

DRAFT

MINUTES



CITY OF FORT LAUDERDALE

DRAFT

**NORTHWEST-PROGRESSO-FLAGLER HEIGHTS
REDEVELOPMENT ADVISORY BOARD
CITY OF FORT LAUDERDALE
100 NORTH ANDREWS AVENUE
8TH FLOOR CONFERENCE ROOM, CITY HALL
TUESDAY, JUNE 12, 2018 – 3:00 P.M.**

Cumulative Attendance June 2018 - May 2019

<u>Members Present</u>	<u>Attendance</u>	<u>Present</u>	<u>Absent</u>
Ron Centamore, Chair	P	1	0
Rhoda Glasco Foderingham, Vice Chair	P	1	0
Leann Barber	A	0	1
Sonya Burrows	P	1	0
Lisa Crawford	P	1	0
Alan Gabriel	P	1	0
Mickey Hinton	P	1	0
John Hooper	P	1	0
Dylan Lagi	P	1	0
Steffen Lue	P	1	0
Michelle Nunziata	P	1	0
Diane Randolph	P	1	0
Scott Strawbridge	P	1	0
Tina Teague	P	1	0
John Wilkes [arrived 3:20]	P	1	0

Staff

D'Wayne Spence, NPF-CRA Manager
Vanessa Martin, CRA Business Manager
Sandra Doughlin, NPF-CRA
Bob Wojcik, Housing and Economic Development Manager
Eleni Ward Jankovic, Project Coordinator
Karen Warfel [nee Mendrala], Transportation Mobility Department
Christine Fanchi, Transportation Mobility Department
Jamie Opperlee, ProtoType, Inc.

Communications to CRA

Motion made by Mr. Strawbridge, seconded by Mr. Wilkes, to ask the CRA to let this Board form a task force to work with the TMA to bring route recommendations back to the Board. The motion passed unanimously on a voice vote (13-0).

I. Call to Order/Roll Call

NPF CRA Chair

Chair Centamore called the meeting to order at 3:07 p.m. and the roll was called.

II. Introduction of New Board Members

Chair Centamore introduced the new members: Lisa Crawford, attorney and realtor; Michelle Nunziata, realtor and President of Civic Association in Flagler Village; and returning Sonja Burrows, owner Burrows Electric Co. and President Ft. Lauderdale Chamber of Commerce.

III. Approval of Minutes

NPF CRA Chair

- May 8, 2018

Motion made by Mr. Gabriel, seconded by Mr. Lagi, to approve the May 8, 2018 minutes. In a voice vote, the motion passed unanimously.

IV. Project Funding Update

**Vanessa Martin,
Business Manager**

Ms. Martin stated there were no updates other than showing a projected balance of \$1.5 million remaining, and explained the spreadsheet before the Board for FY 2018.

V. NPF CRA Capital & Operating Budget FY 2019

**D'Wayne Spence,
NPF CRA Manager**

Mr. Spence directed attention to the Funds sheet with pink and yellow highlights, noting the budget season is approaching, and that the City and CRA approve this Board's budget. Total revenue of \$11,213,124 is anticipated; according to State Statute, all of these funds needs to be spent unless some are being used to pay down a debt or towards a redevelopment project that will be completed within three years. Any unexpended funds at the end of the year will return to the various taxing authorities such as the School Board, Broward County, etc. There are currently no capital projects listed; funds from previous capital projects will be reallocated into the operating fund. \$7,778,00 will be towards incentive programs as recently modified. Outside counsel is projected at \$100,000; the City Attorney/General Counsel has been farming out work previously done in house.

Mr. Strawbridge asked whether the \$4 million is the tax increment expected, and why it is lower than recent years. Mr. Spence noted it is combined revenue, so Ft. Lauderdale's part (\$4 million) has been taken out, but \$7 million is listed further down to total \$11 million combined revenue. Discussion followed as to what fund sources are represented. The dollars discussed at the last meeting are trapped in capital improvements and cannot be moved into operating for use with incentive programs, per City Auditor's interpretation of the statutes.

