

# **DRAFT MINUTES**

**DRAFT**  
**MEETING MINUTES**  
**NORTHWEST PROGRESSO – FLAGLER HEIGHTS**  
**REDEVELOPMENT ADVISORY BOARD**  
**FORT LAUDERDALE**  
**8<sup>TH</sup> FLOOR CONFERENCE ROOM, CITY HALL**  
**JUNE 13, 2017 – 3:00 P.M.**

**Cumulative Attendance**  
**May 2017 - April 2018**

<b><u>Members Present</u></b>	<b><u>Attendance</u></b>	<b><u>Present</u></b>	<b><u>Absent</u></b>
Ron Centamore, Chair	A	1	1
Sonya Burrows, Vice Chair	P	2	0
Leann Barber	P	2	0
Brad Cohen	A	1	1
Rhoda Glasco Foderingham	P	2	0
Alan Gabriel	P	2	0
John Hart	P	2	0
Mickey Hinton	A	1	1
John Hooper	A	1	1
Dylan Lagi	P	2	0
Steffen Lue (arr. 3:29)	P	2	0
Scott Strawbridge	P	2	0
Tina Teague	P	2	0
John Wilkes (arr. 3:29)	P	2	0

Currently there are 14 appointed members to the Board, which means 8 would constitute a quorum.

**Staff**

Jonathan Brown, Northwest CRA Manager  
 Sandra Doughlin, CRA  
 Glendon Hall, Housing and Community Development Manager  
 Vanessa Martin, CRA Business Manager  
 Bob Wojcik, Planner III  
 Assistant Chief Michael Gregory, Fort Lauderdale Police Department  
 Officer Karl Maracotta, Fort Lauderdale Police Department  
 Jonathan Miles, Information Technology Manager, Fort Lauderdale Police Department  
 Karen Warfel, Department of Transportation and Mobility  
 Jamie Opperlee, Recording Secretary, Prototype, Inc.

**Communications to City Commission**

None.

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

Vice Chair Burrows called the meeting to order at 3:10 p.m. and roll was called.

## **II. Approval of Minutes from May 9, 2017 Meeting**

**Motion** made by Mr. Hart, seconded by Mr. Strawbridge, to approve [as amended].

Vice Chair Burrows noted a correction on p.3, paragraph 1: the property acquisition is located on the southwest corner of 7<sup>th</sup> Avenue.

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

## **III. CRA Project Funding Update**

CRA Business Manager Vanessa Martin reported that the budget balance as of June 1, 2017 is \$3.9 million. The budget summary, which includes figures from fiscal year (FY) 2017 and the proposed budget for FY 2018, projects a 12.7% increase in revenues. Approximately \$8 million is projected in incentives for FY 2018.

## **IV. Mosaic Update**

Ann Marie Sorrell, representing The Mosaic Group, showed a PowerPoint presentation to the Board, stating that the utility box wraps designed by Mosaic are currently in production; however, the wraps in Flagler Village were determined to show too much branding, and will require additional artwork. Window wraps are also in place in available spaces at the 7<sup>th</sup> Street Plaza.

The CRA Financial Summit was held over the weekend of June 9-10, 2017, with 65 participants in attendance on Friday and 47 in attendance on Saturday. Several local financial and professional institutions also participated in the event. Both the *Sun-Sentinel* and the *South Florida Times* ran articles related to the financial summit, and social media outreach reached more than 8000 people per campaign.

Upcoming events include the launch of the Historic Sistrunk brand, which will be publicized with street decals and banners. The launch will be held on Saturday, June 17, 2017, from 3-7 p.m. in the parking lot of the CRA building.

Ms. Sorrell showed photographs of the wraps planned for the Historic Sistrunk branding launch, explaining that they must comply with the City's Art in Public Places Ordinance. The wraps are planned for boxes of different sizes and dimensions, and will include photos of people and places important to the Sistrunk corridor.

Mr. Lagi stated that he would reach out to a contact in FAT Village for additional artwork to be featured on the boxes. Vice Chair Burrows noted that she has provided

photographs of her father, who was the first licensed black electrician in the City, which she had intended for inclusion on the electrical utility boxes. Mr. Brown advised that photographs will be featured on banners as well as utility boxes, and will be displayed on the Historic Sistrunk website as well. It was explained that many of the utility box wraps were designed to display a single consistent image instead of multiple images.

## **V. Presentation**

### **• Business Engagement, Assistance, and Mentorship (BEAM)**

Mr. Lue and Mr. Wilkes arrived at 3:29 p.m.

Michael Chen, Economic and Business Development Manager, provided a presentation on the Fort Lauderdale Business Engagement, Assistance, and Mentorship (BEAM) program, noting that 81% of all businesses in Broward County have fewer than 10 employees. There are 33,000 such businesses in Fort Lauderdale alone; however, within the first five years, approximately half of these go out of business. The BEAM program is intended to address the needs of these existing businesses.

Mr. Chen described the program as follows:

- Business Engagement: most businesses in Fort Lauderdale need to recognize that they have an advocate and point of contact with the City
- Business Assistance: the program provides a “business academy” with three different types of certification, and offers workforce development and City-wide incentives, as well as State incentives through Enterprise Florida and a direct cash incentive for business relocation
- Business Mentorship: the program connects businesses with collaborative partners, some of whom specialize in mentoring activities and can offer one-on-one consulting services or assessments

Mr. Chen characterized the business academy as the heart of the BEAM program, stating that the certifications it offers include Solid Foundations, which primarily affects new, small start-up businesses by providing them with the foundation they need for success. Another program, Build on Success, targets more seasoned businesses that have been in existence for some time and can show revenue qualifiers, such as an excess of \$200,000/year in revenue. The final certification program is International Commerce, which recognizes that Fort Lauderdale is a global hub for trade and helps businesses become more successful at this trade.

Housing and Economic Development Manager Glendon Hall noted that the BEAM program will work to incorporate businesses located along the Sistrunk corridor, even though not all these businesses may meet revenue qualifications. Mr. Chen advised that BEAM's first class in business certification will be held on August 1, 2017 at the Greater Fort Lauderdale Chamber of Commerce. A certification course typically consists of three

classes at an estimated value of \$750. Economic and Community Investment plans to underwrite the cost of these classes.

Mr. Hall added that businesses located within the Sistrunk Corridor that complete certification will be provided with marketing and accounting assistance and web page development once they are certified. They may also be eligible for build-out funding.

Ms. Teague asked how long it typically takes a business to complete BEAM certification. Mr. Chen replied that each certification is slightly different, depending upon what the participating business may need. He estimated that the Build on Success level of certification would include three classes over a period of three weeks. BEAM will also offer a segment on doing business with the City itself. He noted that the Solid Foundation certification may include additional classes with information that startup businesses will need, while International Commerce certification is currently planning for five very intensive classes.

Vice Chair Burrows asked how often the certification classes will be offered. Mr. Chen explained that after the Build on Success programs are offered in August, the next cycle will be either Solid Foundations or International Commerce. This cycle will begin at the end of August 2017 once the Build on Success series has concluded.

Ms. Barber asked how BEAM allocates funding between very basic start-ups and more established small businesses. Mr. Chen replied that all coursework in the programs is provided by BEAM's collaborating partners, including Broward SCORE, Enterprise Florida, the United States Chamber of Commerce, and others. He noted that BEAM is responsive to market demand for its courses, pointing out that several businesses have already expressed interest in the Solid Foundations program.

## **VI. CRA Updates**

- **Cameras on Sistrunk**

Assistant Chief Michael Gregory of the Fort Lauderdale Police Department showed a PowerPoint presentation on the City-wide camera surveillance system and how this system will be installed and used on Sistrunk Boulevard and within the CRA.

The Police Department has created a Real-Time Crime Center, which helps the Department leverage its number of employees by visually covering more areas of the City. These systems include capabilities such as fixed and portable digital video cameras throughout the City. Once the cameras are in place, Command Staff and system operators use a viewing room to monitor their input and make real-time decisions. The cameras create a video wall known as a hyperwall.

The Crime Center also has the capability to access cable news channels, as well as the Department's dispatch computer. This allows them to monitor calls and reports of activity in real time. License plate reader (LPR) technology is deployed at three locations around the City, which helps the Department look for stolen vehicles and monitor activity of individuals who may have warrants. All Police Department vehicles have automatic vehicle location systems, which allow the Department to see where they are at any given time and provide assistance from Command and Control.

The Department determines where most incidents occur within the CRA in order to find the best location for camera installation. This determination considers criminal activity, anecdotal knowledge, and special event activity. Thus far, 17 cameras are deployed at "hot spots" throughout the CRA.

Asst. Chief Gregory continued that the 17 cameras deployed along the Sistrunk Corridor are similar to the cameras located along the Fort Lauderdale Beach. Cameras can pan left to right and zoom in. They are also adjustable to provide higher visibility at night. Future enhancements to the system could include additional LPR technology, as only one of the City's license plate readers is deployed on Sistrunk Boulevard.

The project began through the City's Capital Improvement Program (CIP) and was funded with approximately \$1 million, as well as a supplement of roughly \$300,000 by the CRA for cameras and related infrastructure within that area. Asst. Chief Gregory acknowledged that this is not, however, a low-cost solution. Cameras are not limited to City property, but may be placed in the middle of a street or neighborhood where there is no existing network infrastructure. A large part of the project's cost is used to build this network and provide electricity to the cameras. This secure wireless network allows cameras to communicate with one another and transfer their video images. The cameras also send their images to receive points, which requires the purchase of receive antennae.

Asst. Chief Gregory advised that another consideration is emergency management/special event integration software, which brings together the aerial, weather, automatic vehicle location (AVL), and LPR technologies in the Real-Time Crime Center. Software is available to provide a single computer interface that brings all these images together on a single screen.

Several homeowners' and civic associations, as well as private citizens and businesses from throughout the City, have expressed interest in partnering with this camera system using their own cameras. The Police Department is exploring how it can come to an agreement with these entities and ultimately access their cameras on an as-needed basis. They have spoken with representatives of Brightline, which has expressed an interest in allowing the Police Department to access their camera system, as well as the Wave Modern Streetcar, the Florida Department of Transportation (FDOT), and

Broward County Engineering. Partnering with these private entities can lessen the cost of the camera system to the City.

Asst. Chief Gregory recalled that the CRA's contribution toward cameras and infrastructure came to approximately \$300,000, of which \$179,821 has been spent thus far. The remaining budget is \$120,179 for cameras within the CRA portion of the project.

Mr. Strawbridge observed that these remaining funds could be used to add more cameras to the existing system within the CRA. He recalled that when the Board first discussed this program in 2013, the proposed budget was \$700,000. He pointed out that while the Fort Lauderdale Beach is seen as a "family-friendly" area, the Sistrunk Corridor has a reputation as a high crime area, and asked why there are nearly 80 cameras on the beach and only 17 on the Sistrunk Corridor.

Mr. Brown explained that the project has completed what it first committed to with regard to cameras in the CRA. He has discussed the possibility of using the remaining funds to purchase additional security and/or LPR cameras with the Police Department in order to be consistent with the Agenda Item.

Asst. Chief Gregory added that the Police Department was not limited to a specific number of cameras within the CRA; the 17 cameras were installed using the funds available for the project. He reiterated that cameras cannot be placed at every location, but must be located where they have lines of sight to other cameras or technology to bounce the signals to City or other existing infrastructure. The existing cameras were placed in locations where they were determined to be most needed and could be installed while remaining within the budget.

Mr. Wilkes commented that the CRA is also limited in what it can fund: while it can pay for the equipment or a facility, the real cost comes in operations, storage, and services. Mr. Lagi noted that both new and reuse developments have come before the Board at recent meetings, and suggested that Staff discuss the possibility of assisting in infrastructure needs with these projects' developers. Mr. Brown confirmed that this could be done. Mr. Strawbridge added that as part of the Development Review Committee (DRC) process, law enforcement can compel developers to include this infrastructure in their projects.

Mr. Strawbridge asked if there is an initiative to expand the CRA's camera system throughout the district now that the testing phase is complete. He noted that the CRA is scheduled to sunset within the next nine years and would not be able to make further infrastructure investments after this time. Jonathan Miles, Information Technology (IT) Manager for the Fort Lauderdale Police Department, advised that there have been discussions of prioritizing parks, as they are often used for events, as well as adding

more LPR technology. Mr. Brown stated that additional LPR cameras would be included in budget discussions for the next fiscal year.

Asst. Chief Gregory noted that the Police Department already knows where it would like to place additional security cameras, and was awaiting consensus from the Board regarding whether or not to proceed with their installation, using the remaining funds. He added that while the existing camera system is relatively unobtrusive, there is also the option of using more visible box cameras including Police logo. The Board discussed these options, pointing out that easily visible cameras may serve as a deterrent but may also suggest that individuals are in a high-crime area.

Asst. Chief Gregory continued that the necessary engineering infrastructure is currently in place; the greatest impediment to additional installation is staff time, as the Police Department's IT staff is implementing other projects throughout the City and has limited time available.

