

ITEM II

DRAFT MINUTES

3/23/16

DRAFT
MINUTES
NORTHWEST PROGRESSO – FLAGLER HEIGHTS
REDEVELOPMENT ADVISORY BOARD
FORT LAUDERDALE
100 NORTH ANDREWS AVENUE
8th FLOOR CONFERENCE ROOM
MARCH 23, 2016 – 3:30 P.M.

Cumulative Attendance
May 2015 - April 2016

<u>Members Present</u>	<u>Attendance</u>	<u>Present</u>	<u>Absent</u>
Steve Lucas, Chair	A	9	1
Ella Phillips, Vice Chair	P	10	0
Jessie Adderley	P	8	2
Leann Barber	P	9	0
Sonya Burrows	P	10	0
Ron Centamore	P	9	1
Alan Gabriel	P	7	2
Mickey Hinton	A	4	5
John Hooper	P	9	2
Dylan Lagi	P	9	1
Steffen Lue	P	3	0
Dev Motwani (arr. 3:46)	P	5	0
Jacqueline Reed (arr. 3:56)	P	6	1
Scott Strawbridge	P	10	0
John Wilkes (arr. 3:45)	P	8	2

Currently there are 15 appointed members to the Board, which means 8 would constitute a quorum.

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

Staff

Jonathan Brown, Northwest CRA Manager
 Bob Wojcik, Planner III
 Sandra Doughlin, DSD/ECR
 Thomasina Turner-Diggs, Project Coordinator
 Monique Damiano, Public Information Officer
 Mona Laventure, Recording Secretary, Prototype, Inc.

Communications to City Commission

None.

I. Call to Order / Roll Call

Vice Chair Phillips called the meeting to order at 3:36 p.m. and roll was called.

II. Approval of Minutes from February 24, 2016 Regular Meeting

Mr. Lagi noted a correction on p.3, paragraph 3: even with the approval of the City Manager as CRA Executive Director, he felt it would be best for the By-laws to present an option for either the City Manager or another individual to hold this position.

Motion made by Mr. Gabriel, seconded by Mr. Lagi, to approve [as corrected]. In a voice vote, the **motion** passed unanimously.

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

V. Slum & Blight Definition – Jonathan Brown

Mr. Brown explained that he wanted to ensure the Board is aware of the legislative intent of CRA funds as a means to eliminate slum and blight. Projects and activities funded by the CRA must address this legislative goal. From a Staff perspective, this means if a proposed or recommended activity cannot show an intent to eradicate slum and blight within the CRA, Staff must advise the Board that the activity does not meet the legislative intent of use of CRA funds.

Mr. Brown continued that for this reason, he has reviewed CRA projects, some of which have been recommended but are not yet underway, to ensure that these projects address the required legislative intent. If they do not, they may be brought back to the Board to make sure they tie into the elimination of slum and blight. He concluded that he will keep this requirement in mind when reviewing projects as they are proposed.

VI. Proposed New Incentives Program – Discussion – Jonathan Brown

Mr. Brown recalled that at the February meeting, there was discussion of adjustments or enhancements to current incentive programs. Suggestions from the Board, as well as from the community, were considered when drafting changes to these programs. He advised that questions regarding these incentives would be discussed at today's meeting, and if the Board feels it is necessary, they will be revisited in April in order to make sure the right changes are being made. The intent is for the programs to meet the needs and desires of individuals and groups that live and do business within the CRA.

Ms. Barber asked if individuals or businesses who meet the qualifying criteria for these programs would be provided with immediate access to funding, or if they must then go through another approval process. Mr. Brown explained that some programs or activities allow for immediate funding, while other programs that control larger amounts of money may need to come before the Advisory Board or even the CRA Board. He

clarified that façade, rehabilitation, or down payment assistance programs are not intended to come back before either advisory body.

Mr. Brown advised that the incentives presented are based on requests the CRA has received in the past, as well as discussions with Board members who felt past incentives were insufficient to stimulate projects.

Mr. Strawbridge commented that the proposed streetscape program refers to a focus area but does not describe or define this area. Mr. Brown clarified that this area includes Sistrunk Boulevard from 24th Avenue to the FEC Railway. He also noted that the Board may wish to expand this focus area.

Ms. Burrows recalled that at the February 24, 2016 meeting, it was stated that the Board would discuss budget items and the amended CRA Plan at the March meeting. Mr. Brown confirmed that these discussions would be held at the April meeting.

It was determined that the Board would hear the scheduled streetscape funding request from Quantum at Flagler Village at this time.

III. Streetscape Funding Request – Quantum at Flagler Village – Prime Group

Mr. Wojcik advised that Quantum at Flagler Village is requesting the maximum grant of \$500,000 through the streetscape program, which may provide up to 50% of the cost of improvements in the public right-of-way. The total cost of the proposed improvements is \$1,768,000, of which the requested funds would comprise roughly 28%.

Quantum at Flagler Village is a mixed-use project including a nine-story Marriott Courtyard Hotel, 337 luxury apartments, and 25,000 sq. ft. of ground floor retail. Proposed streetscape improvements include 22 on-street parallel parking spaces, decorative pedestrian lighting, tree grates with uprights, sidewalks, curbing, and utilities. The project area runs along Federal Highway from NE 5th Avenue to NE 7th and 8th Streets. It includes roughly 80% of all properties within the block. Improvements will be made along Federal Highway, NE 5th Avenue, and NE 7th and 8th Streets. NE 5th Terrace was shifted, including utilities, in order to accommodate the project.

The project has gone through the Development Review Committee (DRC) process and is estimated to be worth \$86 million when developed. It could bring in up to \$900,000 annually in tax increment revenue. Mr. Wojcik concluded that Staff recommends approval of the request.

Jim Dupre, representing the Prime Group, provided background information on the company, which is privately held and has developed projects in Sarasota, Marathon, Largo, and other Florida communities. He advised that their development typically

includes features that are above and beyond the requirements of individual brands, such as Marriott Courtyard.

Jorge Cepero, also representing the Prime Group, showed a PowerPoint presentation on the project, which includes a rooftop pool and street-level retail on 7th and 8th Streets. Mr. Dupre noted that the Prime Group has significant experience in developing mixed-use projects that have included hotels, condominiums, and churches.

