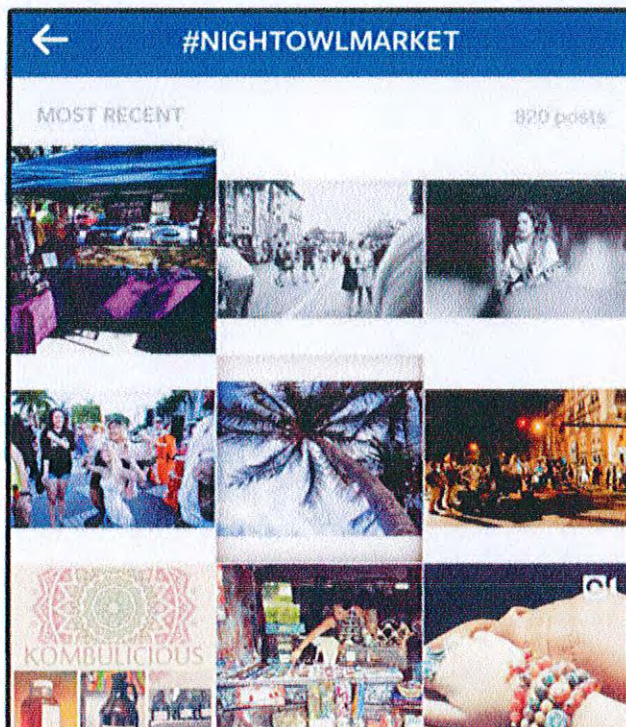
## NIGHT OWL MARKET

- 1,653 UNIQUE "LIKES" ON FACEBOOK PAGE IN 10 MONTHS.
- CONSISTENT RATE OF GROWTH



GUESTS			GUESTS			GUESTS		
2.5k going	363 maybe	5k invited	749 went	190 maybe	8.9k invited	403 went	183 maybe	6.5k invited
INSIGHTS			INSIGHTS			INSIGHTS		
185k reached 18k new this week			19k reached 0 new this week			12k reached 0 new this week		
13k viewed 787 new this week			3.6k viewed 0 new this week			2.1k viewed 0 new this week		
3.4k engaged 330 new this week			1k engaged 0 new this week			613 engaged 0 new this week		

- 3,718 EVENT ATTENDANCE CONFIRMATIONS.
- 216,000 IMPRESSIONS.
- 5,013 UNIQUE ENGAGEMENTS (LIKES, COMMENTS).



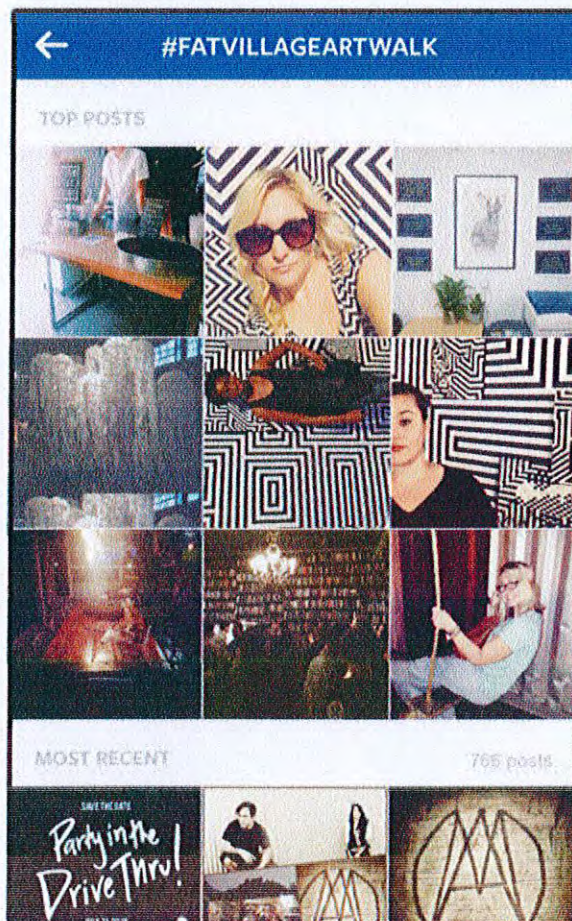
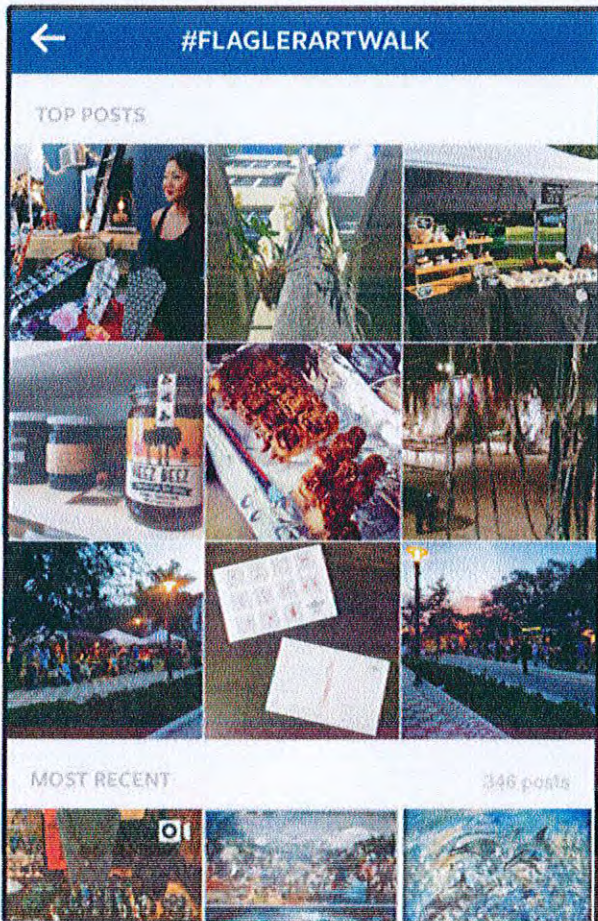
- 820 INSTANCES OF #NIGHTOWLMARKET ON INSTAGRAM.