Mr. Brown clarified that no motion was necessary to continue the installation of security cameras using funds already budgeted, although he observed that a separate Agenda Item may be necessary if the Board chose to fund the installation of additional LPRs or other crime prevention technologies.

Ms. Teague requested clarification of the other areas within the CRA for which the Police Department recommended additional security cameras, as well as the number of cameras they felt could be purchased using the remaining CRA funds. Asst. Chief Gregory stated that these locations would depend in part on where electricity is available. He concluded that 22<sup>nd</sup> Road, Carter Park, and Flagler Village are among the recommended areas.

## **VII. Sun Trolley**

Karen Warfel, representing the Department of Transportation and Mobility, and Robyn Chiarelli, Executive Director of the Downtown Fort Lauderdale Transportation Management Association (DFLTMA), showed a PowerPoint presentation on the Transit Master Plan as it relates to the CRA. The goal for this plan was to create an efficient community bus system to move individuals throughout the City, connecting to key activity centers and other transit services such as Broward County Transit (BCT) and Tri-Rail.

Ms. Warfel explained that in order to achieve this vision, the Transit Master Plan considers activity centers, land uses, fixed bus stops, awareness of marketing, equity of use throughout the Sun Trolley's system, direct connections, and safety and comfort. The City provided a public engagement process with stakeholder surveys and partner agencies. A transit market analysis was conducted to determine existing system efficiencies and make short- and long-term recommendations for the Sun Trolley.

Ms. Warfel showed an overall network map of the trolley's system including short-term goals and recommendations. She reviewed the Northwest Community Link, which is located within the CRA, with consideration to density, land use, ridership, and employment along the route. She also showed a map of the route's proposed realignment, noting that the Board's recommendation to ensure that the route runs along the entirety of Sistrunk Boulevard has been taken into consideration. The route is also simplified to improve headways without changing so much that it does not access the areas where riders need to go.

Ms. Chiarelli added that there are currently two vehicles operating on this route, one moving clockwise and the other counterclockwise, in order to provide access to both sides of the roadway. This system is in use on other Sun Trolley routes as well. The Sun Trolley Tracker mobile app allows users to see where trolleys are located in real time, and plans to implement a system that will provide estimated times of arrival.

Mr. Hall suggested that the Sun Trolley's maps reflect points of interest throughout the City, such as locations along Sistrunk Boulevard. Ms. Chiarelli agreed, adding that the DFLTMA is considering the addition of guided tours from its vehicles. A pilot historical tour of the City is scheduled for July 15, 2017 and will include landmarks such as the African-American Research Library, Stranahan House, the Arts and Entertainment District, and the Fort Lauderdale Beach. Members of the community may be invited to participate in tours by providing historical information and anecdotes.

Mr. Strawbridge observed that many visitors to Fort Lauderdale come in through Port Everglades and are seeking a cultural experience during their time in the City. He emphasized the economic potential of this tourism, suggesting that tours allow riders to exit the trolleys at certain stops.

Mr. Strawbridge also expressed concern with the revised Northwest Community Link, pointing out that this route would require riders to change buses at a central terminal in order to access any major grocery stores. He pointed out that the route is only a few blocks from other such stores and could be modified to access them.

Ms. Barber commented that there is a great need for transportation among young people, which the Sun Trolley could help provide. Ms. Warfel agreed, stating that marketing and outreach to the community are important components of the Transit Master Plan. Community outreach is also important to keep senior citizens informed of the services the DFLTMA can offer.

Ruby Bogins, member of the public, stated that she regularly uses the Sun Trolley's Northwest Community Link, and shared her concern that modifying the route could limit access for residents with limited mobility who need to access the bus terminal. Ms. Warfel explained that the route will still access the neighborhood on 15<sup>th</sup> Street and will

continue to include the terminal. Vice Chair Burrows encouraged the DFLTMA to reach out to older residents in the communities located to the north and south of Sistrunk Boulevard.

Ms. Warfel noted that in order to make any changes to the route, a public hearing process for the community is necessary in order to ensure that the system understands the needs of its riders. She briefly reviewed some of the recommended changes to other Sun Trolley routes, noting that new service has been requested for the Melrose Park area. A series of public meetings will be held over the next six months for all routes on which modifications are proposed.

Mr. Strawbridge commented that the Northwest Community Link has the highest ridership of any of the Sun Trolley routes, and noted that the CRA's total investment in premium transit is approximately \$900,000 per year to the east of the railroad tracks and \$170,000 per year for basic transit services. He added that he did not see a Sun Trolley connection to the Wave loop, which was one reason the Board had previously voted to provide \$7.5 million to that loop. He continued that the Sun Trolley is not compliant with the Americans with Disabilities Act (ADA), and pointed out that many residents living west of the railroad tracks have disabilities.

Mr. Strawbridge contined that premium transit service west of the tracks should be comparable to the service provided east of the tracks, and that this inequity creates an environmental justice issue. He pointed out that Broward County has recently passed a policy related to environmental justice through municipal services and infrastructure. He concluded that although the TMA benefits from the gas tax, federal grant funds, and sponsorship dollars, they also receive funds from the Northwest CRA. He asked how the non-CRA sources of revenue are used.

Mr. Brown advised that the Board has elected to fund the Northwest Community Link using CRA dollars. Mr. Strawbridge felt that according to the recently adopted environmental justice policy, it is incumbent upon the Board to take equity into account as part of their decision-making process.

Ms. Chiarelli explained that the DFLTMA has funds coming in from Broward County Transit (BCT) and other resources, which help to pay for the portion of the route within CRA boundaries. The DFLTMA typically operates at a deficit. Mr. Strawbridge observed that there are plans to expand other Sun Trolley routes with lower ridership than the Northwest Community Link. Ms. Chiarelli noted that it has not yet been determined whether or not other routes will be expanded, as the DFLTMA does not yet know if the community will be supportive of expansion or realignment.

Mr. Brown recommended that the Board focus on the portion of the Northwest Community Link located within the CRA, as this is the only route that receives CRA funding. Mr. Strawbridge replied that the overall system is relevant to the CRA with

respect to equity. Mr. Brown added that the CRA is not suggesting the DFLTMA cannot secure funds from other sources for its routes, including the Northwest Community Link: the question is whether or not the proposed Northwest route is what the Board would like to see within the CRA community.

Ms. Chiarelli clarified that the CRA does not pay 100% of the cost of the Northwest Community Link within the CRA boundaries. Mr. Brown pointed out that when the DFLTMA had secured sufficient grant funding to cover the CRA portion of the Northwest route, they did not draw down the funding provided by the CRA.

Mr. Hart expressed concern with the ADA accessibility of the Sun Trolley. Ms. Chiarelli explained that while the vehicles themselves are ADA-compliant, the lack of designated ADA-compliant stops is the reason service is considered non-compliant.

#### **VIII. Communication to CRA Board**

None.

#### **IX. Old / New Business**

- **ULI Summary Matrix**

Mr. Brown advised that Item #9 on the ULI Summary Matrix, entitled "Increasing Access to Capital," has been updated to include reference to the recent CRA financial summit.

- **Summer Break Schedule / Canceling July 11 Meeting**
- **July Meeting Date Change to July 6<sup>th</sup> or 19<sup>th</sup>**

Mr. Brown stated that the City Commission has moved its first July 2017 meeting to July 11, 2017, which means the Board's meeting scheduled for that date may not be held at its regular location. He concluded that he would send the Board members an email requesting their availability on the substitute dates.

**Motion** made by Mr. Strawbridge, seconded by Mr. Wilkes, to cancel [the July 11 meeting]. In a voice vote, the **motion** passed unanimously.

Mr. Brown advised that CRA Staff is working on a solution to ensure that the tax documents of developers applying for CRA funds are not made public.

#### **X. Public Comment**

None.

**XI. Adjournment**

There being no further business to come before the Board at this time, the meeting was adjourned at 5:40 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.]

# **FY '17-'18 BUDGET**

City of Fort Lauderdale Northwest Progresso Flagler Heights Community Redevelopment Agency  
 NW Progresso Flagler Heights Area Fund  
 FY 2018 Budget Summary  
 7.11.2017

Revenue Sources	Proposed FY 2018
Tax Increment Revenue (TIF)	
City of Fort Lauderdale	3,645,322
Intergovernment Revenue	6,443,656
Other Sources	552,226
<b>Total Revenues</b>	<b>\$ 10,641,204</b>
<i>Other Revenues</i>	
Miscellaneous	23,870
<b>Total Sources</b>	<b>\$ 10,665,074</b>
<b>Expenditures</b>	
<i>Operating Budget</i>	
Operating Expenditures	1,199,184
<i>Special Events Budget</i>	
Ad/Marketing	70,000
Christmas Lighting/Removal	10,000
Food	1,500
Artistic Services	1,000
Community Enhancement Initiatives	10,000
Light Up Sistrunk	90,000
Small Business Training	15,000
Banners	30,000
Signage	49,500
Additional Special Events Funds	80,000
<i>CRA Incentives</i>	
Projected Incentive Programs	6,579,503
Transfer Out to Tax Increment Revenue Bonds	848,869
Service Charge Police	103,000
* Other Operating Expenses	1,577,518
<b>Total Operating Expenditures</b>	<b>10,665,074</b>
<b>Total Uses</b>	<b>\$ 10,665,074</b>
	-

**FY 2017**



Northwest Progresso Flagler Heights Project Tracking PROJECTIONS  
 Community Redevelopment Agency (beginning as of 10/1/2016)  
 \*\*\* Business Incentives Balance as of 7.11.2017 \$ 1,518,389  
 \*\*\* Residential Incentives Balance as of 7.11.2017 \$ 900,000  
 Total Available Incentives as of 7.11.2017 \$ 2,418,389

CRA Focus Area Project	Anticipated Date of Project Completion	BUSINESS INCENTIVES	Assignee	CAM #	CAM DATE	BASIS	% Done	Advisory Board Recommended Funding	CRA Board Approved Funding	Total \$ Approved / Encumbered for Payment to Date	Beginning Balance	FY-17 Obligated Funds	Actual (Paid)	FY-17 Remaining Funds
NO	1/30/2018	Property Tax Reimbursement CRA091705 Flagler Village Hotel	B. Wojcik	16-1127	11/1/2016	Annual reduction based on approval Based on the actual property taxes generated	0.0%		\$ 1,711,020		\$ 2,040,000	\$ 862,291	\$ -	\$ 1,177,709
	9/30/2017	Land Acquisition of 65 properties	J. Brown	17-0189	3/7/2017	purchase of fifty-five residential properties from the City of Fort Lauderdale (except the Lauderdale portion of conveyance)	0.0%		\$ 612,291					
	9/30/2017	Land Acquisition of 2 properties	J. Brown	17-0444	5/16/2017	purchase of two residential properties from the City of Fort Lauderdale (except the instruments of conveyance)	0.0%		\$ 190,000					
	9/30/2017	Land Acquisition of properties	J. Brown	17-0371	5/16/2017		0.0%		\$ 60,000					
	3/30/2018	Development Incentive CRA091704 LLC/Triangle Services) All Aboard Florida Brightline The SIX13	J. Brown G. Hall G. Hall G. Hall	16-1313 17-0818 17-0821 17-0833	12/20/2016 7/11/2017 7/11/2017 6/8/2017	Terms based on approval Funding Assistance Funding Assistance Funding Assistance	0.0% 0.0% 0.0% 0.0%	\$ - \$ 264,499 \$ 183,820 \$ -	\$ - \$ - \$ 7,000,000 \$ -	\$ 1,500,000	\$ 5,948,319	\$ -	\$ 1,681	
Notes below	9/1/2020	The SIX13	G. Hall	17-0833	6/8/2017		0.0%		\$ 7,000,000					
	9/7/2019	Streetscape Enhancement CRA091703 Quantum	B. Wojcik	16-0810	9/6/2016	Approved prior to the new incentive	0.0%		\$ -	\$ 500,000	\$ 1,500,000	\$ 1,330,848	\$ 20,000	\$ 149,152
NO	10/5/2019	Flagler Village	B. Wojcik	16-1127	11/1/2016	Funding Assistance	0.0%		\$ 329,933					
	8/30/2017	Recher Holdings (913 NE 4 Ave)	B. Wojcik			Funding Assistance	0.0%		\$ 91,287					
	3/30/2017	Moody Insurance (725 Prog. Dr.)	B. Wojcik	15-1376 & 16-1213	11/17/2015 & 11/01/2016	Funding Assistance	80.0%		\$ -	\$ 20,000				
	1/20/2018	Fairfield Flagler LP	B. Wojcik			Funding Assistance	6.0%		\$ 359,207					
	1/30/2019	ID Flagler Village - Triangle	J. Brown	16-1332	12/6/2016	Funding Assistance	0.0%		\$ -	\$ 251,078				
	6/30/2018	Walker Elementary Safe Routes to School	J. Brown	17-0503	4/19/2017	School Project	0.0%		\$ 159,000					
	8/30/2017	Property & Facade Improvement CRA091702 Northwest Progresso (913 NE 4 Ave)	B. Wojcik			Up to 75% or 90%/\$500,000	50.0%		\$ 100,000	\$ 50,000	\$ 1,000,000	\$ 734,057	\$ 100,000	\$ 185,943
	3/30/2017	Moody Insurance (725 Prog. Dr.)	B. Wojcik	15-1376 & 16-1213	11/17/2015 & 11/01/2016	Funding Assistance	100.0%		\$ -	\$ 50,000				
	12/30/2017	726 Ave LLC/ Invasive Species	B. Wojcik	17-0588	6/20/2017	Funding Assistance	0.0%	\$ 85,557	\$ -					