There have been a number of requests from the Flagler Village community, including outdoor space and pedestrian engagement. The project will emphasize its frontage on 5th Terrace, which was relocated to accommodate the development. The building also includes a second frontage facing 5th Street. Sidewalks will be from a 7 ft. minimum to 20 ft. in some areas. A covered area allows pedestrian access to storefronts on the first floor.

Mr. Cepero continued that water and sewer utilities must be moved in order to relocate 5th Terrace. The roadway will be developed with appropriate width and drainage on both sides. Improvements include landscaping, sidewalks with pavers, benches, additional parking, and street and landscape lighting. More lighting will be added on Federal Highway as well to make the project pedestrian-friendly. Mr. Dupre emphasized the attention to community input during the development of the project.

Mr. Strawbridge asked what had drawn the Prime Group to invest in the Flagler Village area. Mr. Dupre replied that the Group has been watching the area redevelop, adding that he felt it can grow into one of the most popular areas within Fort Lauderdale.

Mr. Wilkes requested more information regarding the elements of the project that exceed the minimum requirements for the plan. Mr. Dupre noted the sidewalk pavers, landscaping, lighting, and overall capacity required by relocation of 5th Terrace. Mr. Cepero added that the extra width of the roadway is also an upgrade, as it provides a more pedestrian-friendly space that will attract customers for tenants. He also cited the landscape lighting, planters, and seating as amenities.

Mr. Strawbridge asked if the Prime Group has obtained financing for the project and whether or not that financing is contingent upon a contribution from the CRA. Mr. Dupre replied that CRA funding would constitute an important part of the project's financing, which has not yet been finalized. The project is expected to break ground within 30 days of issuance of the building permit. It is estimated that construction of the apartments will take roughly 18 months to two years to construct. The hotel can be constructed within one year.

Ms. Barber asked if an impact analysis has been done with regard to flood management, which is an issue in the area. Mr. Dupre stated that the City has reviewed

all aspects of the project. Mr. Cepero added that rainfall drainage is not allowed to flow onto the streets or other properties, but must be managed on-site.

Mr. Strawbridge observed that the project's development pattern will be different from past projects, including a base floor that is at least 1 ft. higher than previous developments, due to changes in flood regulations. Mr. Dupre added that the pedestrian lighting is required by the Florida Department of Transportation (FDOT). Mr. Lagi pointed out that streetscapes on US-1 are very dark at night, even along previously developed properties. Mr. Dupre stated that FDOT will not allow certain types of lighting, including street poles, in this location; however, 134 additional lights are provided throughout the project, including uplights on US-1.

Motion made by Mr. Gabriel, seconded by Mr. Lagi, to approve the grant as requested.

Mr. Strawbridge requested that Mr. Brown comment on how the project specifically meets the requirements of the CRA's goal to eradicate slum and blight. Mr. Brown read from a document stating the legislative intent of CRAs, clarifying that an area affected by slum and blight meets the following criteria:

- Constitutes a serious and growing menace;
- Injurious to the public health, safety, and welfare of residents;
- Contributes to the spread of disease and crime;
- Constitutes an economic and social liability, decreasing tax base and revenues;
- Impairs sound growth;
- Retards provision of decent housing accommodation;
- Aggravates traffic problems and traffic hazards.

He concluded that projects and activities that receive CRA funding must address one or more of the above items, and must meet the goals of the CRA Plan.

Mr. Wilkes noted that CRA contributions are intended to fund improvements over and above City requirements. He reviewed the cost worksheet for the project, stating that some improvements, such as underground water and sewer improvements and utilities, do not meet this criterion, while others, such as pavers and landscaping, are demonstrably above and beyond what is required by the City. He concluded that the project meets the criteria of the current streetscape program, and suggested that any revisions of this program include greater detail on the features the Board hopes to see in response to incentives. He concluded that the project will clearly have a very positive effect on tax revenue.

In a voice vote, the **motion** passed 12-1 (Ms. Barber dissenting).

The Board returned to the discussion of revised incentive programs, with Mr. Brown noting that the revised Commercial Façade Improvement Program clearly states the intent behind the program and identifies an area of focus in which better terms for the

program will be offered. He advised that the revised program would increase the funding available to a maximum \$125,000, taking costs, parking, pedestrian activity, and the shade canopy into consideration. This may require applicants to move windows and doors. If the project is not located within the primary focus area, the CRA may fund up to 90% as recommended by the CRA Board.

Mr. Brown continued that if the project is considered to be unique, it would come before the Board for approval. Within the focus area, the CRA may provide 100% funding of projects, with additional requirements for job creation and/or retention, restrictive covenants, and forgivable loans.

Mr. Strawbridge felt the Board should be able to recommend the percentage of funding provided, which could be up to 100% within the focus area. He also recommended a dollar threshold for Staff's ability to grant funds, and that the Board be made aware of any awards that are pending or have been made at every meeting. He pointed out that there has not been a consistent manner for the Board to keep track of grant funds issued in recent years. Mr. Brown agreed with these suggestions.

Vice Chair Phillips asked if there could also be a way for the Board to track employment stimulated by various projects. Mr. Brown replied that programs from the U.S. Department of Housing and Urban Development (HUD) allow up to \$35,000 for every job created and maintained, which would allow the Board to tie the amount of assistance to the number of jobs created. Staff can monitor programs to confirm job creation.

Mr. Motwani asked how much money the programs were capable of allocating in a given year. Mr. Brown stated that \$7.56 million is available in tax increment financing (TIF) revenue; however, these funds are also used for debt service and administrative and other costs.

Ms. Barber asked if businesses that have already participated in the existing façade improvement program could also apply for the revised program. Mr. Brown replied that these programs may not be limited if the CRA did not place earlier restrictions upon them, especially if the façade assists with redevelopment in the area.

Mr. Gabriel continued that he was not comfortable with Staff making most of the funding decisions for the program, as he believed the Board should review projects and determine whether or not they should be funded. Mr. Brown pointed out that Housing and Community Development Staff makes rebuilding decisions that do not require City Commission approval, with the exception of projects that come up mid-year. He advised that this allows for more timely spending of funds and prevents the City Commission from spending time reviewing projects that do not require additional approval. This allows the Commission to review projects that qualify for additional approval.

Vice Chair Phillips requested clarification of how the appropriate level of review for projects would be determined. Mr. Brown replied that if a façade project meets the established criteria, he would not seek to bring it before the Board; however, projects applying for significantly more funds through the streetscape or business improvement programs would be presented to the Board for approval.