# SOCIAL MEDIA METRICS

## FLAGLER ARTWALK

- 1,149 UNIQUE "LIKES" ON FACEBOOK PAGE IN 10 MONTHS.
- SIGNIFICANT RATE OF GROWTH WITH EVENT FUNDING.

Total Page Likes as of Today: 1,149



- 346 INSTANCES OF #FLAGLERARTWALK ON INSTAGRAM.
- 766 INSTANCES OF #FATVILLAGEARTWALK ON INSTAGRAM.

# **AWARDS**

- **FLAGLER VILLAGE'S MONTHLY SUSTAINABILITY EVENT, FOOD IN MOTION, WON "BEST FARMER'S MARKET" IN THE 2015 BROWARD PALM BEACH NEW TIMES.**

- **FLAGLER VILLAGE'S MONTHLY ART EVENT, FLAGLER ARTWALK, WON "BEST ARTWALK" IN THE 2015 BROWARD PALM BEACH NEW TIMES.**

# BEST FARMER'S MARKET

browardpalmbeach.com



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## BEST FARMERS' MARKET (2015)



### Food in Motion

SHARE THIS



Every town has at least one farmers' market. In West Palm Beach, it's a posh affair overlooking the Intracoastal. In Hollywood, Yellow Green Market is a tented, sprawling expanse of farmers, crafters, and food vendors. But Food in Motion is South Florida's only after-dark farmers' market. The monthly event, which takes place every second Friday, started in fall of 2014. Free and dog-friendly, Food in Motion is in the heart of Flagler Village, the burgeoning arts district that's also home to the FAT Village Artwalk and a growing number of third-wave coffee and beer bars like Laser Wolf. It's a farmers' market for a new generation that is creating this new downtown, and its mission is perfectly in tune with the ethos of the artists, musicians, and creative types who populate the area. So in addition to the fresh produce, there are food trucks, vegan vendors, gourmet baked goods, locally made products, and, let's not forget, free craft beer.

[flaglerfoodinmotion.com](http://flaglerfoodinmotion.com)

#### LOCATION DETAILS ▾

NE Sixth St. and Third Ave.  
Fort Lauderdale FL 33301



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**\$100 BOTTLE SPECIALS**

# BEST ARTWALK

## BEST ART WALK (2015)

### Flagler Art Walk

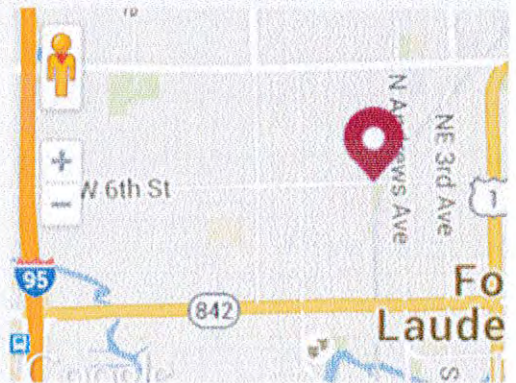
SHARE THIS



FAT Village generally gets all the credit in Fort Lauderdale. The enclave of warehouses has trendy kids, fancy film equipment, people paying insane rents, and nice defined borders. But the FAT is part of a bigger area that includes the so-called MASS District (for Music and Arts South of Sunrise; this area incorporates Laser Wolf and Jump the Shark), the Riverwalk Arts & Entertainment District, and Midtown. During the Flagler Art Walk on the last Saturday of each month, you can hop on a trolley and visit Glavovic Studios, Girls' Club, the Guild 5 Forty Five, and more — including the cool kids in FAT V.