Color indicates process was completed  
 Color indicates assistance will be paid in FY 2018/FY 2019

CRA Focus Area Project	Anticipated Date of Project Completion	RESIDENTIAL INCENTIVES	Assignee	CAM #	CAM DATE	BASIS	% Done	Advisory Board Recommended Funding	CRA Board Approved Funding	Total \$ Approved / Encumbered for Payment to Date	Beginning Balance	FY 17 Obligated Funds	Actual (Paid)	FY 17 Remaining Funds
The Provident - FPA III			G. Hall			Funding Assistance	0.0%	\$ 225,000	\$ 15,000	\$ 7,500	\$ 1,000,000	\$ 897,296	\$ 76,800	\$ 23,904
The Pharmacy - FPA II			G. Hall			Funding Assistance	0.0%	\$ 373,500	\$ 15,000	\$ 7,500	\$ 1,000,000	\$ 897,296	\$ 76,800	\$ 23,904
<b>Commercial Façade Improvement CRA091701</b>														
	8/30/2017	728 NW 7 Terr.	B. Wojcik			Funding Assistance	50.0%	\$ 15,000	\$ 15,000	\$ 7,500	\$ 1,000,000	\$ 897,296	\$ 76,800	\$ 23,904
	3/30/2018	801 Progresso Dr. (Progresso)	B. Wojcik			Funding Assistance	50.0%	\$ 15,000	\$ 15,000	\$ 7,500	\$ 1,000,000	\$ 897,296	\$ 76,800	\$ 23,904
	11/30/2016	723 NE 2 Ave	B. Wojcik			Funding Assistance	100.0%	\$ -	\$ -	\$ 15,000	\$ 1,000,000	\$ 897,296	\$ 76,800	\$ 23,904
	11/30/2016	731 NE 2 Ave	B. Wojcik			Funding Assistance	100.0%	\$ -	\$ -	\$ 15,000	\$ 1,000,000	\$ 897,296	\$ 76,800	\$ 23,904
	11/30/2016	737 NE 2 Ave	B. Wojcik			Funding Assistance	100.0%	\$ -	\$ -	\$ 15,000	\$ 1,000,000	\$ 897,296	\$ 76,800	\$ 23,904
	8/30/2017	Rechter Holdings	B. Wojcik			Funding Assistance	50.0%	\$ 7,500	\$ 7,500	\$ 7,500	\$ 1,000,000	\$ 897,296	\$ 76,800	\$ 23,904
	3/30/2017	Moody Insurance (723 Prog. Dr.)	B. Wojcik	15-1976 & 10-1213	11/17/2016 & 11/01/2016	Funding Assistance	100.0%	\$ 350,000	\$ 350,000	\$ 7,500	\$ 1,000,000	\$ 897,296	\$ 76,800	\$ 23,904
	9/30/2017	Startups Club	G. Hall			Funding Assistance	0.0%	\$ -	\$ -	\$ -	\$ 1,000,000	\$ 897,296	\$ 76,800	\$ 23,904
	5/30/2017	CHDS, LLC (1740 NW 3 Ct)	J. Brown			Funding Assistance	0.0%	\$ -	\$ -	\$ 11,900	\$ 1,000,000	\$ 897,296	\$ 76,800	\$ 23,904
See agreement	12/30/2017	726 Ave LLC/ Invasive Species	J. Brown	17-0588	6/20/2017	Funding Assistance	0.0%	\$ 24,796	\$ 24,796	\$ -	\$ 1,000,000	\$ 897,296	\$ 76,800	\$ 23,904
		The Provident - FPA III	G. Hall			Funding Assistance	0.0%	\$ 125,000	\$ 125,000	\$ -	\$ 1,000,000	\$ 897,296	\$ 76,800	\$ 23,904
		The Pharmacy - FPA II	G. Hall			Funding Assistance	0.0%	\$ 375,000	\$ 375,000	\$ -	\$ 1,000,000	\$ 897,296	\$ 76,800	\$ 23,904
<b>*** BUSINESS INCENTIVES FUNDING TOTAL:</b>											\$ 11,490,000	\$ 9,772,811	\$ 198,800	\$ 1,518,389
		Residential Rehabilitation Program (Single-Family homes) 02609108				Up to \$55,000/\$75,000					450,000			
	On HOLD	CRA Housing Rehab Asst. - Antona Bailey	J. Brown	17-0246	7/11/2017	Housing Assistance	0.0%	\$ 90,000	\$ 90,000	\$ -	450,000			\$ 450,000
		Purchase Assistance Program (Single-Family homes) 02609107				Up to \$45,000/Affordability need					450,000			
<b>*** RESIDENTIAL INCENTIVES FUNDING TOTAL:</b>											\$ 900,000.00	\$ -	\$ -	\$ 900,000
<b>NPF CRA INCENTIVE FUNDING TOTAL:</b>											\$ 12,390,000	\$ 9,772,811	\$ 198,800	\$ 2,418,389

\*\*\*The SIX13 Project Projected Funding Summary - \$4M FY17, \$2M FY18 and \$1M FY19

FY 2018 & 2019	
Property Tax Re.	\$ 1,711,020
Dev. Incentive	\$ 3,000,000
Streetscape	\$ 329,933
<b>Total Projected</b>	<b>\$ 5,040,953</b>

# **YMCA INCENTIVES**



## NPF CRA

DATE: July 18th, 2017

TO: Northwest Progresso-Flagler Heights Community Redevelopment  
Advisory Board

FROM: Jonathan Brown, NPF CRA Manager 

SUBJECT: YMCA of South Florida,  
LA Lee YMCA/Mizell Center Project  
1409 NW Sistrunk Blvd  
Development Incentive Program Funding (DIP) - \$10 million.

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### FUNDING REQUEST

The YMCA of South Florida, operating successfully in the NPF CRA since 1968, is requesting a \$10 million funding assistance package (**Exhibit H**) from the NPF CRA to provide funding towards debt service for the construction and development of a \$15 million dollar state of the art community center, located within the CRA's Focus Area on historic Sistrunk Boulevard. The LA Lee YMCA/Mizell Center will be a 65,000 square feet, four story, multi-use structure. Broward College will lease 10,155 sq ft, there will be 7,400 sq ft of ground floor retail, business incubator/coworking space, pre/afterschool, wellness center, gym, pool, community conference space, roof top patios, and black box theatre. A copy of the Location Map and Broward County Property Appraiser Information is included as (**Exhibit J**). A copy of the request for Funding/Application is included with the cover letter.

The YMCA will secure a loan for the construction of the facility. This transformative development will serve as a catalyst to spur essential community and economic improvements along the historic Sistrunk corridor west of the FEC railway. The center will impact over 1,200 people per day with a holistic range of activities including higher education, business development, aquatics, retail, health & wellness, and community engagement for all ages. The building will also pay homage to the site's rich history with the entrance/lobby area curated (discussions have already occurred with Mr. George Gadson) with murals, artwork, and photographs honoring the legacy of community pioneers for example Dr James Sistrunk, Dr Von Mizell, Dr Calvin Shirley, Dr R.L Brown, Dr James Bass, Nurse Joanna Bradley, Mr LA Lee and Provident Hospital.

The site is currently owned by the City of Fort Lauderdale and the building is in poor condition. Once built, the LA Lee YMCA/Mizell Center is forecasted to create 96 jobs paying \$1,168,000 annually in wages distributed among the YMCA (40), retail (24),

Broward College (18) and the coworking space/incubator (10). The wages paid will range for YMCA professional staff from \$35,000 to \$85,000. The rates for hourly staff will range from \$9.00 per hour to \$25 per hour. Of these positions approximately 50% will come directly from residents of the CRA. These jobs will provide residents and area high school students the opportunity to start at an entry level position and move up the organization. The Coworking space/incubator will be occupied by startup businesses as they develop and launch business plans to nurture ideas and careers.

They Propose:

- To make a \$15,000,000 investment in the Focus Area of the NWPF CRA in the redevelopment of the site at 1409 Sistrunk Blvd, West of the FEC railway with a 65,000 square feet, multi-use structure with Broward College as a 10,155 sq ft anchor tenant, 7,400 sq ft of ground floor retail, including business incubator/coworking space, pre/afterschool, wellness center, gym, pool, community conference space, roof top patios for events, and black box theatre with a curated historic entrance lobby honoring the legacy Dr Sistrunk and other prominent community pioneers.
- Provide three categories of job creation for local individuals and firms to be involved with the project:
  - Construction – Estimated 300 Jobs, the YMCA has a 30% minimum benchmark for minority participation.
  - Building operations - 40 jobs, at least 50% will come from residents of the CRA.
  - Retail/office tenants - 56 jobs.
- Sell/exchange the current LA Lee YMCA property at 408 NW 14<sup>th</sup> Terrace (zoned residential single family/low density, 1.61 acres) for affordable housing, adding tax/revenue dollars back into the city/community each year (currently both the LA Lee YMCA and the Mizell center are not paying property taxes).

## **COMPANY BACKGROUND AND BUSINESS PLAN**

The YMCA has served the South Florida community since 1915. The YMCA of South Florida serves Broward, Miami / Dade and Monroe Counties. On April 1, 2015 the YMCA of Broward County and the YMCA of Greater Miami merged to become the YMCA of South Florida. The YMCA is a \$52 million organization which represents the 27<sup>th</sup> largest YMCA in the USA. Today, the YMCA employees over 1,600 staff year round and an additional 300 staff in the summer months.

The YMCA is governed by the Board of Directors, 34 dedicated volunteer leaders in the community that represent a diverse and inclusive group of individuals with strong

personal and professional levels of leadership. (See Attachment A, for list of the Board of Directors).

The Senior Staff Leadership of the YMCA has over 60 years of experience in the YMCA and experience outside the YMCA within: education, recreation, retail and consumer products, accounting and finances, business development, marketing and communications, construction, information and technology to name a few of the skills. (See Attachment A for resumes of the Staff Senior Leadership.)

The YMCA operations generate revenue from four prime sources:

- Public Support        10%
- Grants                 30%
- Membership         30%
- Programs             30%
  - Summer Camp
  - Aquatics and Swim Lessons
  - Health and Wellness
  - After School Child Care
  - Youth Sports
  - Adult Sports
  - Preschool

In the 33311 area, the YMCA has had a strong presence since 1968 at the LA Lee YMCA Family Center. The Center has impacted people of all ages from infants to seniors. Youth programs offered include after school, summer camp, sports, tutoring and college tours which impact over 1,000 teens per year. For the Active Older Adults, the YMCA has programs specifically designed for seniors such as group exercise classes – chair aerobics, silver sneakers, evidence based/outcome based exercise programs, designed specifically for seniors plus numerous intentional opportunities to create social interaction among program participants. In addition, there are numerous programs for adults in our wellness center/cardio center, exercise classes, gymnasium, and adult sports programs. The YMCA extends our impact outside the four walls of the Y through our Health Innovation Team by offering health and wellness programs in local apartment complexes, housing complexes and group living homes. These programs focus on the mitigating of health issues such as diabetes, weight loss, lack of movement and mobility, access and education for a proper diet, and most importantly the socialization among all generations.

## PROJECT COST, CLIENT RISK AND FINANCIAL ANALYSIS

Current Sources of Funding:

Northwest Progresso Flagler CRA	\$10,000,000
Commitment from the YMCA & Donors	<u>5,000,000</u>
Total Funding Sources	<u>\$15,000,000</u>

The construction budget for the project (hard costs) is conservatively estimated at \$10,202,098 (**Exhibit H**) with the total project cost including soft/financing cost with contingencies, fees and reserves totaling \$15,000,000. The estimated construction commencement date is October 2018 and the estimated completion date of the project is September 2020.

Division	Scope	Budget
1.	General Conditions	\$750,000
2.	Site Work	\$663,833
3.	Concrete/ Masonry	\$768,325
5.	Steel	\$1,181,408
6.	Millwork	\$50,000
7.	Roofing	\$218,399
8.	Doors/ Windows/ Glass	\$973,556
9.	Finishes	\$1,676,038
10.	Accessories	\$297,852
13.	Special Construction	\$224,000
14.	Elevators	\$240,000
15.	Mechanical	\$2,127,279
16.	Electrical	\$1,031,408
	Subtotal	\$10,202,098
	Insurance/Bond	\$202,042
	Contractor Fee	\$824,331
	Subtotal	\$11,228,471
	Contingency (6.87%)	\$771,529
	Construction Total	\$12,000,000
	Special Inspections	\$100,000
	Professional (A/E) Fees (7.5%)	\$900,000
	Permit Fees (2.1%)	\$250,000
	Entitlement Fees (2.1%)	\$250,000
	Furniture/ Equipment (12.5%)	\$1,500,000
		\$15,000,000

In the absence of CRA financial assistance there is significant client risk associated with the project and its proposed development. The area is perceived as high risk with contributing factors including higher than average crime, poor environmental conditions and depressed property values compared to other parts of the city. However, due to the anticipated funding amount of \$10 million from the NWPF CRA over eight years, the YMCA is in successful discussions with multiple major national financial institutions to obtain the construction loan to finance the project. It is estimated that a construction loan can be obtained within six to eight

months from the date of a firm commitment from the Northwest-Progresso-Flagler CRA.