Mr. Gabriel pointed out that this would allow businesses that received funds through the façade grant program in the past to apply year after year if they wished. He added that the maximum façade grant of \$125,000 is a significant amount, and noted that there is a history of residents questioning the CRA's function and spending.

Mr. Centamore also expressed concern with the possibility that previous recipients of façade grants could apply for additional funds through the proposed program. Mr. Wojcik noted that the original maximum grant for this program was \$20,000, which increased to \$40,000 in 2013.

Mr. Wilkes agreed that any allotments provided through the façade program, and perhaps all funding programs, should come before the Board. He suggested that using a consent agenda format could be useful, as members would have the option of pulling an item for additional discussion. He emphasized the importance of taking into account the restrictions and issues that may be raised by Board members. He also spoke in favor of establishing a time limit between applications in the event that previous recipients reapply to the program. Mr. Brown confirmed that Staff may place any restrictions the Board wishes on this and other incentive programs.

Mr. Strawbridge also agreed that most applications should come before the Board, adding that any applications approved by Staff alone should have a low dollar threshold. He recalled the Board's governance issues in the past and asserted that they should not be revisited. He also advised that Staff should make sure projects come before the Board in a timely manner.

With regard to local hiring, Mr. Strawbridge pointed out that while the Board has given a great deal of funding to developers, in the past they have not asked questions about those developers' hiring practices. He characterized this as a missed opportunity, and encouraged Mr. Brown to apply his HUD expertise to these projects in a way that will affect not only developers but the City's pre-approved contractors as well.

Mr. Brown noted that contractors for façade improvements up to \$125,000 do not typically need to hire new staff; however, he agreed with Mr. Strawbridge's proposal that new contractors could be added to the City's approved list, including women- and minority-owned businesses. He felt a local hiring requirement would be more appropriate for other incentive programs.

Ms. Burrows commented that few businesses in the Sistrunk area have applied to the façade program. She did not feel restricting the program from previous applicants would be a useful requirement, as the funds offered by previous iterations of the façade improvement program were very low and may have covered only one small improvement, such as repainting. She concluded that the revised program, which includes physical renovations to property, would be very different from previous façade programs.

Mr. Lagi requested more information on how a reimbursement program would function. Mr. Brown explained that if a business uses a City-approved contractor, CRA funds could be used to pay contractors directly without reimbursement, as some businesses may not be able to afford cash up front to make improvements. He further clarified that contractors must apply to the approved list and must have appropriate financial capacity to complete projects.

Ms. Barber stated that she did not feel it was productive to restrict the greater benefits of the program to a single area of focus, such as providing 100% of funds to businesses in the Sistrunk area but limiting the amount for which these businesses may apply. Mr. Brown advised that this could be done if it is the will of the Board. He explained that the lesser threshold of \$75,000 appears to be sufficient for most of the work the CRA would like to see done in that area. Ms. Barber concluded that she would be in favor of making more, not less, overall funding available to businesses in the focus area.

Ms. Reed requested clarification of whether or not previous grant recipients would be able to apply to the program again. Mr. Brown reiterated that the Board should maintain the requirements of the previous façade improvement program, although he noted that once the City has provided financial assistance with rehabilitation of housing, they do not assist the same client until the period of restrictive covenant has expired. He explained that a restrictive covenant holds property owners to certain business maintenance standards within a set term, such as five years. Mr. Brown concluded that if there were no requirements prohibiting re-application in the previous façade program, it may not be appropriate to institute these requirements in the new program.

Vice Chair Phillips agreed that properties should be considered on a case-by-case basis. Mr. Brown asserted that the program would be willing to assist every eligible business on Sistrunk Boulevard, provided they meet the requirements of the CRA Plan and the elimination of slum and blight.

Mr. Strawbridge suggested that determining if a façade grant applicant has previously received funding should be part of Staff's due diligence when bringing that applicant's request before the Board. He pointed out that new plans for improvements may be entirely different from previous plans. Vice Chair Phillips requested that a list of previous façade improvement program recipients be provided to the Board members. Mr. Brown cautioned, however, that denying applications for improvements, particularly within the

focus area, would be of no benefit to the CRA. He felt a “blank slate” approach to the program would be best, as the vision for Sistrunk Boulevard in previous years may differ from the current vision.

Mr. Centamore agreed that the CRA should provide assistance wherever possible, and recommended taking steps to speed up and streamline the application and approval processes. Mr. Brown agreed this was one goal of the revised programs, but noted the importance of maintaining the appropriate documentation to support funding decisions in the event of an audit.

Vice Chair Phillips asked if the Board felt they should take action today on the revised programs presented to them. Mr. Brown emphasized that there is no pressure on the members to make a decision today if they wished to review the programs further. He noted that the programs must ultimately be approved by the CRA Board as well as the advisory board members. There was agreement among members to take additional time to review the programs further and discuss them the following month.

Motion made by Mr. Strawbridge to send [the documentation] back to Staff and look at it again next month, and ask Staff to take the Board’s comments into consideration and come back with an updated draft that tries to incorporate some of those comments.

Mr. Brown recommended that instead of providing an updated draft, the Board should work with the document further and then incorporate the members’ comments before the program is presented for approval. Ms. Burrows suggested that members send their comments to Mr. Brown’s office via email before discussing the Item further on next month’s Agenda.

Mr. Strawbridge **withdrew** his **motion**.

IV. Tiger Grant Opportunity for NW 7th Avenue – TAM

Vice Chair Phillips advised that Item IV would not be heard at today’s meeting.

VII. Communication to CRA Board

Vice Chair Phillips reported that Board and Committee training will be held on May 19, 2016, at Hagen Park from 8:30 a.m. to 3:30 p.m. Registration is required and closes on May 13. She requested that this information be sent to all Board members.

VIII. Old / New Business

Mr. Brown noted that a continued discussion of incentive programs would be placed on the April Agenda. He asked if the Board wished to have a budget discussion at this meeting as well, or if the members preferred to discuss the budget at another time.

There was consensus that the discussion could begin at the April meeting and be continued at a later date.

Mr. Brown concluded that the April Agenda would also include a discussion of the progress of the Wave Modern Streetcar as an informational Item. Mr. Strawbridge stated that while he is supportive of the Wave, he would like the Board to have a more general discussion about transportation, such as a discussion of mass transit within the CRA. He recalled that representatives of the Downtown Fort Lauderdale Transportation Management Association (DFLTMA) made a presentation at a recent Board meeting regarding changes to their route within the CRA, and asked if funds have been allocated to this agency.