#### LOCATION DETAILS ▶

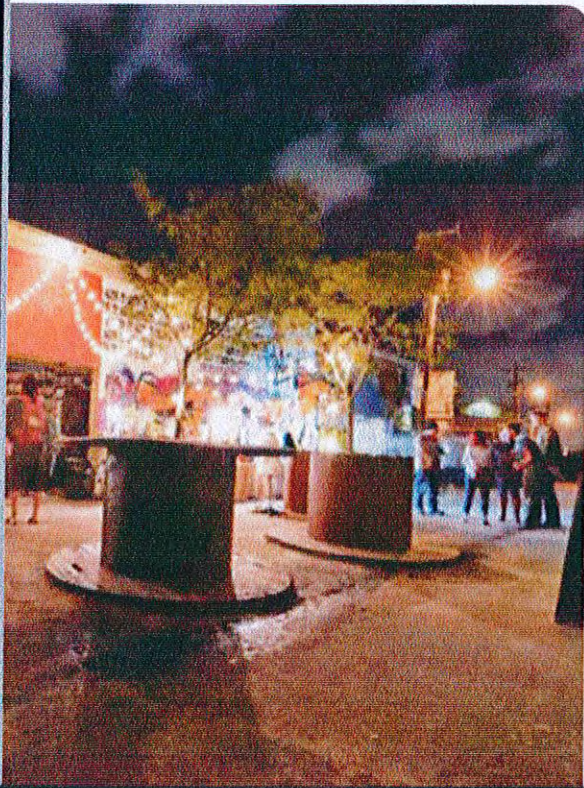
NW 5th St.  
Fort Lauderdale FL 33301



MORE AWARDS FROM THIS WINNER

# **PRESS COVERAGE**

**THE FOLLOWING ARE PRESS  
ARTICLES & WRITE-UPS ON  
EVENTS IN FLAGLER VILLAGE.**



## Flagler Village

Situated on the northern fringe of downtown Fort Lauderdale, Flagler Village has become the up-and-coming neighborhood, featuring cool events that attract the hip, locals in the know, and families alike. The monthly artwalks at FAT Village, the arts designated area of the village, seemingly draws a larger crowd each month. Venues like C&I Studios offer fun live-music nights, movie screenings, open mic nights, and a craft cocktail and beer bar.

Working artist studios fill the graffiti covered walls of FAT Village and are open to the public during artwalk. The mainstay Irish pub, Maguire's Hill 16, caters to locals while Laser Wolf serves up strictly craft beers, sake, and wine, but mainly craft beers to those looking for a low-key night. Flagler Village is home to an urban garden and multi-family housing, where various block parties are hosted such as Food in Motion, boasting a crew of food trucks, and craft nights like the Night Owl Market where artisans sell their wares.

Also, a newer stretch of blocks is taking hold where music and arts incubator, Jump the Shark (formerly known as the Bubble), hosts live music nights in and near the venue. Additional art studios and galleries like MAC Fine Art have called this place home, hosting events and fun times.



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## Food in Motion food market

in [Spotlight](#) — by [Eye On South Florida](#)



Downtown Fort Lauderdale is growing and changing and becoming such a dynamic, exciting, place to live and work. There is always something new happening to inspire creative thinking, community, and healthy lifestyle. Food in Motion is just one of the many amazing events happening downtown. Check them out, enjoy the experience and support our local community.

### About

Food In Motion is happening every second Friday of the month in Peter Feldman Park!

### Mission

Our mission is to foster community connectivity and to provide a platform for local producers & makers to share, sell and promote their small business operations.

### Description

Food In Motion is a monthly after dark, artisan food market!

## The New Cool Kid in Town

July, 2015

By:  
Becky Randel

Department:  
Features

Flagler Village has quickly emerged as Fort Lauderdale's hippest destination.

When a new neighborhood starts gaining attention, it's often due to a combination of purposeful planning and fortuity. In the case of Flagler Village in downtown Fort Lauderdale, the rise to cool has been a mixture of the city's dream for a live-work-play environment, the local arts community taking a first step, and the Great Recession (which led to great opportunity).

Flagler Village – roughly defined as the blocks just west of Federal Highway from NE Fourth Street to Sunrise Boulevard, began its transformation from seedy to hipster around 2008. When FATVillage (Flagler, Arts, Technology), a multi-block hub for artists of all kinds, created its monthly ARTWALK, foot traffic to the region quickly increased. Soon after, The Bubble (now known as Jump the Shark) launched a popular performance space and art gallery, and an edgy nightlife scene soon followed. Additional cafes, bars and shops hoping to tap into this new audience were able to take advantage of lowered rents when the recession hit, and the development of Flagler Village began to blossom.