Ms. Crawford wondered what funds have to be used by which dates. Mr. Spence said all of the dollars needs to be used by the end of the fiscal year unless allocated towards a redevelopment/capital improvement project which must be completed within three years. Discussion followed as to how the City Auditor determines what goes where, but the monies are not to be moved. The \$11 million has to be spent unless it is put into a redevelopment project.

Mr. Gabriel asked for an example for the use of outside legal counsel. Mr. Spence explained that requests for incentive funds are being handled by outside counsel for the drafting of development agreements, such as YMCA, Sistrunk Market, The 613. General Counsel's office brought a resolution to the City Commission through the CRA Board which was approved in June 2017 with a \$50,000 cap; budget for this item in FY 2019 will be for a \$100,000 cap. Discussion followed, the Bylaws/Charter of this Board stipulate the City Attorney as the General Counsel.

Mr. Gabriel wondered if there are any capital improvements currently being considered. Mr. Spence noted that an entryway improvement along Sistrunk Blvd on the western boundary; however, FDOT plans a 95 expansion near there. Also, safe crossings on Sistrunk; some complete street enhancements on 9th Ave. As to wayfinding signs, Chair Centamore noted these sign projects must be approved by the State.

Motion made by Ms. Glasco, seconded by Mr. Gabriel, to forward the proposed budget to the CRA Board with a recommendation of approval. The motion passed on a roll call vote (13-1):

Ayes: Ms. Glasco, Ms. Burrows, Ms. Crawford, Mr. Gabriel, Mr. Hinton, Mr. Hooper, Mr. Lagi, Mr. Lue, Ms. Nunziata, Ms. Randolph, Mr. Strawbridge, Ms. Teague, Chair Centamore

Nays: Mr. Wilkes

Discussion: Mr. Wilkes noted items on the expenditure side of the spread sheet and asked for clarification of the ad/marketing expenditure, learning it is part of the operating expenditures. Further clarification on miscellaneous items was given by Ms. Martin, including repayment of a loan and difference between the long-term spreadsheet and the 2018 budget. Mr. Strawbridge suggested a more detailed budget, that the more questions asked, the fuzzier the explanations, so how can a recommendation be made to the CRA; Mr. Spence explained what items comprise certain expenditures that are out of the ordinary and not regular operating expenses. Chair Centamore commented the reason for outside counsel is for expediency, City Counsel takes four to six months to process agreements, but that outside counsel needs to be monitored as to how much faster it is getting done. Mr. Wilkes commented that in-house counsel is not geared to address such issues and has no problem with outside counsel, but does think the Board should be presented with the fees for particular projects rather than budgeted as a whole. Further discussion followed on how Staff should address this; Mr. Spence recommended not making that change at this time, but will bring it back to the Board as the budget process moves forward.

VI. Funding Requests

- **Jack and Jill Children's Center**

**D'Wayne Spence,
NPF CRA Manager**

Mr. Spence summarized an application from Jack and Jill Children's Center, a private school that would be located on the campus of Jack and Jill Children's Center at 1315 W Broward Blvd. The request is \$2,500,000 for construction of this project from the Development Incentive Program. Heather Siskind, Executive Director of Jack and Jill Children's Center, introduced board member Tom McManus, who gave a brief PowerPoint presentation on the application (attached), then asked for questions.

Ms. Glasco wondered why CRA funds should be used to fund a private school. Mr. McManus noted that this project meets the criteria of removing slum and blight (tearing down building) and economic impact that creates jobs. Intangible effect goes farther in the Jack and Jill provides many services for the community above and beyond the tangible effects: 40 new jobs, and will look to hire people who live within the CRA boundary. Mr. McManus asked that the Board look less at the project being a school than at what can be achieved within the CRA objective. Ms. Glasco noted Tab 9, Item 7, a CRA update from a January meeting about asking for CRA funds because they need to be spent; Mr. McManus restated the two boxes their application checks is the removal of a blighted building to be replaced with a state-of-the-art school along with the creation of sustainable jobs.