Mr. Brown replied that money has been allocated to the DFLTMA, but is currently on hold, as the Board did not vote to approve the allocation. He noted that the CRA Board has approved this funding. The DFLTMA is currently not receiving any funding from the CRA, although funds were set aside for them, and the route has not been modified as previously presented to the Board. Mr. Brown added that transit funding must also be tied to the elimination of slum and blight in order to meet CRA requirements. It was determined that follow-up on the DFLTMA would be placed on a future Agenda.

Annemarie Sorrell, representing the Mosaic Group, showed a PowerPoint presentation and provided a handout to the members. Mosaic is still waiting for its proposed branding changes to go before the CRA Board before they may be officially launched. Mr. Brown advised that the item is on the CRA Board's April 5 Agenda.

Ms. Sorrell continued that the Mosaic Group has met with each neighborhood, as well as with CRA Staff, to discuss concerns related to marketing and communication. A Mosaic team member will attend monthly meetings to meet with a Flagler Village communications committee and gather information prior to events, initiatives, or new development or retailers. This will help Mosaic promote that information on the CRA website. Based on the proposed advertising budget, funding could be provided to have an individual assist this committee with day-to-day communications. The Mosaic Group has also met with the Progresso Village Civic Association and is working to develop information for the upcoming newsletter.

A business improvement event is scheduled with other cities, and they hope to include the Fort Lauderdale Village District in the event, which includes meeting with local, regional, and national developers. A tour of the area is planned for Friday, April 22, 2016.

Ms. Sorrell continued that a draft invitation to Small Business Week has been prepared and will be marketed to local businesses as soon as possible. A kickoff event is scheduled for May 5, followed by a small business conference. For Small Business

Saturday, a central location would be designated at Sistrunk Park to highlight small businesses within the community.

She concluded that Mosaic has submitted a nomination for the Urban Land Institute Project of the Year Vision Award, and will cover the unveiling of a historical monument for inclusion in the newsletter. Board members were asked to attend the April meeting for a group photo.

Monique Damiano, representing the City's Public Affairs Office, stated that she is seeking nominations for Citizens' Recognition Awards, which recognize citizens who achieve exceptional things for the betterment of the City. The awards include Citizen of the Year, Distinguished Citizen, and Honored Founder. Nominations are due April 15, 2016, and may be made at www.fortlauderdale.gov/ccr.

IX. Adjournment

There being no further business to come before the Board at this time, the meeting was adjourned at 5:52 p.m.

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

[Minutes prepared by K. McGuire, Prototype, Inc.]

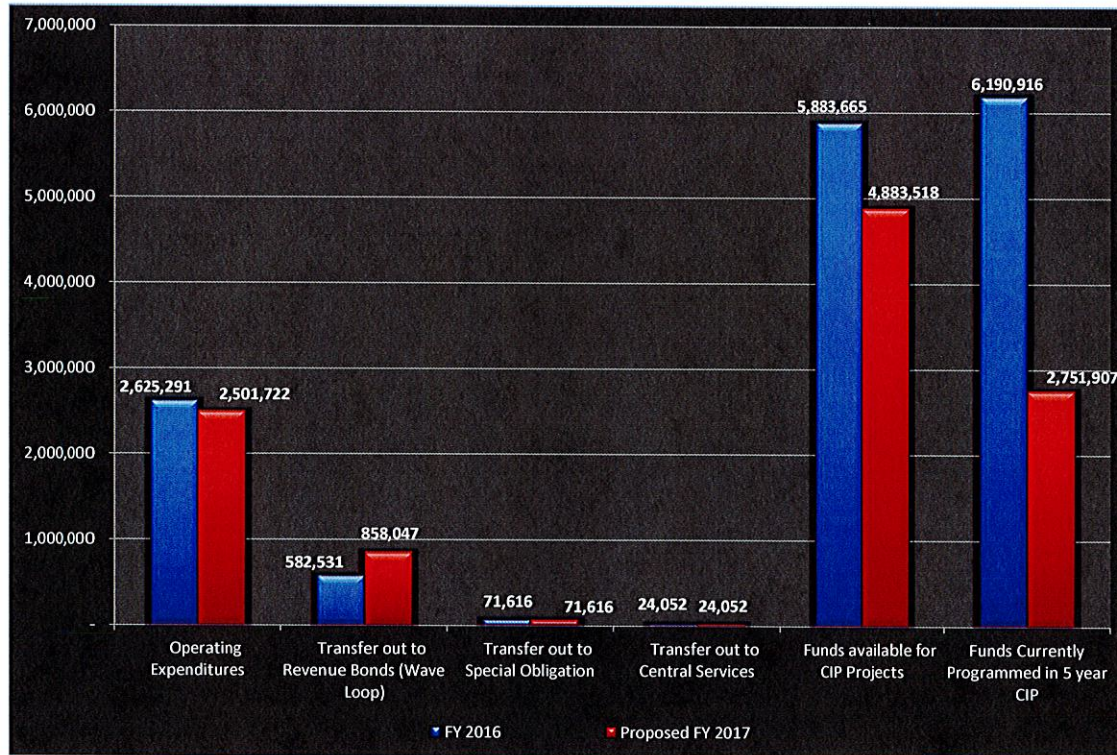
ITEM III (a)

Monthly Financial Report

NPF CRA FINANCIAL REPORT AS of March 1, 2016

EXPENDITURES	FY 2016 ADOPTED BUDGET	Proposed FY 2017 BUDGET	Change in \$	% Change
Summary by Category				
Operating Expenditures	2,625,291	2,501,722	(123,569)	-4.7%
Transfer out to Revenue Bonds (Wave Loop)	582,531	858,047	275,516	47.3%
Transfer out to Special Obligation	71,616	71,616	-	0.0%
Transfer out to Central Services	24,052	24,052	-	0.0%
Funds available for CIP Projects	5,883,665	4,883,518	(1,000,147)	-17.0%
Total Operating Expenditures	\$ 9,187,155	\$ 8,338,955	\$ (848,200)	-9.2%
Funds Currently Programmed in 5 year CIP	6,190,916	2,751,907	(3,439,009)	-55.5%
Total	\$ 15,378,071	\$ 11,090,862	\$ (4,287,209)	-27.9%