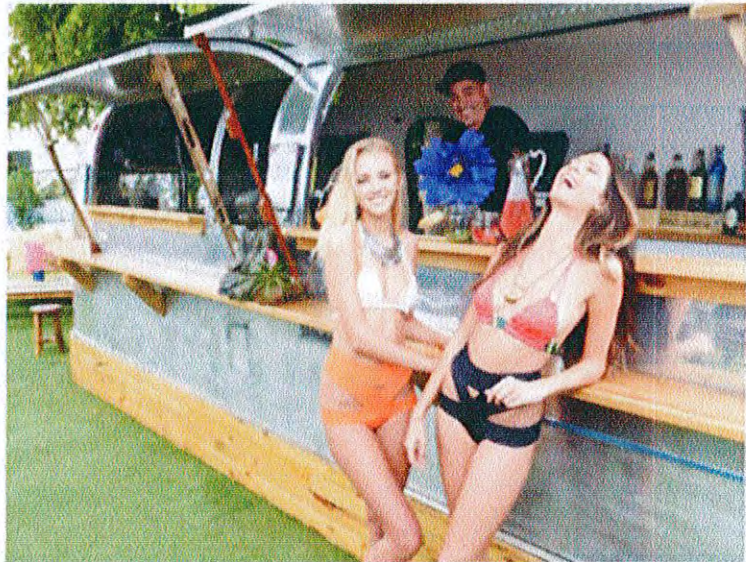
Now, with a growing residential population thanks to a few large apartment buildings (conveniently adjacent to downtown), everything from pizza joints to beer gardens have been popping up. "Our goal as a community is to make Flagler Village the best place to live, work and play," says Camille Hansen, president of the Flagler Village Civic Association. She calls the area, "a diversified community," and says the audience is "becoming very young and vibrant."

Recent openings include the 5,500-square-foot Mellow Mushroom, an Atlanta-based pizza chain with an artistic 1970s feel. The restaurant, already a hit since it opened in May, delivers stone-baked pizza, calzones, gluten-free items and 48 beer taps at the outside bar. May also saw the grand opening of Colada, a Cuban coffeehouse from the owners of the 30-year-old Miramar Bakery. The shop offers coffee and food in addition to a bottomless Sunday brunch, craft beer and an already-popular happy hour with specialty drinks and \$4 empanadas.

Arturo Pena of The Related Group, one of the first developers in the area, says, "At Related, we love becoming part of a neighborhood and helping make it better. When we had this opportunity to develop The Manor at Flagler Village, an entire city block of mixed-use space with frontage along Federal Highway, a Fresh Market across the street and the Wave trolley to take folks to Las Olas, we jumped on it. Having a slice of pizza at the Mellow Mushroom with my family last weekend really made me proud of helping create the great vibe in the Flagler Village neighborhood."

These days, ARTWALK is more popular than ever, while new outings like the thrice-yearly Night Owl Market – a festival fusing art, community and sustainability – as well as the twice-monthly food truck gathering, "Food in Motion," in Peter Feldman Park, continue to fuel the creative backbone of this community.

Probably the best example of the current vibe in Flagler Village, though, comes in the form of the new bar/beer garden/art gallery/event space, Rhythm & Vine. Started as a pop-up in late 2014 by David Cardaci and Derek Young (who originally partnered on a location of The Whole Enchilada), Rhythm & Vine now hosts a nightly rotation of food trucks and concerts. After a quick and organic growth, the partners set permanent roots in April of this year. "I would say within a month of diving into the project, we knew we were onto something bigger and better," says Young.



## Neighborhood Guide: Our Favorite Spots in Flagler Village

By Sean McCaughan | March 8, 2015 | [Lifestyle](#)

Flagler Village ramps up its art and creative appeal, and the neighborhood develops.



Girls' Club started the annual Art Fallout, Broward's largest art walk.

In a few years, Fort Lauderdale's Flagler Village, which encompasses FATVillage (for Flagler Art Technology), will be home to the All Aboard Florida passenger rail station, but it's already the center of Fort Lauderdale's increasingly less auto-dependent future. Today, it's a blossoming urban neighborhood of art and culture, not to mention beer, tacos, and an overall hip vibe. Fort Lauderdale, anyone?

**Best Night Out:** The former FATVillage Art Walk has merged with a neighboring art walk on Third Avenue to become the Flagler Village Art Walk, complete with a circulating trolley, on the last Saturday of each month from 7 to 11 pm.

**Don't Miss:** Food in Motion is a monthly nighttime farmers market taking place every second Friday of the month at Peter Feldman Park. Lots of food trucks show up, too. 310 NE Sixth St.