Mr. Gabriel added that on Tab 19 there are photos of the neighborhood, and clarified there is a rendering of the new school but no photo of the building being removed. Further discussion followed as to how this request is any different from others that have come before this Board from markets, etc. Total budget for the project is \$9 million (\$7.2 million construction/\$1.8 million operating); however, since the Parkland tragedy, there are new security mandates which may increase that. To date, \$4 million has been raised since October 1 and community outreach for further support continues. The school, per se, has already begun, next year up to the 2nd grade; the building to house the projected capacity up to 5th grade is what is needed.

Maria Meyer, Director of Development at Jack and Jill, noted that 100% of their board members have already participated in the capital campaign, 100% of their staff (55 employees) have committed by making pledges, along with 50% an auxiliary board.

Mr. Strawbridge asked who this project serves, where the children come from, who pays their tuition, and where the staff comes from. Mr. McManus stated 40% of the staff resides within the CRA district along with 86% of the students. A charter school was considered, but that route would have prohibited the ability to take care of the people within the CRA district and allows for more self-determination while allowing school choice. As a traditional private school, students qualify for a program called Step Up for Students scholarship, which is based on income-based throughout Florida. There are fees which parents pay, including after-school

care, uniforms, registration; as part of the programs, parents must volunteer and work or go to school. The funding comes primarily from the scholarships.

Ms. Nunziata wondered how many students are currently enrolled. Ms. Meyer said 190 children (aged 6 weeks through 1st grade and some after school students) now, but with the new building another 214 children can be added. The new school will allow for two kindergarten classes and two classes each on up through fifth grade as the school grows. The tuition for the private school is around \$7,000 per year, any subsequent funding is made through fundraising efforts. The goal is to have students stay with the school throughout the fifth grade, and for the families to continue with other children. Currently every single student at the elementary level is on full scholarship through the Step Up program.

Mr. Strawbridge asked for more information concerning the blighted property aspect of the application, and clarification that all the moneys have been raised except for what the CRA can provide, which would be just the same as a commercial project which might come before the Board for consideration. Mr. McManus stated that the CRA funds will help bridge that gap, but there is still work to do; no other requests have been made of the City of Fort Lauderdale. Mr. Gabriel clarified that the funds are a pledge, released only when the applicants raises all the rest of their funds needed.

Mr. Lagi noted Tab 19, the estimated costs of construction being \$5.4 million; however, earlier Mr. McManus said construction was \$7.2 million. Susan Stanley, Director of Finance for Jack and Jill, answered that the \$5.4 million is for construction of the building and the remainder is for "soft costs," such as furniture and fixtures, interest on a construction loan, and some marketing costs for the capital campaign.

Mr. Lagi next noted that the Wave was one of the largest contributions to a multi-year project at \$1.5 million. Mr. Gabriel added that \$10 million was set aside for the YMCA, The 613 was \$7 million, and Sistrunk Market was \$1.4 million. Ms. Teague commented that all those projects benefited a vast majority of people in the community, but this serves just a small part of the community. Mr. McManus countered by stating that hundreds of people are served along with providing programs that others (adults) can utilize (i.e., first-time home buying). Their doors are welcoming people of the community in many ways. The focus isn't just the school, dozens of jobs are provided and blight is being removed by building the new school.