In the absence of CRA assistance the construction loan will not be obtained, resulting in the funding not being committed, leaving the developer with the most logical alternative of not undertaking the project as planned and leaving the NWPF CRA without a significant transformational project to bring development west of the FEC tracks where it is most needed and deserved.

The YMCA's projected operating revenue in the third year will be:

Contributed Support	\$70,000	
Grants	<u>\$60,000</u>	
Total Public Support		<u>\$ 130,000</u>
Membership	344,000	
Program Fees	<u>280,000</u>	
Total Fees for Service		<u>\$ 625,000</u>
YMCA Association Home Mission Subsidy		<u>\$ 350,000</u>
Total Revenue & Expense		<u>\$1,105,000</u>

Thus over a period of 20 years, the YMCA is committed to supplement the operations of this center for a total of \$7,000,000. The YMCA will look to increase the level of public support and creatively generate fees for service. The economics of the 33311 area will improve. At the time the proforma has been prepared this is an unknown factor and should not be used to determine a dramatic increase to the fee for service factors. Exhibit O, contains detailed ten year pro forma.

It is important to note that over the past few years (2012-2017) the YMCA of South Florida has subsidized the LA Lee YMCA on average \$325,000 per year.

### **RECOMMENDATION**

Staff recommends providing the \$10 million contribution by the CRA to allow the redevelopment and economic/job creation project proposed by the developer to move forward to the benefit of the YMCA and the CRA without risking CRA funds.

**Redevelopment Incentive Recommendation:** The Developer is requesting a total of \$10 million from the Development Incentive Program (DIP). DIP is a custom designed incentive to meet the appropriate needs of a specific development project in the CRA that represents an investment / total project cost of five million dollars or more and creates a significant economic engine or destination project in the CRA.

- The award will be over 8 years at \$1.25 million per year. Each payment will be based on the performance of the YMCA as outlined in the CRA board approved development agreement.

A copy of the estimated construction cost is included as **Exhibit H**. The CRA proposes that the project be awarded a \$10 million DIP incentive be secured by a 10 year forgivable mortgage against the property subordinated to the first mortgage lender. The CRA further recommends that the YMCA secure financing (via a loan and/or donations) of no less than \$10M for this project.

### **CONSISTENCY WITH THE NPF CRA COMMUNITY REDEVELOPMENT PLAN**

The project is consistent with the NPF CRA Community Redevelopment Plan which identifies Sistrunk Commercial Revitalization as a comprehensive program to redevelop Sistrunk Blvd that has the potential to serve as a major source of investment and employment for the surrounding community. Per the CRA plan, the CRA will establish incentive programs to address redevelopment obstacles. The CRA 5 Year Program, which is incorporated as part of the Plan, identifies strategic objectives, goals and measurements that include targeting and attracting businesses, retail uses and industries to establish a presence in the redevelopment area and create jobs for area residents. In addition, it calls for investing in development projects that create job opportunities for area residents, promote public private partnerships and investment in the redevelopment area.

### **COMMENT**

Staff enthusiastically supports the LA Lee YMCA/Mizell Center Project as it will serve as the physical and psychological gateway to spur community and economic improvement west of the FEC railway along the Historic Sistrunk corridor.

### **Attachments:**

Exhibit A Resumes for the Key officers of the YMCA, CEO, CFO and CSO  
Exhibit B IRS Tax returns for the years 2014, 2015, 2016  
Exhibit C Jobs created and current jobs with Job Descriptions  
Exhibit D IRS Determination Letter  
Exhibit E Resolution by the Board of Directors  
Exhibit F Articles of Incorporation  
Exhibit G YMCA By-Laws  
Exhibit H Construction Detail of Cost  
Exhibit I Architect Renderings & Floor Plans  
Exhibit J Street Map & Legal Description

Exhibit K Estimated Time Line  
Exhibit L Audits for the Years 2014, 2015, 2016  
Exhibit M Interim Financial Statement of May 31, 2017  
Exhibit N Three Year Pro forma for YMCA of South Florida  
Exhibit O Project Pro forma for 10 years – LA Lee YMCA / Mizell Community Center  
Exhibit P Certificate of Insurance  
Exhibit Q Credit Issues, Bankruptcies, & Lawsuits  
Exhibit R Project Development Team  
Exhibit S Business Indebtedness

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Author: Glendon Hall, Housing and Economic Development Manager


**MAS CAFÉ**



**MEMORANDUM**

DATE: July 18, 2017

TO: NPF CRA Advisory Board Members

FROM: Jonathan Brown, NPF CRA Manager 

SUBJECT: Funding Request \$225,000 — SolidSoccer LLC & MAS Café LLC  
MAS Café – 315 East Sistrunk Boulevard

**FUNDING REQUEST**

The CRA has received an application from SolidSoccer LLC & MAS Café LLC for financial assistance from the CRA in the construction of a community coffee shop at 315 East Sistrunk Boulevard directly across the street from Feldman Park. They are requesting a \$225,000 forgivable loan from the CRA from its Property and Business Improvement Program. A copy of the Location Map is attached as **Exhibit A** and Broward County Property Appraiser information is attached as **Exhibit B**.

**BACKGROUND**

The Property and Business Improvement Program (PBIP) provides funding for up to 75% of the eligible cost not to exceed \$225,000. It is a public sector real estate investment tool that reduces the capital needs of viable projects and enhances the tax base with quality projects. Funds can be used for new construction or renovation in the CRA. The PBIP program is a forgivable loan that the program allows to be forgiven in a five year period following completion of the project if the property is not sold. It will be secured by a second mortgage on the property. The Developer is working with Florida Community Bank to secure a loan in the amount of \$250,000 secured by a first mortgage.

The total capital investment is estimated at \$812,508 including land acquisition and construction. The 6,750 square foot property was purchased for cash by the applicant for \$287,508.28 in 2014. Construction cost including equipment, architectural and permitting fees is estimated at \$525,000 and the CRA Loan provides for approximately 43% of the cost. The contemporary unique design by award winning local CRA architect Glavovic Studio will either utilize or give the appearance of an angled shipping container balanced above the glass faced structure that can be opened to the outdoors where additional unique seating areas are located. Illustrations of the project and the project application for funding are attached as **Exhibits C and D**.

MAS Café will be a family owned and operated business, consisting of **Marcela, Alejandro and Santiago Bedoya**, from which the coffee house gets its name **MAS**.

Coffee bean offerings used at MAS Café will be from the family farm in the state of Quindio, Colombia. Coffee will be roasted in-house and will be available with a variety of freshly baked, daily food offerings including fruit, pastries, quiches, waffles, paninis, empanadas and arepas along with other non-coffee beverages such as natural juices teas, selected craft beer and wines. Mas Café will also provide space for those looking to do an event, host meetings or celebrate an occasion. Marcela Bedoya is an experienced barista with Alejandro Bedoya an international World Cup/major league soccer player and businessman along with Santiago Bedoya who is business educated with backgrounds in finance and marketing. Mas Café has projected to hire four to six persons and will offer training for baristas.

Strategically located, the café will serve as a community hub for gathering, indulging in quality goods and enjoying a unique experience. It will be an anchor for the community and a landmark. Located along the Sistrunk gateway, the location of the Café fronting Feldman Park will serve as a catalyst for drawing people to this area by walking and biking and will contribute to improving the quality of life for hundreds of new apartment dwellers and families in the area. It should also increase safety by providing “eyes on the street”, a recognized Crime Prevention Through Environmental Design (CPTED) strategy for preventing crime.

The project has gone through Pre-DRC review and is scheduled for DRC review on July 19, 2017. The Developer met with the Flagler Village Civic Association on May 24, 2017 and received their support for the project.

### **CONSISTENCY WITH NPF CRA COMMUNITY REDEVELOPMENT PLAN**

The NPF CRA Community Redevelopment Plan is designed, in part to stimulate private development of areas planned for commercial development. The project is consistent with the NPF CRA Community Redevelopment Plan which provides for direct physical improvements to enhance the overall environment, improve the quality of life and attract sound business and commercial development that provide employment and job opportunities.

### **RECOMMENDATION**

Community Redevelopment Agency (CRA) staff recommends a funding assistance package from the Property and Business Improvement Program to SolidSoccer LLC & MAS Café LLC in an amount not to exceed \$225,000 for construction of MAS Café coffee shop at 315 East Sistrunk.

### **Attachments**

- Exhibit A: Location Map
- Exhibit B: Broward County Property Appraiser Information
- Exhibit C: Project Illustrations
- Exhibit D: CRA Funding Application

Author: Bob Wojcik, AICP – CRA Planner

EXHIBIT A



LOCATION MAP



M.A.S. Café – 315 E. Sistrunk Boulevard



**MARTY KIAR**  
**BROWARD**  
 COUNTY  
 PROPERTY APPRAISER

Site Address	315 NE 6 STREET, FORT LAUDERDALE FL 33304	ID #	4942 34 07 5480
Property Owner	SOLIDSOCCER LLC	Millage	0312
Mailing Address	1166 BIRCHWOOD ROAD WESTON FL 33327	Use	00
Abbreviated Legal Description	PROGRESSO 2-18 D E 67 1/2 OF LOTS 21 TO 24 BLK 316		

The just values displayed below were set in compliance with **Sec. 193.011, Fla. Stat.**, and include a reduction for costs of sale and other adjustments required by **Sec. 193.011(8)**.

Property Assessment Values					
Click here to see 2016 Exemptions and Taxable Values as reflected on the Nov. 1, 2016 tax bill.					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2017	\$236,250		\$236,250	\$236,250	
2016	\$236,320		\$236,320	\$236,320	\$4,502.53
2015	\$236,320		\$236,320	\$236,320	\$4,634.24

2017 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$236,250	\$236,250	\$236,250	\$236,250
Portability	0	0	0	0
Assessed/SOH	\$236,250	\$236,250	\$236,250	\$236,250
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$236,250	\$236,250	\$236,250	\$236,250

Sales History			
Date	Type	Price	Book/Page or CIN
9/10/2014	WD-Q	\$285,000	112565356
2/5/2014	WD-D	\$140,000	112097558
2/9/2007	QCD-T	\$100	43603 / 332
3/1/1994	QCD	\$100	21827 / 953
2/1/1989	WD	\$67,000	

Land Calculations		
Price	Factor	Type
\$35.00	6,750	SF
Adj. Bldg. S.F.		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03								
L								
1								

**EXHIBIT C**

**PROJECT ILLUSTRATIONS**

**M.A.S. Cafe**

# MAS Cafe

315 NE 6th STREET FT. LAUDERDALE, FL 33304



- SHEET INDEX:**
- A0 - COVER SHEET
  - A0.1 - LOCATION MAP
  - A0.2 - ZONING AND LAND USE MAPS
  - A0.3 - SITE PHOTOS
  - A1 - SITE PLAN
  - A2 - GROUND FLOOR PLAN
  - A2.1 - REFLECTED CEILING PLAN
  - A3 - BUILDING ELEVATIONS 1
  - A4 - BUILDING ELEVATIONS 2
  - A5 - SECTIONS
  - A-5 - DOOR & WINDOW SCHEDULE
  - A-7 - WALL TYPES & DETAILS

**PROJECT TEAM:**  
**OWNER:**  
 MAS Cafe  
 315 NE 6th STREET FT. LAUDERDALE,  
 FL 33304

**ARCHITECT:**  
**GLAVOVIC STUDIO**  
 724 NE 3rd AVENUE, FORT LAUDERDALE, FL 33304  
 WWW.GLAVOVICSTUDIO.COM  
 P 954 524 5728 F 954 524 5729  
 AA0003643  
 TERENCE O'CONNOR R.A. License No. AR13193

\* DO NOT SCALE DRAWINGS FOR DIMENSIONS

**Glavo  
 Studio**

ARCHITECTURE AND INTERIOR DESIGN  
 724 NE 3rd AVENUE, FORT LAUDERDALE, FL 33304  
 WWW.GLAVOVICSTUDIO.COM  
 P 954 524 5728 F 954 524 5729  
 AA0003643

**MAS Cafe**

315 NE 6th STREET FT. LAUDERDALE, F

CLIENT  
**MAS Cafe**  
 315 NE 6th STREET FT. LAUDERDALE, F

REGISTRATION  
 DESIGNER

**ARCHITECT**

Glavo Studio  
 724 NE 3rd Avenue Fort Lauderdale, FL 33304  
 WWW.GLAVOVICSTUDIO.COM  
 P 954 524 5728 F 954 524 5729  
 AA0003643