The following chart shows the comparison of NPF FY 2016 Adopted Budget vs Proposed FY 2017 Budget



CIP Funds unspent as of August 20, 2015	\$ 10,536,733
CIP Funds Programmed FY 2016	\$ 6,190,916
Total CIP Project funds for NPF CRA	\$ 16,727,649

Northwest Progresso Heights PROJECTS / Fund - 347
Community Redevelopment Agency

Project #	Description	BUDGETED FY 2016	FUNDS SPENT	Transfer fr. 10150.347	Encumb.	BALANCE as of 4/21/2016
P11487	NW 9 Avenue Enhancement Project	\$ 2,000,000.00	\$ 1,153,431.00		\$ -	\$ 846,569
P11485	NW Neighborhood Improvements	\$ 1,692,850.00	\$ 1,236,391.00		\$ -	\$ 456,459
P11988	Fat Village Corridor Improvements	\$ 600,000.00	\$ 1,435.00		\$ -	\$ 598,565
P11989	NPF CRA Wireless Camera & Wi-Fi	\$ 300,000.00	\$ 9,425.00		\$ -	\$ 290,575
P11818	Flagler Drive Greenway Phase 2	\$ 269,250.00	\$ 207,593.00		\$ -	\$ 61,657
P11849	Property Purchase Dorsey Riverbend	\$ 50,000.00	\$ 28.00		\$ -	\$ 49,972
P11608	2010 NCIP River Garden/Sweet Monument	\$ 35,000.00	\$ -		\$ -	\$ 35,000
P11796	2012 NCIP River Garden Sweeting PK Improve	\$ 35,000.00	\$ -		\$ -	\$ 35,000
P11956	2014 NCIP River Gdns Perimeter Priv Wall	\$ 35,000.00	\$ -		\$ -	\$ 35,000
P11941	Flagler Village Community Garden	\$ 30,000.00	\$ -		\$ -	\$ 30,000
P11705	2011 BCIP Midtown Bus Asn Wayfindings Sign	\$ 15,000.00	\$ 14,400.00		\$ 240.00	\$ 360
P09295	NW 7/9 Avenue Connector	\$ 16,787.00	\$ 2,307.00			\$ 14,480
P12096	Sistrunk Enhancement PH II - Underground Utilities	\$ 1,000,000.00	\$ -			\$ 1,000,000
P11486	Progresso Neighborhood Improvement - under construction	\$ 982,351.00	\$ 234,004.00		\$ 748,347.00	\$ -
P11740	Infill Housing Contributions	\$ 415,000.00	\$ 140,000.00		\$ -	\$ 275,000
P10150	Business Incentives	\$ 2,434,363.00	\$ 138,895.00		\$ -	\$ 2,295,468
P10665	General Façade Program	\$ 1,548,472.00	\$ 249,685.00		\$ -	\$ 1,298,787
P11990	Community Outreach	\$ 168,299.00	\$ 109,999.00		\$ -	\$ 58,300
P12166	Off-Street Parking	\$ 250,000.00	\$ -		\$ -	\$ 250,000
P11986	NPF CKA Street Improvement Grant	\$ 363,245.00	\$ -	\$ 329,503.00	\$ -	\$ 692,748
P10932	BCIP Flagler Village Improvements 2004/05	\$ 332,000.00	\$ 376.00		\$ -	\$ 331,624.00
P12116	Carter Park Renovations	\$ 250,000.00	\$ 205,319.00		\$ 10,050.00	\$ 34,631.00
P12097	New Carter Park Senior Center	\$ 2,100,000.00	\$ 7,667.00		\$ -	\$ 2,092,333.00
P11987	Mizell Center Upgrade	\$ 966,716.00	\$ 98,302.00		\$ -	\$ 868,414.00
P10448	6 ST/Sistrunk Streetscape & Enhancements	\$ 2,523,888.00	\$ 2,523,888.00		\$ -	\$ -
P12095	Flagler Village Grant Program	\$ 2,452,465.00	\$ -		\$ -	\$ 2,452,465.00
P12167	Lighting - Provident Park	\$ 167,700.00	\$ -		\$ -	\$ 167,700.00
TOTAL		\$ 21,032,386.00	\$ 6,333,145.00	\$ 329,503.00	\$ 758,637.00	\$ 14,271,107

ITEM III (b)
Proposed CRA
Incentives



City of Fort Lauderdale / Community Redevelopment Agency
Northwest-Progresso-Flagler Heights Community Redevelopment Area
PROPOSED/DRAFT Incentives

COMMERCIAL PROGRAMS

COMMERCIAL FACADE IMPROVEMENT PROGRAM (CFIP)

Goals/Objectives: Eliminate slum and blight, remove deterioration, and update the exteriors of existing buildings, with an emphasis on improving the viability of healthy retail uses. Furthermore, the intent of this program is to create active walking areas by increasing the “curb appeal” of the business corridors in the CRA.

Eligible Area: All properties within the CRA. There is a designated Focus Area defined as Sistrunk Boulevard between NW 24 Avenue and the FEC Railway, **including one block north and south of Sistrunk Boulevard; as well as, 9th Avenue (between Sunrise Boulevard and Broward Boulevard), and 7th Avenue (between Sunrise Boulevard and Broward Boulevard).**

Eligible Properties: Existing commercial and mixed-use buildings with commercial elements in the CRA with uses permitted by applicable land use codes or approved conditional uses.

Eligible Project Costs: Generally, all costs associated with exterior improvements which include, but are not limited to: entry doors, windows, lighting, shade canopy, sidewalks, signage, parking, restoration, and/or rehabilitation are eligible for consideration **(including costs for associated with architectural, engineering, permit and application fees)**. The proposed Project must comply with the CRA Plan, urban design guidelines, applicable land use regulations, and current code requirements, subject to review/approval by the City of Fort Lauderdale Planning Division, Code Compliance Division, and CRA staff.

Basis/Limits of Benefits: Throughout the CRA, a CFIP award will provide a forgivable loan for up to 75% of the eligible costs not to exceed \$125,000. In the CRA Focus Area, a CFIP award will provide a forgivable loan for up to 90% of the eligible costs not to exceed \$125,000. Commercial Properties located on Sistrunk Boulevard, between NW 24 Avenue and the FEC Railway will be awarded a forgivable loan for 100% of the eligible costs, not to exceed \$75,000. If the costs in the focus area exceed \$75,000, an owner's **equity cash** investment of 5% is required for the portion that exceeds the \$75,000.