Mr. Lagi continued by stating larger appropriations have been to not-for-profit groups and large appropriations for for-profit groups, and memos for those things were received. With a large request like this one, no memo was received explaining the monies are coming from, is it programmed out, is it a one-shot, is this part of surplus dollars. Such information is needed to make a more sound recommendation. Mr. Spence apologized for not having a memo prepared and cited being short-staffed; however, he had been encouraged to move it forward as presented now. A memo and recommendation will be worked up for the CRA Board. In lieu of a memo at this time, Mr. Spence stated that this application is the same as all the others, funding comes from the development incentive program fund and would be structured

for a multiple (four) years budgeting. Further, Mr. Lagi wondered what happens between applicants for profit and not-for-profit applicants, only one is not-for-profit. Mr. Spence said typically in CRAs, because the funding comes from tax increment financing, the goal is to invest in projects that will contribute to that tax increment financing; as a general principle, most CRAs do not fund not-for-profits for that reason. However, the overall health of the community can be considered, especially if it brings about economic benefits. Discussion followed on this and other points previously presented by applicant and Board Members.

Ms. Glasco stated that, after going back and looking at the 2013-2018 CRA plan, this Board needs to go back and review it, possibly have a workshop, look at where it has been, where it is, and where it needs to go in coming years. Ms. Glasco does not see any cohesive, comprehensive plan for the CRA, particularly as it relates to the Northwest. Finally, that for this project Staff needs to go back and prepare the memorandum and give this Board time to investigate this further; this item should be deferred to another meeting before making a decision.

Open to comments from the floor:

- **Belinda Knox**, has been involved with Jack and Jill for over 27 years, herself and her children. Jack and Jill made a big difference to her family and her community and a big difference across the U.S. and internationally as her children are all college graduates, even one working on Ph.D. Cited anecdotes on how students and families in such a school impact the community at large.
- **Carletha Shaw-Rolle, Ph.D.**, born and raised in the community, but did not have an opportunity for Jack and Jill, but does not doubt the amazing program because friends involved in program. Removing blight is a valuable criterion, but why put another school in an area where other schools are under-enrolled? What are the viable choices in such an environment? Even with a scholarship, the \$500 per year parents must pay could be onerous. Will Jack and Jill commit to always serve kids in the area?
- **Karen and Chad Cherry**, residents, feel Jack and Jill shouldn't even be called a school at all, it is so much more. They chose Jack and Jill for their son because he would be "incubated" there as they did for him in home school, an extension of their family, and gave many reasons how. Public and charter schools were not choices for their son (older daughter is in public middle school).
- **Arteria Francis and Peteria Holmes**, both came into Jack and Jill through Career Source, and work at different types of levels (volunteer, under the teachers, administrative staff). Cares more about kids than other schools, more of a family than just a school. Kids are excited in this environment; nieces and nephews went to Jack and Jill are now in middle school. Gave examples of personal experiences.

Comments from floor closed.

Ms. Glasco asked about the projected timeframe for the project and capital campaign.

- Ms. Siskind stated construction would begin June 2019 and the school would be ready for full operation by August 2020, beginning with one each of kindergarten, first, second, third, and fourth.
- As to the capital campaign, Ms. Meyer said the capital campaign is expected to have raised \$7.2 million to time to start construction in June 2019; the budget is over 4 years, so the balance should be bridged over that time.
- Nancy Daly, Board of Directors of Jack and Jill, added they may be a private school, but they are not elitist; families pay according to what they can afford; it is important to know this is their neighborhood school.
- Steve Halmost, Jack and Jill Board Member, added perspective on how affordable enrollment contributes to jobs creation in the community.

Motion made by Ms. Glasco, seconded by Ms. Burrows, that this item be deferred until the next meeting, with direction to Staff to prepare Memo. The motion passed on a roll call vote (13-1):

Ayes: Ms. Glasco, Ms. Burrows, Ms. Crawford, Mr. Gabriel, Mr. Hinton, Mr. Lagi, Mr. Lue, Ms. Nunziata, Ms. Randolph, Mr. Strawbridge, Ms. Teague, Mr. Wilkes,
Chair Centamore

Nays: Mr. Hooper

- **Legal Department Additional Funding**

**D'Wayne Spence,
NPF CRA Manager**

Mr. Spence neglected to address several items. There is a funding gap not budgeted for outside legal services for this fiscal year, so an item must be taken to the CRA Board. Staff recommends approval. These are bills that have already accumulated, but cannot be paid without authorization.