**TERENCE O'CONNOR R.A.**  
 License No. AR13193

CONSULTANTS

LANDSCAPE ARCHITECT  
**TERENCE O'CONNOR R.A.**  
 License No. AR13193

MECHANICAL, ELECTRICAL, PLUMBING

**DELTA G**  
 207 NE 2nd Avenue, Suite 300  
 Fort Lauderdale, FL 33301  
 P 954 527 1112

DATE REVISIONS  
**HOLLAND ENGINEERING, INC**  
 3000 Hollywood Blvd., Suite 303  
 Fort Lauderdale, FL 33301  
 Tel: 954 521 2371

NO.	DESCRIPTION	DATE
1	ISSUE FOR PERMITTING	06/20/2020

PROJECT NUMBER: **1608**  
 DATE: **06/17/2017**  
 DRAWN BY: **ME**  
 CHECKED BY: **ME**  
 SCALE: **AS SHOWN**

OWNER: **MAS Cafe**  
 315 NE 6th STREET FT. LAUDERDALE,  
 FL 33304

**COVER SHEET**

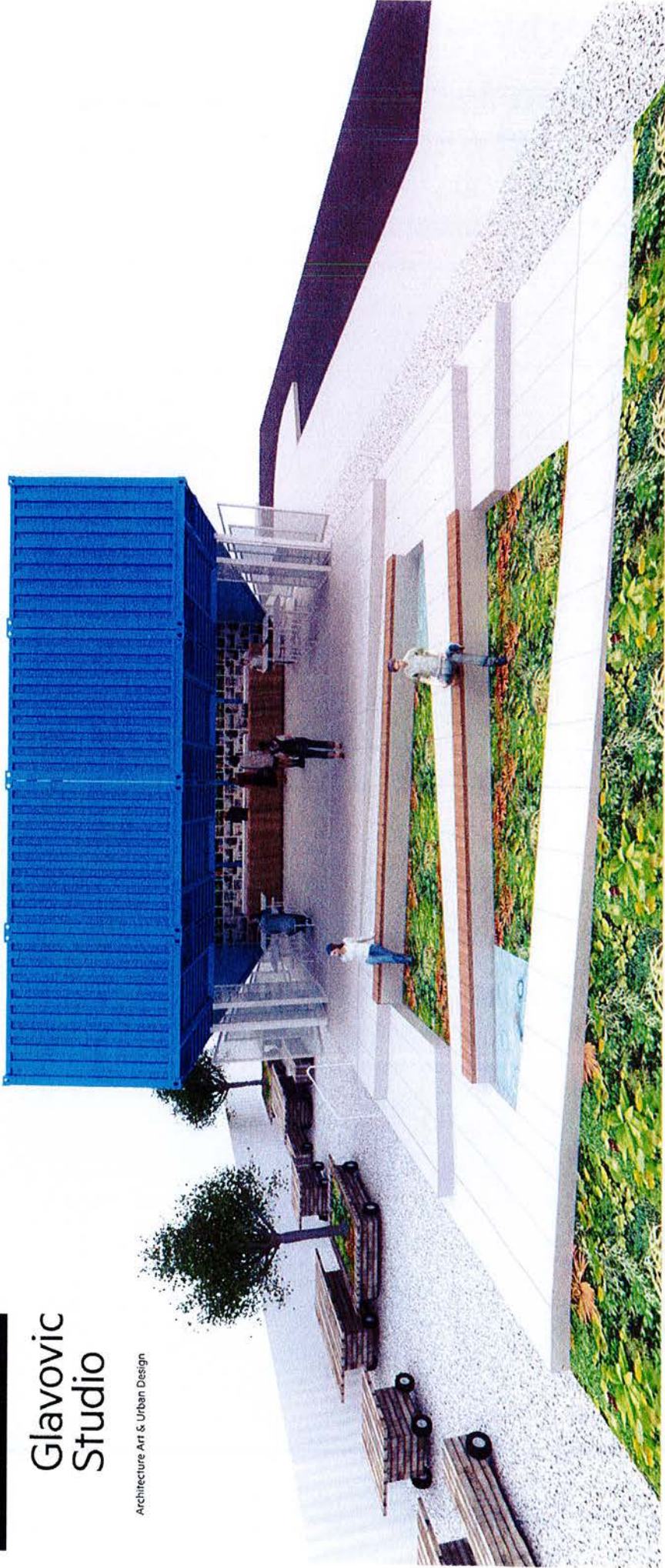
**A-0**

DESIGN DEVELOPMENT - PROGRESS SET - NOT FOR CONSTRUCTION



# Glavovic Studio

Architecture Art & Urban Design





**Glavovic  
Studio**

Architecture Art & Urban Design



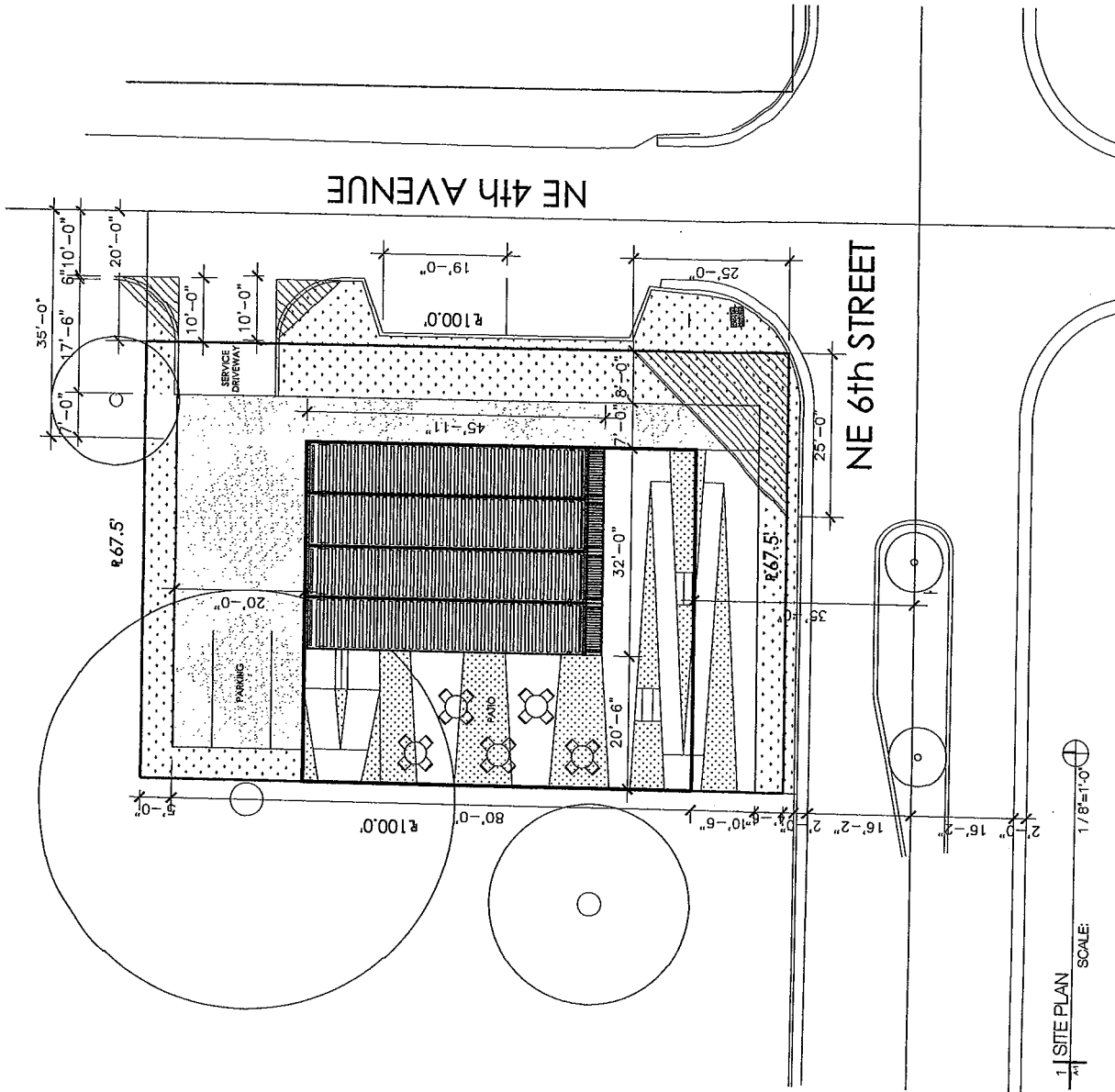


REVISION	DATE	DESCRIPTION	BY

PROJECT NUMBER	1808
DATE	04/02/2017
DRAWN BY	MB
CHECKED BY	MB
LECTURER	

SHEET TITLE / SHEET NUMBER	
<b>SITE PLAN</b>	
<b>A-1</b>	

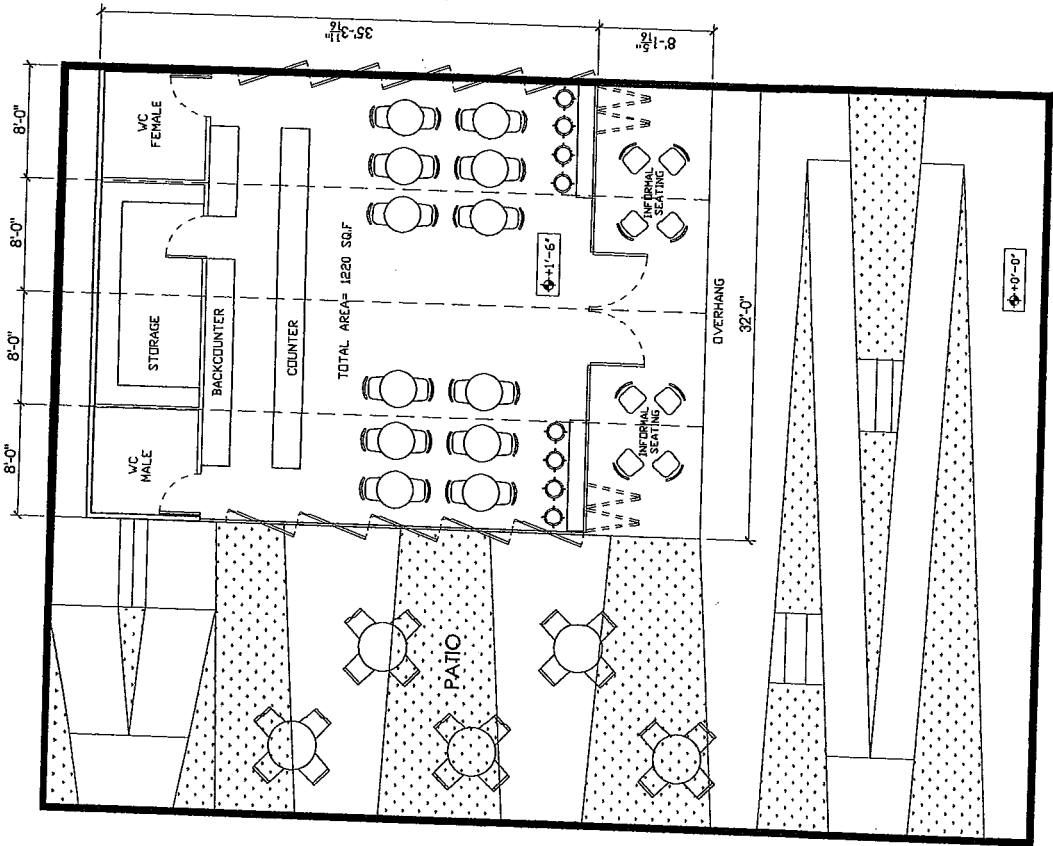
**SCHEMATIC-DESIGN SET**



1 | SITE PLAN SCALE: 1/8"=1'-0"

NO.	DESCRIPTION	DATE

<b>PROJECT NUMBER</b>	1009
<b>DATE</b>	04/02/2017
<b>DRAWN BY</b>	ME
<b>CHECKED BY</b>	
<b>DATE</b>	



1 | GROUND FLOOR PLAN  
 SCALE: 1/4"=1'-0"

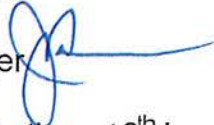
# **SISTRUNK MARKET**



**MEMORANDUM**

DATE: July 18, 2017

TO: NPF CRA Advisory Board Members

FROM: Jonathan Brown, NPF CRA Manager 

SUBJECT: Funding Request \$1,400,000 — Northwest 6<sup>th</sup> Investments, LLC  
Sistrunk Market – 115 W. Sistrunk Boulevard

**FUNDING REQUEST**

The CRA has received an application from Northwest 6<sup>th</sup> Investments, LLC seeking a \$1.4 million forgivable loan from the CRA's Development Incentive Program for the Sistrunk Market project located at 115 W. Sistrunk Boulevard, at the corner of Sistrunk Boulevard and NW 2<sup>nd</sup> Avenue, directly adjacent to the FEC railway. A copy of the Location Map, Broward County Property Appraiser Information, Illustrations and Funding Application is attached as **Exhibits A through D**.