In the case of multiple structures on a single property, the **Agency CRA Board (and/or designee)**, at its sole discretion, may consider a forgivable loan application for each structure subject to the terms, conditions, and limits applicable to location of the subject property. The Agency, at its sole discretion, may consider increasing the funding limits on a case-by-case basis.

Job Creation and Retention Requirements: Job creation and/or job retention or another approved performance indicator may be a requirement for assistance provided through this program.

Terms and Obligations: The program award will have ongoing obligations/covenants, which includes but is not limited to a lien on the applicant's property.

Special Conditions: There must be a documented selection process for the General Contractors selected for this project. The CRA recommends the use of General Contractors from its approved contractor list. A CRA / City approved contractor must be used for projects where 90% 60% or more of the costs are paid by the CRA.

PROPERTY AND BUSINESS IMPROVEMENT PROGRAM (PBIP)

Goals/Objectives: Eliminate slum and blight, remove deterioration, and improve the “energy efficiency” of existing buildings in the CRA, with an emphasis on bringing these buildings up to current building codes and making them more viable for occupancy. The program provides funding for interior and exterior improvements for mixed-use or commercial projects. Additionally, this program seeks to improve the operating efficiency of existing restaurants in the CRA and attract new restaurants to the CRA, with an emphasis on creating a dining destination within the City.

Eligible Area: All properties within the CRA. There is a designated Focus Area defined as Sistrunk Boulevard between NW 24 Avenue and the FEC Railway, **including one block north and south of Sistrunk Boulevard; as well as, 9th Avenue (between Sunrise Boulevard and Broward Boulevard), and 7th Avenue (between Sunrise Boulevard and Broward Boulevard).**

Eligible Properties: Existing commercial and mixed-use buildings with commercial elements in the CRA with uses permitted by applicable land use codes or approved conditional uses. Existing and new properties with retail/commercial food preparation uses within the CRA as permitted by applicable land use codes or approved conditional uses, with a particular emphasis on retail restaurants.

Eligible Project Costs: Generally, all costs associated with **substantial renovation and new construction, including** interior improvements, restoration, rehabilitation, and permanently attached fixtures/systems are eligible for consideration (Project). Additionally, eligible costs include **architectural, engineering, permit fees, application fees**, property taxes, tax liens, City liens and property insurance. The proposed Project must comply with the Plan, CRA urban design guidelines, applicable land use regulations, and current code requirements, subject to review/approval by the City of Fort Lauderdale Planning Division, Code Compliance Division, and CRA staff.

Substantial renovation means the cost of rehabilitation/renovation exceeds 50% of the current property value, as indicated by Broward County Property Appraiser or private appraisal.

Eligible Restaurant and Kitchen Related Costs: Generally, all costs specific to commercial kitchen improvements and permanently attached commercial-grade kitchen equipment/systems are eligible for consideration (Project). The proposed Project must comply with the Plan, CRA urban design guidelines, applicable land use regulations, and current code requirements, subject to review/approval by the City of Fort Lauderdale Planning Division, Code Compliance Division, and CRA staff. The kitchen design/engineering, construction materials, and equipment/systems must comply with applicable industry standards, such as: Dairy and Food Industries Supply Association, Inc. (3-A), United States Department of Agriculture (USDA), Food and Drug

Administration (FDA), American Welding Society (AWS), Occupational Safety and Health Association (OSHA), American Society of Testing Materials (ASTM), American National Standards Institute (ANSI), Current Good Manufacturing Practices (cGMPs), and National Electrical Manufacturer's Association (NEMA). The kitchen and its equipment will comply with all local health and safety requirements that apply to food produced for sale.

Job Creation and Retention Requirements: Job creation and/or job retention or another approved performance indicator may be a requirement for assistance provided through this program.

Basis/Limits of Benefits: Throughout the CRA, a PBIP award will provide a forgivable loan for up to 75% of the eligible costs not to exceed \$500,000. In the Focus Area, the program award will provide a forgivable loan for up to 90% of the eligible costs not to exceed \$500,000. In the Focus Area, owner's equity investment for funding requests that do not exceed \$150,000, will be determined on a case-by-case review. The **CRA Board (and/or designee)**, at its sole discretion, may consider increasing the funding limits and equity investment requirements on a case-by-case basis.

In order to be eligible for the PBIP, the business/property owner must invest at a minimum, a dollar-for-dollar match of the CRA investment within the project. The CRA's project contribution cannot exceed the documented contribution of the business/project owner.

Terms and Obligations: The program award will have ongoing obligations/covenants, which includes, but is not limited to a lien on the applicant's property.

Special Conditions: There must be a documented selection process for the General Contractors selected for the applicants project. The City recommends the use of General Contractors from its approved contractor list. A CRA / City approved contractor must be used for projects where ~~90%~~ **60%** or more of the costs are paid by the CRA. **Contractors on the City/CRA contractor list, must be invited to bid on all work solicited by the project owner/developer.**

STREETSCAPE ENHANCEMENT PROGRAM (SEP)

Goals/Objectives: Eliminate slum and blight by encouraging projects to demonstrate high quality urban and environmental design and sustainability, thus creating a higher quality environment and sense of place by enhancing the public realm across the CRA.

This program will also allow the CRA to provide land as an incentive via donation and/or purchase. In order to be eligible for the SEP, the business/property owner must invest at a minimum, a dollar-for-dollar match of the CRA investment within the project. The CRA's project contribution cannot exceed the documented contribution of the business/project owner.

Eligible Area: All properties within the CRA. There is a designated Focus Area defined as Sistrunk Boulevard between NW 24 Avenue and the FEC Railway, including one block north and south of Sistrunk Boulevard; as well as, 9th Avenue (*between Sunrise Boulevard and Broward Boulevard*), and 7th Avenue (*between Sunrise Boulevard and Broward Boulevard*).

Eligible Properties: All existing and new buildings in the CRA approved for commercial, multifamily, or mixed use.

Eligible Project Costs: Generally, all costs associated with enhanced (features/finishes beyond mandatory City requirements) streetscape improvements constructed on or within the public right-of-way are eligible for consideration (Project). The proposed improvements must comply with CRA design guidelines for the particular street on which the project is located, the Plan, the City of Fort Lauderdale Complete Street Guidelines, the CRA Implementation Plan, the Downtown Master Plan (as applicable), and the Fort Lauderdale Connectivity Master Plan. Design/engineering must be consistent with City, county and state requirements for roadway design/construction.