Karen Warfel and Christine Fanchi gave a brief PowerPoint presentation on outstanding Capital Infrastructure projects as per the Board's request (see attached).

Mr. Wilkes noted that the Mobility Master Plan was shot down recently, asked for more information as to why the subcommittee for the City-wide review did not go forward. Mr. Spence said authorization is needed from the CRA, the advisory board cannot unilaterally set up a subcommittee.

Mr. Strawbridge noted the Mobility Master Plan would be the first place to go for determining projects. The Walker Project has been scoped in such a way as to meet the requirements of FDOT more than meeting the requirements of the community. Ms. Warfel disagreed stating the scope is the original, what the community wanted. Mr. Strawbridge thinks it would make sense to overlay it with the Mobility Master Plan to make sure it all fits together, recommending it be don't not concurrent to a mobility master plan, but subservient to it (not parallel). Also, 7th and 9th should be looked at from an aesthetic perspective. Finally, disappointed with

landscaping on 9th, or rather the lack of it; can it be enhanced? Mr. Spence stated that these items would be well addressed and advocated in the proposed subcommittee. Ms. Warfel agreed about 7th Ave and noted a consultant is being added to the scope to do some conceptual drawings, specifically on 7th Ave. A lot of public outreach is being done as well as coming before the CRA every other month to give updates.

Chair Centamore clarified that the original price for the crosswalk project was \$450; however, Ms. Fanchi stated the numbers were upped because recent bids have been coming in 50% higher thanks to the great economy. Ms. Warfel added storm water issues and other things not previously anticipated. Chair Centamore continued with the \$2.5 million originally proposed for 9th Ave. now comes out closer to \$4 million just for street improvements. The Penny Tax for transportation, if it passes in November, might be enough to do the 7/9 Connector. Suggests doing the Mobility Master Plan and then decide what to fund and how.

Ms. Burrows commented the crosswalks are desperately needed on Sistrunk since the median has been taken away. There is a bad accident there at least once a week; watching elderly and small children trying to cross with no median strip can take five to ten minutes.

Ms. Warfel stated that a draft task order has been prepared, so the subcommittee could start within a couple of months; it will take a year to complete with the amount of outreach planned.

Motion made by Ms. Burrows, seconded by Mr. Lagi, to approve the funding for \$75,000 design and \$40,000 construction for the Sistrunk crosswalk, and, concurrently start the CRA Mobility Master Plan. The motion passed on a roll call vote (13-0):

Ayes: Ms. Glasco, Ms. Burrows, Ms. Crawford, Mr. Gabriel, Mr. Hinton, Mr. Hooper, Mr. Lagi, Mr. Lue, Ms. Randolph, Mr. Strawbridge, Ms. Teague, Mr. Wilkes, Chair Centamore [Ms. Nunziata left before vote was taken.]

Nays: None

VII. Old/New Business

NPF CRA Board/Staff

Old Business

Chair Centamore noted that last month the Board talked about forming a committee to work with Sun Trolley on routes for this community. In light of learning that this Board cannot form committees on its own, that the must be approved by the CRA Board first, calling for a communication to the CRA Board to form a task force for the routes of the Sun Trolley or ask Sun Trolley to prepare several routes that can be brought to the committee for recommendation to service the community. Mr. Strawbridge felt this could be an excellent opportunity to work with TMA to come up with solutions, and would be valuable to ask the City Commission to allow this Board to form a task force of a group of members of this Board to work together with the TMA, with no authority except to bring things back for discussion. Mr.

Wilkes agreed, as this is a great time to act with the new Commission who has taken steps to move back from the Wave.