There is this misconception about crafty individuals – the one the not-so-crafty lot loves to perpetuate – of being the overachievers up at dawn's first light to whittle, can, collage, knit, refurbish, homebrew, and hit the markets before most of us have hit the snooze button for the third time. But there are plenty of DIY-inclined people who thrive mostly in the moonlit hours; check Saturday's Night Owl Market Street Festival for proof of their existence. The recurring Flagler Village market merges the do-it-yourself ethos of art, sustainability, community, and small business into one night with live art and music, pop-up shops, onsite crafting projects, and food in this fourth installment. There will be tree giveaways provided by the City of Fort Lauderdale, a build-your-own wildlife habitat for Fort Lauderdale residents, and a scavenger hunt provided by Mockingbird Trail. As for the market, the festival will be stocked with local business pop-up shops, vintage clothes and home goods, gourmet food trucks, frozen yogurt, veggie dogs, vegan cupcakes, and even artisanal dog treats.

*Night Owl Market Street Festival is from 5 to 11 p.m. with a free shuttle service to area parking and free admission at Peter Feldman Park, 310 NE Sixth St., Fort Lauderdale. There is even complimentary beer for those age 21 and older and picnicking options with an open playground for the kiddos. Visit [facebook.com/nightowlfestival](https://facebook.com/nightowlfestival)*

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THURSDAY JUL. 16, 2015

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GAMBLING



Gaining steam over the past six months, Chris Gaidry and Amanda Weiner's Food in Motion and Night Owl Markets have been pumping foot traffic, green markets and indie-craft goodness into Fort Lauderdale's Flagler Village. The 5-11 p.m. Friday Snow Owl Market switches to a holiday theme for its monthly marketplace at Peter Feldman Park (310 NE Sixth St.), with 15 food trucks, Christmas lights, caroling karaoke, a picnic in the park, and craft vendors selling vintage clothing and sweets. A shuttle will transport visitors parked in the free lot behind Sears Town. You'll want to queue up early at the free beer station, as lines are known to grow longer than those at Best Buy on Black Friday. Free.

[Facebook.com/FlaglerNOM](https://facebook.com/FlaglerNOM). (Picasa /)



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# FOOD IN MOTION

AA BY NICOLE DANNA

THURSDAY, NOVEMBER 13, 2014 | 8 MONTHS AGO



POPULAR LATEST



Bonnet House Lecture Series  
 4 months ago



On Friday, Food In Motion will host its second after-dark greenmarket in Peter Feldman Park. The mission: to foster community connectivity and provide a platform for local artisans and food growers to share, sell, and promote their small-business operations. From 5 to 11 p.m., enjoy this free monthly food lovers' event featuring fresh-picked organic produce, food trucks, vegan fare, gourmet baked goods, locally made products, and more. You'll also have a chance to meet local farmers, and learn more about urban farming in Fort Lauderdale. The event features a special "Night in the Park" and offers visitors a chance to sample some free beer (for those 21 years of age and older). That's right: free beer. Make sure to bring some cash for tips, though. They will be collected to raise funds for more exciting free stuff at future Food in Motion events, including free movies in the park, live music, trolleys for parking – and more free beer. Don't forget to bring a blanket or lawn chair, a few board games and it's an evening of South Florida food, drink, and fun. Food in Motion will take place Friday at Peter Feldman Park, located at 310 NE Sixth St., Fort Lauderdale. The event takes place the second Friday of each month, is free to the public. Visit [flaglerfoodinmotion.com](http://flaglerfoodinmotion.com), or call 954-785-7475. Fri., Nov. 14, 2014

## HAPPY HOLIDAY HEADS-UP

The **Snow Owl Market**, from the folks who bring you Night Owl Market and Food in Motion, is set to create a pop-up holiday marketplace on Dec. 12 in downtown **Fort Lauderdale**. From 5 to 11 p.m., you'll find displays by local artists, designers, sweets vendors, businesses and boutiques in **Peter Feldman Park** (310 NE Sixth St.), which will be decorated for Flagler Village's inaugural light-up event. There will be 15 food trucks on site, and **City Church** will offer live music and caroling karaoke, so bring your fah-lah-lah-lah-lah. Admission is free, there will be free beer for those 21 and older (while supplies last) and free parking (with shuttle service) at Sears Town. Info: [FlaglerNOM.com](http://FlaglerNOM.com).

Browser navigation bar with address: [southflorida.com](http://southflorida.com)

## STREET OWL

The free street festival known as the **Night Owl Market** will make its bi-annual return to **Flagler Village** in downtown **Fort Lauderdale** on June 20, an ambitious evening dedicated to the furtherance of "arts, community, sustainability and small business" ... and free beer, food trucks and local bands, if you're into that sort of thing. Among the bands confirmed is a favorite, **Rivers**. NOM happens 5-11 p.m. on Northeast Third Avenue, between Fifth and Seventh Streets, and **Peter Feldman Park** (301 NE Sixth St.). Free shuttle parking will be available. Info: [FlaglerNOM.com](http://FlaglerNOM.com).