Job Creation and Retention Requirements: Job creation and/or job retention or another approved performance indicator may be a requirement for assistance provided through this program.

Basis/Limits of Benefits: Throughout the CRA, a SEP award will provide a forgivable loan for up to 70% of the eligible costs not to exceed \$500,000. In the Focus Area, the program award will provide a forgivable loan for up to 90% of the eligible costs not to exceed \$500,000. The CRA Board (and/or designee), at its sole discretion, may consider increasing the funding limits on a case-by-case basis.

Terms and Obligations: The program award will have ongoing obligations / covenants, which includes, but is not limited to a lien on the applicant's property. The CRA / City encourage the use of contractors from its approved contractor list.



Special Conditions: There must be a documented process for the General Contractors and sub-contractors selected for the project. The CRA / City encourage the use of contractors from its approved contractor list. Contractors on the City/CRA contractor list, must be invited to bid on all work solicited by the project owner/developer.

DEVELOPMENT INCENTIVE PROGRAM (DIP)

Goals/Objectives: This program seeks to eliminate slum and blight by attracting new businesses to the CRA or existing businesses to expand within the CRA. DIP is a custom designed incentive to meet the appropriate needs of a specific development project in the CRA that represents an investment of five (\$5,000,000) million dollars or more and creates a significant economic engine or destination project in the CRA.

This program will allow the CRA to use any of its incentive programs and options, including tax abatement, fee waivers, land donation **and/or purchase**, etc.

In order to be eligible for the DIP, the business/property owner must invest at a minimum, a dollar-for-dollar match of the CRA investment within the project. The CRA's project contribution cannot exceed the documented contribution of the business/project owner.

Eligible Area: All properties within the CRA. There is a designated Focus Area defined as Sistrunk Boulevard between NW 24 Avenue and the FEC Railway, **including one block north and south of Sistrunk Boulevard; as well as, 9th Avenue (between Sunrise Boulevard and Broward Boulevard), and 7th Avenue (between Sunrise Boulevard and Broward Boulevard).**

Eligible Properties: Commercial and/or mixed-use projects in the CRA with uses permitted by applicable land use codes or approved conditional uses.

Eligible Project Costs: Generally, all costs associated with the CRA desired redevelopment project (Project), including costs and fee's associated with acquisition, rehabilitation and fines. The proposed Project must comply with the Plan, CRA urban design guidelines, applicable land use regulations, and current code requirements, subject to review/approval by the City of Fort Lauderdale Planning Division, Code Compliance Division, and CRA staff.

Job Creation and Retention Requirements: Job creation and/or job retention or another approved performance indicator may be a requirement for assistance provided through this program.

Basis/Limits of Benefits: Throughout the CRA, a DIP award (*with no minimum or maximum amount*) will provide a forgivable loan or low interest loan to assist the eligible project. The Agency **CRA Staff** will review the project and recommend a funding **plan/strategy and** amount to the CRA Advisory Board and CRA Board.

Terms and Obligations: The program award will have ongoing obligations/covenants, which may include, but is not limited to a lien on the applicant's property.

Special Conditions: The CRA / City encourage the use of contractors from its approved contractor list. There must be a documented ~~selection~~ process for the General



Contractors and sub-contractors selected for this the project. Contractors on the City/CRA contractor list, must be invited to bid on all work solicited by the project owner/developer. The CRA / City encourage the use of contractors from its approved contractor list.

COMMERCIAL TENANT LEASE ASSISTANCE (CTLA)

Goals/Objectives: Eliminate slum and blight, by accelerating the attraction of new businesses and reduce the vacancy of commercial space in the CRA, with an emphasis on energizing ground-floor space and creating job opportunities in the CRA.

Eligible Area: All properties within the CRA, with an emphasis on projects located on Sistrunk Boulevard between NW 24 Avenue and the FEC Railway, **including one block north and south of Sistrunk Boulevard; as well as, 9th Avenue (between Sunrise Boulevard and Broward Boulevard), and 7th Avenue (between Sunrise Boulevard and Broward Boulevard).**

Eligible Properties: All commercial or mixed-use (containing retail/commercial space) buildings in the designated Focus Area with proposed leases for new office and/or Desired retail uses by the CRA, as permitted by applicable land use codes or approved conditional uses. The Agency, at its sole discretion, may change the list of Desired Retail from time to time.

Eligible Costs: Reimbursement of lease payments.

Job Creation and Retention Requirements: Job creation and/or job retention or another approved performance indicator may be a requirement for assistance provided through this program.

Basis/Limits of Benefits: CTLA is a need based incentive that provides up to \$5,000 a year in lease assistance, not to exceed the market rate rent for the area. The reimbursement cannot exceed \$1,250 per quarter. Tenant must demonstrate the need for assistance and the financial ability to cover the rent costs, for the remainder of the lease term.

Applicant: The property owner (Owner) and the tenant must be joint applicants, each with different obligation to the CRA as follows:

- Owner: Provides low-risk lease terms and rate appropriate to the location of the Property during the term of the guarantee.
- Tenant: Provides reasonable assurance to the Agency, by means acceptable to the Agency at its sole discretion, that it can and will meet the obligations of its lease.

PROPERTY TAX REIMBURSEMENT (PTR)

Goals/Objectives: Eliminate slum and blight, remove deterioration, update existing buildings, and encourage new investment/development with an emphasis on enhancing the overall CRA, improving the quality of existing buildings within the CRA, and attracting new construction to the CRA.

In order to be eligible for the PTR activity, the business/property owner must invest at a minimum, a dollar-for-dollar match of the CRA investment within the project. The CRA's project contribution cannot exceed the documented contribution of the business/project owner.

Eligible Area: All properties within the CRA that are owned by an organization that fully contributes to the tax increment income.

Eligible Properties: All commercial, multifamily, or mixed-use (residential/commercial) buildings in the CRA with uses permitted by applicable land use codes or approved conditional uses that have had substantial capital improvements or new construction.

Substantial capital improvements means the cost of rehabilitation/renovation exceeds 50% of the current property value, as indicated by Broward County Property Appraiser or private appraisal.