**BACKGROUND**

The Development Incentive Program (DIP) allows the CRA to construct a custom designed incentive to meet the appropriate needs of the specific development project that represents an investment/total project cost of five million dollars (\$5,000,000) or more and creates a significant economic engine or destination project in the CRA. In order to be eligible the owner must invest a minimum dollar for dollar match of the CRA investment within the project. All cost associated with the CRA desired redevelopment project are eligible and funds are awarded as a forgivable loan to assist the eligible project.

The total capital investment of Sistrunk Market is estimated at minimum of \$5,958,780 including:

\$2,600,000	land acquisition
\$1,780,236	construction rehabilitation
\$1,507,884	equipment and fixtures
<u>\$70,000</u>	soft cost
<b>\$5,958,780</b>	

Sistrunk Market is a Food Hall, which is an indoor market with vendors selling prepared items, beverages, groceries and crafts. These European style markets are popping up across America and combine artisanal foods with appealing communal spaces for friends to gather, eat, shop and socialize. The Developer proposes to take the existing approximately 23,000 square foot warehouse (including mezzanine) on the 38,847

square foot site that fronts Sistrunk Boulevard and completely renovate it, retrofitting it into a Food Hall that contains a fully functioning micro brewery with tap room, a coffee roasting facility, event space, classroom and meeting space, food, art and craft kiosks and a roof top urban garden with gathering space. Food kiosks will be accessibly priced and locally sourced. Art workspace and craft kiosks will allow the public an opportunity to experience arts and crafts up close. A variety of indoor and outdoor sociable seating areas will create a "neighborhood" for guest to interact and will include complementary Wi-Fi. Rotating local artist and various art vehicles and exhibits will create a unique experience. Cooking classes will be offered inviting celebrity chefs, and art paint classes will also be offered along with brewery tours and beer brewing classes. The Food Hall will also include a weekend farmers market. The high ceiling and light industrial look with upscale modern design features, interior design complements and flowing space will create a very inviting and enjoyable experience. Targeted and unique marketing will be used to attract locals, tourist and group bookings. The developer is projecting to open within the year or sooner.

Overall concept, design, menu planning, operations, management and marketing/branding of Sistrunk Market will be handled by Society 8 Hospitality Group, who is a proven full service restaurant and hospitality company. Society 8 Hospitality Group is the key member of the development team and has a family affiliation with Steven Dapuzzo Sr. a commercial real estate investor and managing partner of the Northwest 6<sup>th</sup> Investments, LLC. Their prior projects have included SoLita Italian on Las Olas in downtown Fort Lauderdale and SoLita Delray in Delray Beach, Beauty & the Feast Bar and Kitchen, and Ocean Market Grille in The Atlantic Hotel in Fort Lauderdale, overseeing all food and beverage operations at The Atlantic Hotel in Fort Lauderdale. Current projects include Park and Ocean at Birch State Park and Avant Restaurant in Delray.

The Sistrunk Market will be a great job generator. The Developer projects that within 3 years after opening Sistrunk Market will create 70 jobs from counter to kitchen to line staff, floor staff to managers and others with an average salary of \$37,728. Most of these jobs require no education or a high school diploma. Of those, Khoffner Brewery, the brewery proposed for the site, is projected to employ 14 persons and the kiosk counter is projected to employ an additional 11 persons with the majority requiring only a high school education. Society 8 Hospitality Group staff and event and catering staff is projected to result in 27 new hires with additional jobs in administration, public relations and sales. The Developer is willing to commit to at least 50 jobs, is committed to seek as many job applicants as possible from the CRA area and will proactively make best efforts to hire from within the CRA.

The Developer has an option on the property to the rear of the site, which presently contains a second warehouse structure on a 51,390 square foot site that will be torn down as part of a projected Phase II component to the project. The developer must exercise his option by March, 2018. This Developer would like to use this portion of the site for live work housing that would include approximately 60 micro loft units with first floor amenity space including a technology center, office print center and health and

fitness center in an eight story structure. This second phase is not part of the Developer's funding request.

The property was purchased by the Developer in March, 2017 and there is a \$1.3 million first mortgage on the property by Valley National Bank along with a second private mortgage (24 month Seller's note) in the amount of \$750,000. The developers equity contribution to the \$5,958,780 to \$6,108,780 Phase I (Food Hall) project is projected at \$2,508,780 to \$2,658,780.

The CRA proposes to provide it's \$1.4 million forgivable loan for the Sistrunk Market in installments on a reimbursement basis of \$400,000 in year one after completion, 500,000 in year two after completion and \$500,000 in year three following completion. It is anticipated the initial loan will be taking a third mortgage position. Spreading the payments over three years is necessary based on other anticipated project funding commitments. In addition, it significantly lowers any CRA risk since the majority of funding will be provided after the project is up and running. The recapture provision tied to the CRA mortgage will occur if the property is sold within five years following completion and if a projected number of jobs are not created and maintained. Based on the employment projections of the developer, 50 jobs must be created and maintained for a period of 3 years as a condition of forgiveness of the CRA mortgage.

The Developer has met with Planning staff and has received positive comments to the proposed project. All parking will be provided on site. The Developer is meeting with the Progresso Village Civic Association on July 17, 2017 to discuss the project and to get their input.

### **CONSISTENCY WITH NPF CRA COMMUNITY REDEVELOPMENT PLAN**

The NPF CRA Community Redevelopment Plan is designed, in part to stimulate private development of areas planned for commercial development. The project is consistent with the NPF CRA Community Redevelopment Plan which provides for direct physical improvements to enhance the overall environment, Improve the quality of life and attract sound business and commercial development that provide employment and job opportunities.

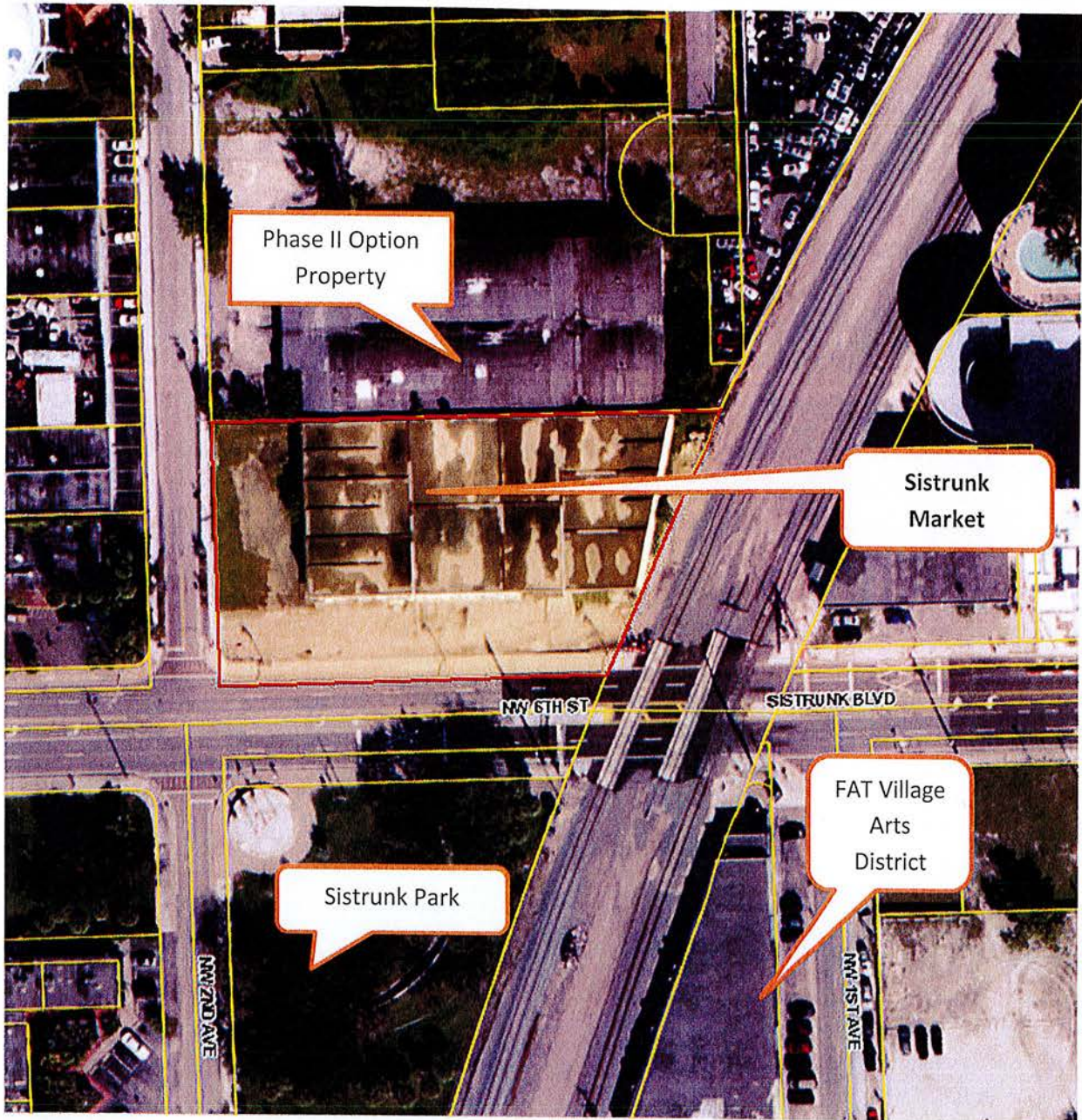
### **RECOMMENDATION**

Community Redevelopment Agency (CRA) staff recommends a funding assistance package from the CRA's Development Incentive Program to Northwest 6<sup>th</sup> Investments, LLC in an amount not to exceed \$1.4 million.

### **Attachments**

- Exhibit A: Location Map
- Exhibit B: Broward County Property Appraiser Information
- Exhibit C: Project Illustration
- Exhibit D: CRA Funding Application

Author: Bob Wojcik, AICP - CRA Planner



LOCATION MAP



Sistrunk Market – 115 W. Sistrunk Boulevard



Sistrunk Market Property

Site Address	115 NW 6 STREET, FORT LAUDERDALE FL 33311	ID #	5042 03 10 0020
Property Owner	NORTH WEST 6TH INVESTMENTS LLC	Millage	0312
Mailing Address	2755 E OAKLAND PARK BLVD STE 304 FORT LAUDERDALE FL 33306	Use	48

Abbreviated Legal Description	RICKARDS SUB 25-3 B LOT C,D,E,F LESS ST R/W
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The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

Property Assessment Values					
Click here to see 2016 Exemptions and Taxable Values as reflected on the Nov. 1, 2016 tax bill.					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2017	\$388,470	\$476,840	\$865,310	\$852,780	
2016	\$388,470	\$399,350	\$787,820	\$775,260	\$15,468.55
2015	\$388,470	\$316,320	\$704,790	\$704,790	\$14,430.92

2017 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$865,310	\$865,310	\$865,310	\$865,310
Portability	0	0	0	0
Assessed/SOH	\$852,780	\$865,310	\$852,780	\$852,780
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$852,780	\$865,310	\$852,780	\$852,780

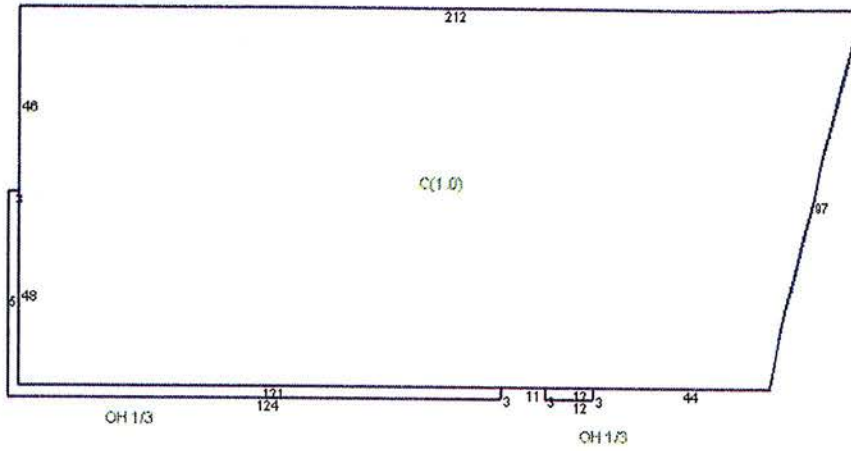
Sales History			
Date	Type	Price	Book/Page or CIN
3/27/2017	WD-Q	\$2,600,000	114287745
6/30/2010	WD*-D	\$1,500,000	47189 / 1201
3/22/2006	DRR	\$100	41671 / 1371
3/30/2005	TD	\$1,900,000	39362 / 641
3/1/1994	QCD	\$100	21827 / 957

Land Calculations		
Price	Factor	Type
\$10.00	38,847	SF
Adj. Bldg. S.F. (Card, Sketch)		18982
Eff./Act. Year Built: 1962/1961		

\* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03								
W								
18982								

BCPA Sketch : 504203100020  
 Building 1 of 1



Code	Description	Long Description
C (1.0) + 9	First Floor	First Floor
OH 1/3	Overhang 1/3	Overhang 1/3

Details :

Page : 1  
 File : 0203-10-0020.xml  
 Subject information :

Area Summary :

Code	Description	Area	Perimeter	Adj. Area	Adj. Perim	Factor	Stories	Level
C(1.0)	First Floor	18,800.00	591.02	18,800.00	591.02	1.00	1.00	1.00
OH 1/3	Overhang 1/3	516.00	350.00	170.28	350.00	0.33	1.00	1.00
OH 1/3	Overhang 1/3	36.00	30.00	11.88	30.00	0.33	1.00	1.00



**MARTY KIAR**  
**BROWARD**  
 COUNTY  
 PROPERTY APPRAISER

Phase II (Option Property)

Site Address	616-620 NW 2 AVENUE, FORT LAUDERDALE FL 33311	ID #	5042 03 17 0010
Property Owner	FLAGLER PROPERTY OF BROWARD COUNTY LLC	Millage	0312
Mailing Address	PO BOX 291448 DAVIE FL 33329	Use	48

Abbreviated Legal Description	S & R INVESTMENT CO PLAT 76-26 B TR A & VAC ALLEY LYING N & ADJ TO TR A & LYING S & ADJ TO LOT 33 BLK 320 OF PROGRESSO & THAT POR OF W1/2 OF 15' VAC ALLEY IN BLK 320 OF PROGRESSO LYING E & ADJ TO PREVIOUSLY MENTIONED VAC ALLEY PER QCD 39078/1785 & PER ORD C-04-7 (OR 37116/980)
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The just values displayed below were set in compliance with **Sec. 193.011, Fla. Stat.**, and include a reduction for costs of sale and other adjustments required by **Sec. 193.011(8)**.