# Weekend preview: The Night Owl goes electric

By Ben Crandell, SouthFlorida.com

SEPTEMBER 18, 2014, 11:51 AM

An organic, rebellious, off-the-grid scruffiness has always been one of the main attractions (along with the free beer) of the annual arty gathering known as Night Owl Market in Flagler Village. So when this year's invitation indicated the event's allegiance with the city of Fort Lauderdale and, even stuffier, Florida Power and Light, some concern was understandable.

But as you know from your history books, Dylan was even bigger and better after he went electric. Night Owl Market is headed in the same direction.

The fourth edition of NOM will return 5-11 p.m. Saturday as a full-fledged street festival, no longer confined to FAT Village warehouses, now running a quarter-mile along on Northeast Third Avenue from Fifth to Seventh streets, including Peter Feldman Park. The expanded footprint was made possible by the city of Fort Lauderdale, Flagler Village Civic Association and the Fort Lauderdale Community Redevelopment Agency.

With the extra space, there will be more of what you've come to expect from NOM, with more than 80 artists, crafters and small-business vendors, 20 food trucks, live music and kids' activities (Feldman Park has a great playground). The theme of community and how to nurture it will be even more apparent, with the debut of a green market with vegetables harvested from the nearby Flagler Village Farm and the presence of Drive Electric, a display of electric vehicles.

"It's a sustainability event, where we're trying to foster community involvement," says Chris Gaidry, 31, who organizes Night Owl Market with partner Amanda Weiner, 28 (also known for Indie Craft Bazaar and City-Wide Market). "Our first focus is the artists and vendors. We want to showcase the art and the culture of the area. And, of course, have fun. It's a festival."

Food trucks include Flour Power, Frankie Dogs, Joji Yogurt, Veggie Express, It's A Cubano B, 2 Jive Turkeys, Bite Gastrotruck, Cheeseburger Baby, Tacos Veracruz, Rum Cake Factory and Guiseppes Italian Sausage.

Live music will come from kids and Octo Gato.

The green market at NOM will be a precursor to a monthly second-Friday gathering that Gaidry and Weiner are planning for Feldman Park, with fresh vegetables grown in the community garden across the street, live music, beer and vendors. It will debut Oct. 10, Gaidry says.

The Drive Electric display (at Third Avenue and Seventh Street) will include test drives of cars such as the Cadillac ELR, BMW i3 and Nissan Leaf. Gaidry is also trying to secure a Porsche Panamera Electric, and says a Tesla will be on-site for viewing only. (NOM's trademark free beer won't flow until after the test drives, which will go from 5 to 8 p.m.)

A Fort Lauderdale native, Gaidry hopes that NOM helps introduce the uninitiated to a city that isn't just about vacationing on the beach and carousing on Himmarshee, a place of "art and culture, a whole other side of the city, downtown, that's really flourishing."

Such introductions may be a catalyst in unexpected ways. Gaidry says one meeting he had with an FPL representative involved a stroll in Flagler Village, where new condominiums are creating a city within a city.

"FPL showed some interest in helping to install some [electric vehicle] charging stations, and they're very interested in the Flagler Village Community Garden area as a location," Gaidry says. "That's kind of neat."

### Food in Motion Farmers' Market

Today, Food In Motion will host its after-dark green market in Peter Feldman Park. The mission: to foster community connectivity and provide a platform for local artisans and food growers to share, sell, and promote their small business operations. From 5-11 p.m., enjoy this free monthly food-lovers event featuring fresh-picked organic produce, food trucks, vegan fare, gourmet baked goods, locally-made products, and more. You'll also have a chance to meet local farmers, and learn more about urban farming in Fort Lauderdale. The event features a special "Night In The Park" and offers visitors a chance to sample some free beer (for those 21 years of age and older). That's right: free beer. Make sure to bring some cash for tips, though. They will be collected to raise funds for more exciting free stuff at future Food In Motion events, including free movies in the park, live music, trolleys for parking – and more free beer. Don't forget to bring a blanket or lawn chair, a few board games, and it's an evening of South Florida food, drink, and fun. Food In Motion will take place on Friday, November 14, at Peter Feldman Park in Fort Lauderdale. The event takes place the second Friday of each month, is free to the public, and takes place from 5-11 p.m. For more visit [flaglerfoodinmotion.com](http://flaglerfoodinmotion.com), or call 954-785-7475.