Eligible Project Costs: The benefits of this Program are not directly based on Project costs. Rather, the benefits of this Program are based on capital improvements on existing properties or the development cost of new buildings that result in a substantial increase of Ad Valorem Tax (Property Tax). The property owner will only be entitled to the incremental tax increase generated by project that would be returned to the CRA as tax increment revenue. The proposed Project must comply with the Plan, CRA urban design guidelines, and applicable land use regulations, subject to review/approval by the City of Fort Lauderdale Planning Division and CRA staff. All construction work must be performed by licensed contractors with required building permits and progress inspections.

Basis/Limits of Benefits: PTR is a "forgivable loan" based on the reimbursement of real property Ad Valorem Taxes paid on the subject Property and payment shall only be disbursed upon verification that said payment has been made property taxes for the year has been paid. A PTR forgivable loan award will run for a maximum of five (5) years and the annual forgivable loan limits are as follows:

- Year 1 – 95% of real property Ad Valorem taxes paid returned to the CRA as tax increment revenue

- Year 2 – 95% of real property Ad Valorem taxes paid returned to the CRA as tax increment revenue
- Year 3 – 50% of real property Ad Valorem taxes paid returned to the CRA as tax increment revenue
- Year 4 – 50% of real property Ad Valorem taxes paid returned to the CRA as tax increment revenue
- Year 5 – 25% of real property Ad Valorem taxes paid returned to the CRA as tax increment revenue

Applicant: The property owner /developer (Owner) must be the applicant. A RFIG award will have ongoing obligations/covenants, which will be protected by a lien on the applicant's property.

Special Conditions: There must be a documented process for the General Contractors and sub-contractors selected for the project. The CRA / City encourage the use of contractors from its approved contractor list. Contractors on the City/CRA contractor list, must be invited to bid on all work solicited by the project owner/developer.

QUALIFIED TARGETED CRA INDUSTRIES/BUSINESSES/PROJECTS

Qualified Industries include, but are not limited to:

- **Restaurant / food service** – sit down family-oriented restaurant, national restaurant chain, ice cream shop, coffee shop, micro-brewery, sports bar, nightclub, fish market, etc.
- **Merchandise retail** – clothing store, newspaper/magazine stand, florist, general merchandise store, etc.
- **Service retail** – grocery store, drug store, dry cleaner; bank/credit union, etc.
- **Destination retail**
- **Professional services**
- **Small theatre** (*movies and live performances*)
- **Fitness facility**
- **Performing / creative arts** – gallery, studio, arts-oriented business, etc.
- **Housing** – Mixed use projects with housing for market and middle income families or individuals
- **Other uses as approved**

RESIDENTIAL PROGRAMS

RESIDENTIAL REHABILITATION FORGIVABLE LOAN (RRG)

Goals/Objectives: Eliminate slum and blight, remove deterioration, and update the exteriors of existing residential buildings, with an emphasis on generally enhancing the residential neighborhoods in the CRA and to correct code violations, health and safety issues including but not limited to electrical, plumbing, roofing, windows, ac/heating and structural items including emergency repair.

Eligible Area: All properties within the CRA. There is a designated Focus Area defined as Sistrunk Boulevard between NW 24 Avenue and the FEC Railway, **including one block north and south of Sistrunk Boulevard; as well as, 9th Avenue (between Sunrise Boulevard and Broward Boulevard), and 7th Avenue (between Sunrise Boulevard and Broward Boulevard).**

Target Client: Individuals and/or families that occupy their homesteaded property. The annual household income cannot exceed ~~140%~~ **160%** of the Area Median Income (AMI).

Eligible Properties: Existing single family residential ~~and mixed-use~~, **whose appraised value does not exceed \$300,000.** ~~which include a residential component (buildings in the CRA with uses permitted by applicable land use codes or approved conditional uses (Property)).~~

Eligible Project Costs: Generally, all costs associated with interior and exterior improvements, restoration, and/or rehabilitation are eligible for consideration (Project). The proposed Project must comply with the Plan, CRA urban design guidelines, and applicable land use regulations, subject to review/approval by the City of Fort Lauderdale Planning Division and CRA staff.

Basis/Limits of Benefits: The maximum award for the RRG is \$75,000. Throughout the CRA and Focus Area, a RRG award will provide assistance to owner occupied single family homes. Owners will not require an contribution if the rehabilitation costs do not exceed a CRA award amount of \$55,000. An owner **cash** contribution of 10% is required if the costs of the repair exceeds the available CRA funds. The owners' **cash** contribution will be based on the costs that exceed \$55,000.

The Agency **CRA Board (and/or designee)**, at its sole discretion, may consider increasing the funding limits on a case-by-case basis.

Terms and Obligations: The program award will require an application and review process. The RRG will have ongoing obligations/covenants, which includes, but is not limited to a lien on the applicant's property. The maximum household income of the

families assisted in this program cannot exceed ~~140%~~ 160% of the Area Median Income (AMI). **The City/CRA will develop the scope of work for each project.**

General Contractor: There must be a documented selection process for the General Contractor used for the project. Owner-occupied single family rehabilitation must use an approved General Contractor from the City's approved contractor list.

PURCHASE ASSISTANCE PROGRAM (PAP)

Goals/Objectives: To provide assistance to for profit and not for profit organizations to construct single family homes on CRA and/or City owned infill housing lots, for the benefit of eligible families to purchase single family homes constructed on CRA and City infill housing lots. The assistance provided to the organization must be passed through to the eligible family to purchase the property.

Eligible homebuyers must be identified by the organization and submitted to the CRA for eligibility review and approval.

Eligible Area: All single family residential properties within the NWPF CRA, with a value that does not exceed \$275,000.

Target Client: Eligible individuals and/or families that are purchasing a property they will occupy as their primary residence.

Eligible Properties: Existing residential CRA and City-owned residential lots within the NWPF CRA boundary.

Basis/Limits of Benefits: Throughout the CRA a PAP award will provide down payment and closing cost assistance to the eligible homebuyer. Assistance to the homebuyer from the CRA cannot exceed \$45,000 and is based on affordability needs.

Terms and Obligations: The program award will require an application and review process. The PAP award will have ongoing obligations/covenants, which includes, but is not limited to a lien on the applicant's property. All properties will require owner occupancy and the maximum household income of the individuals or families assisted in this program cannot exceed 140% 160% of the Area Median Income (AMI).

General Contractor: If minor rehabilitation or new construction is required, The General Contractor selected must come from the City's/CRA's approved contractor list.