Property Assessment Values					
Click here to see 2016 Exemptions and Taxable Values as reflected on the Nov. 1, 2016 tax bill.					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2017	\$411,120	\$622,420	\$1,033,540	\$996,430	
2016	\$411,120	\$508,700	\$919,820	\$905,850	\$18,577.39
2015	\$411,120	\$412,380	\$823,500	\$823,500	\$17,368.83

2017 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$1,033,540	\$1,033,540	\$1,033,540	\$1,033,540
Portability	0	0	0	0
Assessed/SOH	\$996,430	\$1,033,540	\$996,430	\$996,430
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$996,430	\$1,033,540	\$996,430	\$996,430

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
6/30/2010	WD*-D	\$1,500,000	47189 / 1201	\$8.00	51,390	SF
3/31/2005	WD	\$1,400,000	39362 / 644			
2/1/2005	QCD	\$100	39078 / 1785			
12/17/2002	WD	\$700,000	34392 / 1016			
5/31/2001	WD	\$680,000	31889 / 473			
				Adj. Bldg. S.F. (Card, Sketch)		20891
				Eff./Act. Year Built: 1946/1945		

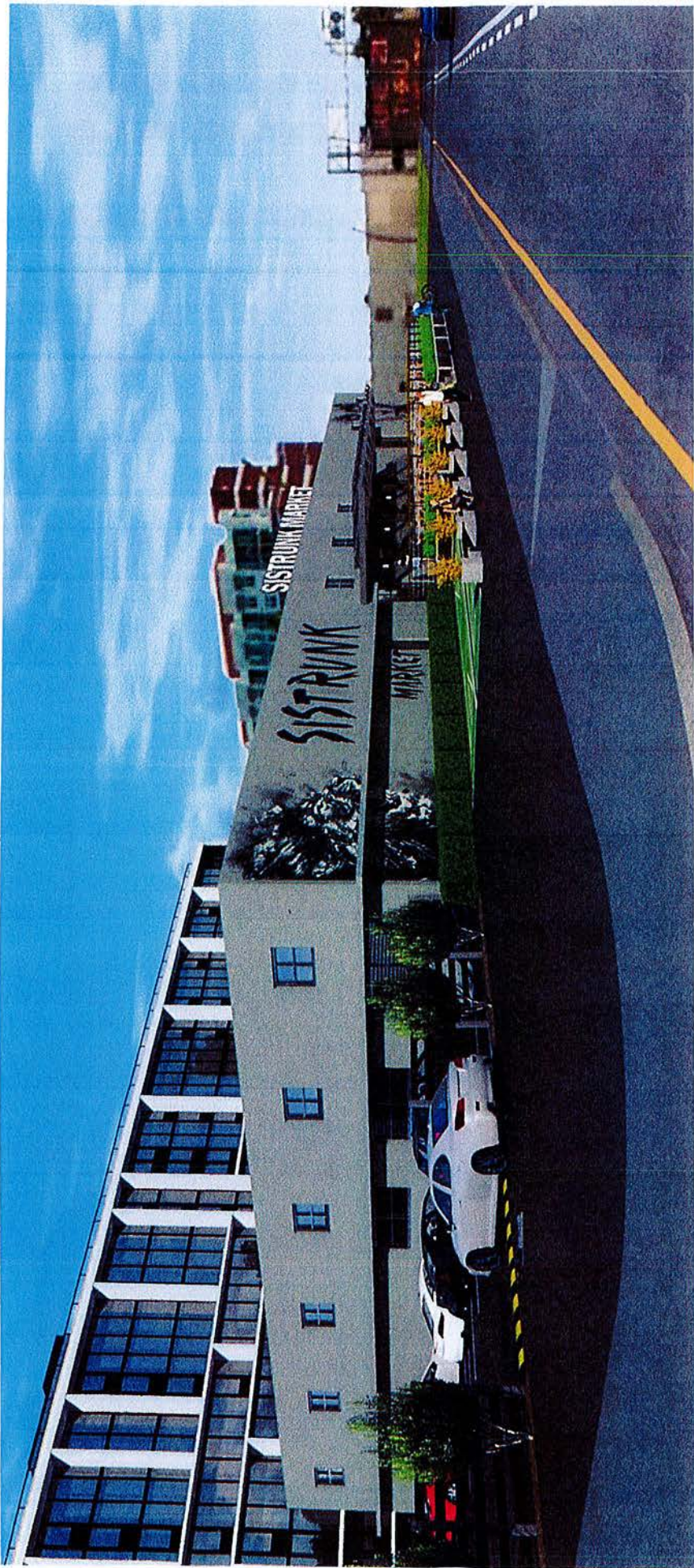
\* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03								
W								
20891								

**PROJECT ILLUSTRATIONS**

**Sistrunk Market**







**BRODY FAMILY  
INVESTMENTS, LLC**



## **NPF CRA**

DATE: July 18, 2017

TO: NPF CRA Advisory Board Members

FROM: Jonathan Brown, NPF CRA Manager 

SUBJECT: Brody Family Investments LLC, Warehouse Renovation, 816 NW 6th Ave  
Redevelopment & Economic Development Incentive Funding - \$350,000

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### **FUNDING REQUEST**

Brody Family Investments LLC is requesting a \$350,000 funding assistance package from the NPF CRA, to complete additional renovations to a 10,500 sq ft warehouse, west of the FEC railway, located at 816 NW 6th Ave, in the industrial district of Progresso Village, that houses two of their existing businesses, GuitarBroker.com and BC.Brody Investment Motorcars. A copy of the Location Map and Broward County Property Appraiser Information is included as **(Exhibit 2)**. A copy of the request for Funding/Application is included as **(Exhibit 1)**.

They Propose:

- To make a \$1,410,000 investment in the CRA in the purchase and redevelopment of the property at 816 NW 6th Ave west of the FEC railway – **(Exhibit 2)**.
- To expand/improve the office/showrooms for both of their existing businesses GuitarBroker and BC.Brody Investment Motorcars (4,500 sq ft.) creating 4 jobs.
- Complete necessary improvements in the remaining unoccupied 6,000 sq ft in preparation to lease to proposed new tenant Axolotl **(Exhibit 3)**, a high end architectural products supplier creating 8 jobs.

### **COMPANY BACKGROUND AND BUSINESS PLAN**

The Guitar Broker was incorporated in June 1989 from an idea between Craig & Patti Brody to take their hobby of collecting vintage guitars, basses and amplifiers and bring them to collectors Worldwide.

They quickly outgrew their first 900 sq ft location on Davie Blvd. in Ft. Lauderdale which they started with their life savings and 70 guitars. By 1994 they moved to an upscale 3,000 ft. shop in the International Building across from the Galleria Mall on Sunrise Blvd and subsequently took their business online [www.guitarbroker.com](http://www.guitarbroker.com) employing as many as seven people. They

created a reputation amongst the most avid collectors and became one of the top 10 Vintage Guitar Dealers in the world averaging \$1M - \$1.5M in annual sales.

As the Retail Market changed directions & online sales soared, they chose to down size their retail guitar business in 2002 & moved their shop into a warehouse purchased in Weston by their home. Also at that time they opened their second business, C.Brody Investment Motorcars, acquiring a car dealer License and their new shop to house 7-10 unique Collector Cars and approximately 200 vintage guitars, basses & amplifiers.

To further the growth of their two businesses, on April 2015 they purchased their current building in the industrial district of Progresso Village at 816 NW 6th Ave for \$644,000 that was in a significant state of disrepair and being used as a storage facility. They have invested over \$300K. so far in upgrades - complete exterior renovation (including stucco and new roof) , replacing/enlarging four entry doors, complete electrical system upgrade, interior demolition/repair, and concrete floor replacement.

### **PROJECT COST, CLIENT RISK AND FINANCIAL ANALYSIS**

The Brody's want to complete the renovations that they have already started on the building in order to expand their existing businesses in addition to recruiting new higher value tenants to the rest of the building that will provide new jobs.

As illustrated in construction estimates provided in **Exhibit 1** (prepared by CRA GC/Project Manager), the remaining renovation of 816 NW 6th Ave will cost approximately \$466,000. Upgrades will include:

- HVAC for the entire structure
- Interior lighting package
- Garage Door replacement
- Exterior window replacement
- New Flooring
- Roof insulation
- Parking Lot resurfacing

The total project cost/total required investment is estimated at \$1,410,000 including:

\$ 644,000 - Building Cost (from 2015)  
\$ 466,000 - Renovation Cost ( including Design, Engineering, Insurance & Fees)  
\$ 300,000 - Equipment & Fixtures  
\$1,410,000 Total Required Project Investment.

## **RECOMMENDATION**

Staff recommends providing the total \$350,000 contribution by the CRA to allow the redevelopment and economic/job creation project proposed by the Developer to move forward to the benefit of the Developer and the CRA without risking CRA funds.

**Redevelopment Incentive Recommendation:** The owner is requesting a total of \$350,000 from the Façade Improvement Program and Property & Business Improvement Program.

- Property & Business Improvement Program (PBIP) - \$225,000 forgivable loan. The program provides for a maximum façade incentive of 75% of the improvement cost for build out not to exceed \$225,000. The build out cost of the project of \$272,950 qualifies for the maximum amount.
- Commercial Façade Improvement Program (CFIP) - \$125,000 forgivable loan. The program provides for a maximum façade incentive of 75% of the façade improvement cost not to exceed \$125,000. The façade and site improvement cost of the project of \$193,050 also qualifies it for the maximum amount.

A copy of estimated renovation cost is included as **Exhibit 1**. The CRA proposes that the project be awarded a \$350,000 Redevelopment Incentive using the two above stated programs secured by a 5 year forgivable mortgage against the property subordinated to any future first mortgage lender.

## **CONSISTENCY WITH THE NPF CRA COMMUNITY REDEVELOPMENT PLAN**

The project is consistent with the NPF CRA Community Redevelopment Plan which identifies Progresso Commercial Revitalization as a comprehensive program to redevelop this largely deteriorated industrial area of the City that has the potential to serve as a major source of job creation.

Per the CRA plan, the CRA will establish incentive programs to address redevelopment obstacles. The CRA 5 Year Program, which is incorporated as part of the Plan, identifies strategic objectives, goals and measurements that include targeting and attracting businesses, retail uses and industries to establish a presence in the redevelopment area and create jobs for area residents. In addition, it calls for investing in development projects that create job opportunities for area residents, promote public private partnerships and investment in the redevelopment area.

## **COMMENT**

Staff enthusiastically supports the completion of the renovations started by Craig and Patti Brody to their warehouse to expand their existing businesses and bring additional jobs to the CRA by recruiting new more value added tenants to an industrial area plagued with junk & metal yards, storage facilities, code enforcement issues and illegal operations that negatively affect the quality of life of area residents. The CRA is encouraging redevelopment of this area, with higher and better uses to invite opportunities of mixed use projects and improved job opportunities for residents of the NPF CRA.

### **Attachments:**

Exhibit 1 Application, Supplemental Information, Project Scope, Tax Returns, Bank Statements

Exhibit 2 Project Street Map, Folio & Legal Disc. Appraisers Off, Insurance, Corporation

Exhibit 3 Job Descriptions, Proposed Tenant LOI

Exhibit 4 Bfore and after pictures of building and buildout.