### AGAIN, FREE BEER

One of the gatherings that has helped define the new urban lifestyle taking root in downtown **Fort Lauderdale**, the free street festival known as the **Night Owl Market** makes its biannual return to **Flagler Village** on Saturday with creativity from local bands, artists and vendors, plus food trucks and free beer. NOM runs from 5 to 11 p.m. on Northeast Third Avenue, between Fifth and Seventh Streets, and in **Peter Feldman Park** (301 NE Sixth St.). Free shuttle parking will be available. Info: [FlaglerNOM.com](http://FlaglerNOM.com).

southflorida.com

### OWL GOES ELECTRIC

For your file of important things to do next month: The annual **Night Owl Market** returns to **Flagler Village** in Fort Lauderdale on Sept. 20. Befitting its burgeoning locale, NOM is expanding into a street festival along Third Avenue between Northeast Fifth and Seventh streets, including grassy Feldman Park. A celebration of local artists, designers and small businesses, the 5-11 p.m. event includes food, drink, live music, an artisan green market and, as ever, free beer for those 21 and older. Coinciding with **National Drive Electric Week**, there will be a fleet of electric vehicles to inspect and test drive. Before the free beer. Info: [FlaglerNOM.com](http://FlaglerNOM.com).

# VISIT THE VILLAGERS

AA

BY ABEL FOLGAR

THURSDAY, SEPTEMBER 25, 2014 | 10 MONTHS AGO



FAT (Flagler Arts and Technology) Village continues its ever-evolving conversation within Fort Lauderdale's cultural importance. The four-block area continues to be a perfect storm of like-minded individuals and profitable entities of the advertising, social media, artistic, graphics, and film varieties with a solid peripheral cadre of eateries and bars, creating a well-rounded destination point. The numbers continue to swell for the monthly art walks, held on the last Saturday of each month, and though a bit congested at times, they're always worth the trouble. This month's edition will feature a pop-up gallery from landscape architecture, urban design, and planning firm Cadence and installation artist Ashley Nardone titled Urban Swamp. This particular install, which will occur during the art walk and be on display until the November walk, is an integration of Nardone's passion for Florida's ecosystems, in particular the wetlands, and Cadence's mission of engaging communities through a juxtaposition of contemporary art and design within living environments. For this mixed-media installation, "Each work is a fusion of organic and man-made, exploring the coexistence of established plant life and urban development," something Floridians can relate to. The FAT Village Arts District Artwalk starts at 7 p.m. Saturday and goes till 11 at the corner of NW First Avenue and NW Fifth Street and one block in each direction in Fort Lauderdale. Call 954-760-5900, or visit fatvillage.com. Sat., Sept. 27, 7 p.m., 2014



aroundtownmagazine.com

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[www.pompanobeachfl.gov](http://www.pompanobeachfl.gov)

#### 04 - FAT Village ArtWalk

+ Flagler ArtWalk

Last Saturday of the month, 6 pm - 11 pm

17 NW 5th Street (Corner of NW First Avenue and NW Fifth Street) + NE 4th Avenue, Fort Lauderdale

Each month, as many as 1,000 people descend on the vibrant and ever-growing arts community.

Trolleys take visitors around Flagler Village, FATVillage and NE 4th Avenue. In addition to the varied collection of art, guests can also enjoy great food, music, street performers, face painters, and more.

exhibition and competition presenting works from established and emerging artists. The "ArtBRAVO!" exhibit runs January 7-30. The Gallery Reception & Award Presentation is January 15, from 6-8pm; signature wines will be paired with a selection of cheeses and sinful chocolate creations. [www.artserve.org](http://www.artserve.org)

#### 03 - 1310 Gallery (Sailboat Bend)

1310 SW 2nd Court, Fort Lauderdale

The 1310 Gallery aka Sailboat Bend Artist Lofts is a 37 unit artists' community. Each month a different resident artist curates and produces a month long art exhibit. Openings are the 3rd Saturday of the month and the last Saturday of the month during the Flagler Village Artwalk.

#### 02 - Timpano I

450 Las Olas Blvd  
954.462.9119

[www.timpanochc.com](http://www.timpanochc.com)

Timpano's offers cuisine with a collection of pastas, with styl



SHOW CAPTION ▾

4 / 31

By Ben Crandell, SouthFlorida.com

OCTOBER 10, 2014, 11:56 AM

**A**h, autumn... The season of slightly cooler air, coolers of beer and the chilly hand of the undead. Here's a fearless look ahead...

Chris Gaidry and partner Amanda Weiner, veteran curators of local cool, will introduce a nighttime version of their popular Food in Motion event, a shop-drink-eat-local gathering 5-11 p.m. Friday at Peter Feldman Park (310 NE Sixth St.) in downtown Fort Lauderdale's Flagler Village.

Gaidry, 31, and Weiner, 28, are best known for the craft festivals that fly the flags of Indie Craft Bazaar and City-Wide Market, each a celebration of a local and hands-on aesthetic. Their most recent endeavor was an expanded Night Owl Market that took over Third Avenue in Flagler Village.

Food in Motion (inaugurated last year at Holiday Park) includes live bands, food trucks, dozens of local vendors and fresh produce from the nearby Flagler Village Garden. Oh, and free beer. And free admission and free parking.