Exhibit 5 History of Business, Discussion of Project, Key Principals

Author: Glendon Hall, Housing and Economic Development Manager

**SCIENCES**



ENGINEERING  
ENVIRONMENTAL  
ECOLOGICAL

## MEMORANDUM

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**TO:** Stephanie Heidt, Treasure Coast Regional Planning Council  
Karen Hamilton, South Florida Regional Planning Council  
Glendon Hall, City of Fort Lauderdale CRA

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**FROM:** E Sciences

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**SUBJECT:** Site Inventory for Industrial Area within NW Progresso-Flagler CRA  
From NW 9th Avenue to NW 5th Avenue and Sunrise Boulevard to Sistrunk Blvd  
Fort Lauderdale, Florida

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**DATE:** July 10, 2017

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**PROJECT No.:** 2-0979-008

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E Sciences, Incorporated (E Sciences) has compiled an environmental site inventory of the properties located within the designated project area between NW 9th Avenue to NW 5th Avenue and Sunrise Boulevard to Sistrunk Boulevard in Fort Lauderdale, Florida.

The City of Fort Lauderdale Community Redevelopment Agency (CRA) is focusing in the revitalization of the industrial project area. The project area is occupied by underutilized lots, salvage yards and light manufacturing facilities and bordered by residential areas. The CRA's goal is to compile a GIS database of the properties located within the project area to provide access to property information, including environmental aspects to facilitate private transactions and development planning for the area. The CRA aims to create strategies to rebrand and attract creative industries and new jobs to the district to be referred to as the Job Accelerator Zone (JAZ). A limited environmental review of the properties was conducted to prepare this environmental database. The database is intended to assist the CRA to market developers, identify trends that may be obstacles to redevelopment that need to be addressed and to start identifying sites that may need funding for assessment and remediation.

### METHODOLOGY

E Sciences created a GIS database of the 219 properties located within the project area. The CRA provided a list of 219 properties, including information listed in the Property Appraiser records for each site.

The GIS database includes the following attributes for each property:

**E Sciences, INCORPORATED**  
224 SE 9<sup>th</sup> Street • Fort Lauderdale, FL 33316  
ph 954-484-8500 fax 954-484-5146  
[www.esciencesinc.com](http://www.esciencesinc.com)

Attribute	Sources	Links
<b>CURRENT USE</b>	Broward County Enviro Database Historical City Directories	<a href="http://dpep.broward.org/Enviros/Default.aspx?PossePresentation=FacilitySearchLinks">http://dpep.broward.org/Enviros/Default.aspx?PossePresentation=FacilitySearchLinks</a>
<b>HISTORICAL USE</b>	Enviros, Historical City Directories	<a href="http://dpep.broward.org/Enviros/Default.aspx?PossePresentation=FacilitySearchLinks">http://dpep.broward.org/Enviros/Default.aspx?PossePresentation=FacilitySearchLinks</a>
<b>FDEP FACILITY ID</b>	FDEP	<a href="https://depedms.dep.state.fl.us/Oculus/servlet/login">https://depedms.dep.state.fl.us/Oculus/servlet/login</a>  <a href="http://dep.state.fl.us/waste/quick_topics/database_reports/pages/stcm/petro_reports.htm">http://dep.state.fl.us/waste/quick_topics/database_reports/pages/stcm/petro_reports.htm</a>
<b>CONTAMINATION REPORTED</b>	FDEP OCULUS Database	<a href="https://depedms.dep.state.fl.us/Oculus/servlet/login">https://depedms.dep.state.fl.us/Oculus/servlet/login</a>
<b>CONTAMINATED MEDIA REPORTED</b>	FDEP OCULUS Database	<a href="https://depedms.dep.state.fl.us/Oculus/servlet/login">https://depedms.dep.state.fl.us/Oculus/servlet/login</a>
<b>STATE FUNDED CLEANUP</b>	FDEP OCULUS Database FDEP Contaminated Facilities List	<a href="https://depedms.dep.state.fl.us/Oculus/servlet/login">https://depedms.dep.state.fl.us/Oculus/servlet/login</a>  <a href="http://dep.state.fl.us/waste/quick_topics/database_reports/pages/stcm/petro_reports.htm">http://dep.state.fl.us/waste/quick_topics/database_reports/pages/stcm/petro_reports.htm</a>
<b>STATE FUNDED CLEANUP SCORE</b>	FDEP OCULUS Database FDEP Contaminated Facilities List	<a href="https://depedms.dep.state.fl.us/Oculus/servlet/login">https://depedms.dep.state.fl.us/Oculus/servlet/login</a>  <a href="http://dep.state.fl.us/waste/quick_topics/database_reports/pages/stcm/petro_reports.htm">http://dep.state.fl.us/waste/quick_topics/database_reports/pages/stcm/petro_reports.htm</a>
<b>REGULATORY STATUS</b>	FDEP OCULUS Database FDEP Contaminated Facilities List	<a href="https://depedms.dep.state.fl.us/Oculus/servlet/login">https://depedms.dep.state.fl.us/Oculus/servlet/login</a>  <a href="http://dep.state.fl.us/waste/quick_topics/database_reports/pages/stcm/petro_reports.htm">http://dep.state.fl.us/waste/quick_topics/database_reports/pages/stcm/petro_reports.htm</a>
<b>INSTITUTIONAL CONTROL IN PLACE</b>	FDEP Institutional Control Registry	<a href="http://geodata.dep.state.fl.us/datasets/65a46fe513594b7dacfcba87442d69c1_2">http://geodata.dep.state.fl.us/datasets/65a46fe513594b7dacfcba87442d69c1_2</a>
<b>REGULATED STORAGE TANKS PRESENT or FORMER TANKS</b>	FDEP Storage Tank Inventory Online Database	<a href="https://fldep.dep.state.fl.us/www_stcm/reports/STCM02.asp">https://fldep.dep.state.fl.us/www_stcm/reports/STCM02.asp</a>
<b>ABOVEGROUND OR UNDERGROUND TANKS</b>	FDEP Storage Tank Inventory Online Database	<a href="https://fldep.dep.state.fl.us/www_stcm/reports/STCM02.asp">https://fldep.dep.state.fl.us/www_stcm/reports/STCM02.asp</a>
<b>NUMBER OF TANKS</b>	FDEP Storage Tank Inventory Online Database	<a href="https://fldep.dep.state.fl.us/www_stcm/reports/STCM02.asp">https://fldep.dep.state.fl.us/www_stcm/reports/STCM02.asp</a>
<b>TANK CAPACITY (GALLONS)</b>	FDEP Storage Tank Inventory Online Database	<a href="https://fldep.dep.state.fl.us/www_stcm/reports/STCM02.asp">https://fldep.dep.state.fl.us/www_stcm/reports/STCM02.asp</a>
<b>STORAGE TANK CONTENTS</b>	FDEP Storage Tank Inventory Online Database	<a href="https://fldep.dep.state.fl.us/www_stcm/reports/STCM02.asp">https://fldep.dep.state.fl.us/www_stcm/reports/STCM02.asp</a>
<b>HAZARDOUS MATERIAL FDEP ID</b>	EPA Database	<a href="https://fldeplc.dep.state.fl.us/www_rcra/reports/handler_sel.asp">https://fldeplc.dep.state.fl.us/www_rcra/reports/handler_sel.asp</a>

Attribute	Sources	Links
HAZARDOUS MATERIAL CATEGORY	EPA Database	<a href="https://fldeploc.dep.state.fl.us/www_rcra/reports/handler_sel.asp">https://fldeploc.dep.state.fl.us/www_rcra/reports/handler_sel.asp</a>
COUNTY FACILITY ID	Broward County Enviro Database	<a href="http://dpep.broward.org/Enviros/Default.aspx?PossePresentation=FacilitySearchLinks">http://dpep.broward.org/Enviros/Default.aspx?PossePresentation=FacilitySearchLinks</a>
WASTE STREAM	Broward County Enviro Database	<a href="http://dpep.broward.org/Enviros/Default.aspx?PossePresentation=FacilitySearchLinks">http://dpep.broward.org/Enviros/Default.aspx?PossePresentation=FacilitySearchLinks</a>
HAZMAT LICENSE STATUS	Broward County Enviro Database	<a href="http://dpep.broward.org/Enviros/Default.aspx?PossePresentation=FacilitySearchLinks">http://dpep.broward.org/Enviros/Default.aspx?PossePresentation=FacilitySearchLinks</a>
SEPTIC (YES/NO)	Broward County Enviro Database	<a href="http://dpep.broward.org/Enviros/Default.aspx?PossePresentation=FacilitySearchLinks">http://dpep.broward.org/Enviros/Default.aspx?PossePresentation=FacilitySearchLinks</a>
ENVIRONMENTAL RATING	<p><b>Low – <u>Low Probability of Contamination Impacts onsite. Ordinary Due Diligence recommended to evaluate the need for additional assessment based on the following criteria:</u></b></p> <ul style="list-style-type: none"> <li>• No current hazardous material licenses have been identified for this property; OR</li> <li>• If a former hazardous material license has been previously issued for the property, based on known historic and current use of the property and the documented waste stream, no impacts are anticipated; AND</li> <li>• No contamination impacts have been documented at this property; AND</li> <li>• No ASTs or USTs are documented to have currently or formerly operated within the property.</li> </ul> <p><b>Medium - <u>Medium Probability of Contamination Impacts onsite. Due Diligence anticipated to include contamination assessment based on the following criteria:</u></b></p> <ul style="list-style-type: none"> <li>• The facility holds an active hazardous material license; OR</li> <li>• The facility currently houses USTs and ASTs; OR</li> <li>• If a former hazardous material license has been previously issued for the property, based on known historical and current use of the property and the documented waste stream, it cannot be ruled out that there may be contamination; OR</li> <li>• Contamination impacts have been documented on adjoining properties and we cannot conclude that those impacts have not migrated to the property; OR</li> <li>• Current or former activities documented on the adjoining properties are likely to have impacted the adjoining properties and we cannot conclude that those impacts have not migrated to the property.</li> </ul> <p><b>High – <u>High Probability of Contamination Impacts onsite. Assessment and potential remediation required based on the following criteria:</u></b></p> <ul style="list-style-type: none"> <li>• Contamination impacts have been documented on the property. OR</li> <li>• Based on known historical and current use of the property and the documented waste stream, impacts are anticipated.</li> </ul>	
PUBLIC INVOLVEMENT	This attribute was left blank. The CRA will include information as it becomes available.	

Attribute	Sources	Links
Code Violations	This data was provided as a GIS shapefile from the City, showing the code violations from 2013 to June 2017. This information as used to populate this attribute with the code violation number, reported date, and the status of the violations (C=closed, O=Open)	

To create the inventory, the information was compiled, including latitude and longitude data, in an Excel spreadsheet. Once the list and associated attributes were compiled, the excel table was imported into ArcGIS. With the table in ArcGIS, we were able display the XY data using the latitude and longitude information, and project the files using the Geographic Coordinate System of GCS\_North\_American\_1983. This projected file was then exported to a personal geodatabase, which allows for extensive attribute naming fields. A metadata file was created to accompany the database with reference information.

## DELIVERABLES

Electronic copies of the following deliverables are provided:

1. Site\_Inventory\_06292017.mdb: This is the geodatabase that houses the site inventory and the parcels layer. The files inside can be opened in ArcGIS or Microsoft Access. This file does not preserve color of the Environmental Rankings, but can be formatted to display the colors in ArcGIS or ArcOnline after it is opened.
2. Site Inventory 06292017.kmz: This is a version of the same site inventory (the names of the attribute field titles have been slightly altered due to character limitations) that can be loaded into Google Earth or Google Maps. When opening in Google Earth, the colors assigned to each site based on their Environmental Rating will be preserved, however in Google Maps, the colors will not be preserved. The colors can be changed once the file is uploaded into Google Maps. Below are directions on how to load this data into Google Maps:
  - a. Navigate to Google Maps (<https://www.google.com/maps/>)
  - b. Click on the Menu button in the top left corner, to the left of "Search Google Maps"
  - c. Click on Your Places
  - d. Click on Maps
  - e. Click on Create Map, at the bottom of the table of contents
  - f. Under Untitled Layer, click on Import
  - g. Choose Upload, and Select a file from your computer
  - h. Navigate to the kmz file, click on it to highlight, and click Open

3. Optimized Hot Spot Analysis 2013-June 2017.kmz: The optimized hot spot analysis is a statistical analysis of the code violations across the CRA area based on the code violation data provided by the CRA for the last three consecutive years (2013-2016). The statistical analysis was performed using the "Optimized Hot Spot Analysis" tool, which identified statistically significant spatial clusters representing the occurrence of code violations. This hot spot analysis can be displayed in Google Earth or Google Maps.
4. Shapefiles: This folder contains the shapefiles that were used to make the Google Earth/Google Map files. They can be opened in ArcMap.

The CD deliverable provided includes the above listed information, as well as a Google Earth Maps displaying the inventory results as requested for your ease of use.

We appreciate this opportunity to provide our services and support for this project. Please contact us at (954) 484-8500 if you have questions regarding this information.

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**ATTACHMENTS** CD containing:  
Site\_Inventory\_06292017.mdb  
Site Inventory 06292017.kmz  
Hot Spot Analysis 2013-June 2017.kmz  
Shapefiles (folder)

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