The event is scheduled to take place the second Friday of the month, but Gaidry says they hope there is demand among a growing downtown population to do it more often.

"Both of us were born and raised here. You always get the feeling that Fort Lauderdale is sort of transient, or South Florida as a whole is transient, and we're trying to change the paradigm a little bit," Gaidry says. "There are whole lot of people who are invested in the city, that aren't just here for the weekend or the season."

Gaidry says events such as Night Owl Market and Food in Motion fit with other efforts to improve the quality of life downtown. He envisions the fit, youthful citizenry moving into new residential buildings nearby making the green market part of their routine.

"We want to build a city that's sustainable, that's easy to get around, with projects like the Wave ... things that will bring us up to speed, so it's not just a vacation town, it's place that has art and culture," he says. "If we keep working on it, it's going to be amazing."

Info: [Facebook.com/FlaglerFoodInMotion](https://www.facebook.com/FlaglerFoodInMotion).

### Food in Motion

What's better than a slew of food trucks for the foodie at heart? How about some free beer, free admission and free parking? Thanks to Food in Motion (located at Peter Feldman Park at 310 NE Sixth St. in Fort Lauderdale), attendees can enjoy artisan food and a green market at 5 p.m. instead of waking up at the crack of dawn, when these markets usually take place in the morning. Indulge in the healthy food so you don't feel too guilty about guzzling those brews down. This happens the second Friday of every month. Visit their [Facebook](#) page.



Thu., Jul. 16, 6:45pm

TICKETS

Experience Offer

Thu., Jul. 16, 6:45pm

TICKETS

SLIDESHOWS

VIDEOS

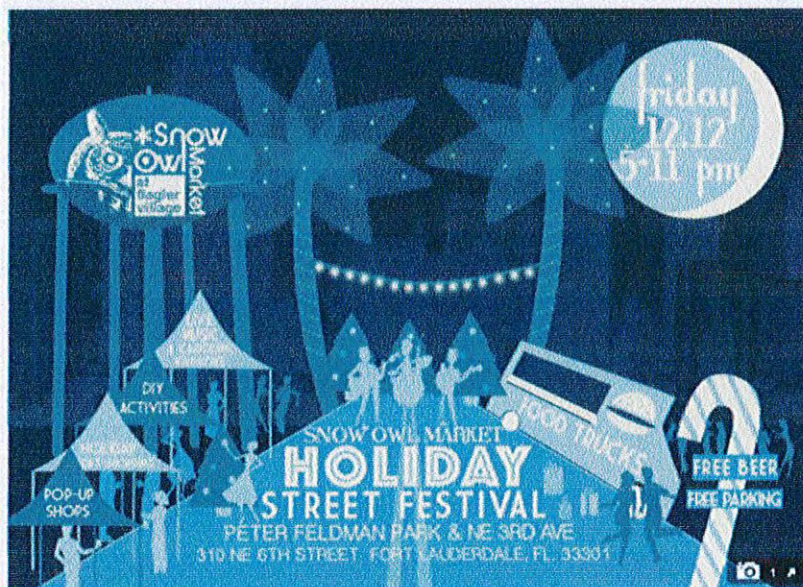
MORE SLIDESHOWS >

At this point, Flagler Art Technology Village's art walk on the last Saturday of the month has become one of the best monthly offerings in Broward's rapidly rising art scene profile. This art walk is the first of the year and should be an enormously joyous time for the fine folks who make the village a daily reality, since they will now be focusing their energies on using that cool 80 grand they were awarded by the Knight Arts Challenge this past December. This money will go toward expanding operating hours in their 10,000-square-foot warehouse, the Projects space (a popular fixture during the art walks), as well as accommodating some staffing needs and more ambitious programming features like panel discussions. FAT Village was one of four Broward recipients from the total of 47 awarded, and while all were deserving of the award monies, FAT Village gets extra kudos for its role in revitalizing Fort Lauderdale's art cred. This "village" has truly become the "heart" of downtown with its eclectic mixture of creative types, businesses, and artists. Its proximity to the Museum of Art Fort Lauderdale and to Las Olas Boulevard has cemented the community and blurred the lines formerly separating the fringe from the institutional. The fun runs from 7 to 11 p.m. and is primarily located in the area surrounding the village's 17 NW Fifth St. address and the general vicinity of the neighborhood, downtown, and NE Fourth Avenue. Call 954-760-5900, or visit [fatvillage.com](#).  
Sat., Jan. 31, 2015

## SNOW OWL MARKET

AA

THURSDAY, DECEMBER 11, 2014 | 7 MONTHS AGO



The Snow Owl Markey will feature a pop-up gift market, Flagler Village's inaugural light up event, and plenty of festive Christmas lighting and decor. There will also be more than 15 food trucks on site and tons of high quality green market vendors. Live music & activities are also planned.