Motion made by Mr. Strawbridge, seconded by Mr. Wilkes, to ask the CRA to let us form a task force to work with the TMA to bring route recommendations back to the Board. The motion passed unanimously on a voice vote (13-0).

New Business

- **July 17, 2018 meeting**
- **August 14, 2018 meeting**
- **September 11, 2018 meeting**
- **October 11, 2018 meeting**

VIII. Communication to CRA Board

NPF CRA Board

Mr. Wilkes commented that the need to have a joint meeting sooner than later was discussed and to come up with an allocation of programs so the \$14 million could be spent so it would not be lost.

Board Discussion:

Before returning to the Agenda, Chair Centamore called for some housekeeping, and began with an incident where an applicant's tax returns were accidentally delivered to the wrong person. Steps need to be taken to keep this information confidential. Mr. Wilkes felt Staff could be relied upon to review financial credibility of an applicant and the tax records are available *if* the Board wishes to see them. The Board gave consensus on this procedure.

Chair Centamore wanted to clear the air about last month's comment by Mr. Strawbridge that Chair Centamore had approved funding for two breweries at some time in the past. Thinking back on what those breweries could be, could only think of Evasive Species (abstained) and Sistrunk Market on Sunrise (voted no). Noting that the Board Members vote their consciences and are not always unanimous, none should be belittled for the way they vote, and would like to see this be a part of this Board's policy.

Mr. Spence announced that he has been recruited and has accepted an opportunity to return to the City Attorneys office effective July 15. He confirms that he will write the memo on the Jack and Jill School before he goes.

Some discussion followed on items needed before Mr. Spence leaves:

- An opinion whether funding can be given to private or charitable organizations
- Looking for incentive programs for housing, which Mr. Spence says already exist:
 - purchase assistance program
 - residential rehabilitation program

Chair Centamore noted a need for an outreach program and discussion followed on various options and that the City's rehab program currently has no money. Ms. Glasco has asked for a workshop on housing, which is crucial. Mr. Lagi suggested bringing this before the new Commission, but Chair Centamore feels this Board needs to be on the same page before doing so. Mr. Strawbridge commented that Mr. Spence should be this Board's lawyer at the City Attorneys Office.

IX. Adjournment

The next regular NPF-CRA meeting will be held July 17, 2018. There being no further business to come before the Board at this time, the meeting was adjourned at 5:37 p.m.

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

Attached: Jack and Jill Children's Center School Application Presentation
Transportation Mobility Department Presentation

[Minutes prepared by M. Moore, ProtoType, Inc.]

PROJECT FUNDING UPDATE

AP Incentive Summary
 Including Incentive Balance
 (See FY 17 Original Award & FY 18 Proposed Spend
 Transfer in Funds from 21187 (Local Center Digital)
 & 17 Remaining & 17 18 Proposed from Other Funds

TOTAL APPROVED INCENTIVE AMOUNT	ASSIGNEE	CAM #	CAM DATE	BASIS	% Done	FY 18 PROPOSED INCENTIVE AMOUNT	ADVISORY BOARD RECOMMENDED FUNDING	CRA BOARD APPROVED FUNDING	TOTAL \$ APPROVED / ENCUMBERED FOR PAYMENT TO DATE	APPROPRIATED BALANCE	APPROPRIATED TRANSFER IN FROM OTHER CENTER CLIP	FY 18 OBLIGATED & PROPOSED OBLIGATED FUNDS	ACTUAL PAID	PROPOSED FY 18 REMAINING FUNDS
PROPERTY TAX REIMBURSEMENT CRA091805														
Development Incentive CRA091804														
\$ 16,000,000	YACA - Year 2	17-0075	8/22/2017	State based investment	0.0%	\$ -	\$ -	\$ -	\$ 1,350,000	\$ -	\$ -	\$ 4,000,000	\$ -	\$ 1,350,000
\$ 7,000,000	The S213 - Year 2	17-0033	6/02/2017	Funding Assistance	0.0%	\$ -	\$ -	\$ -	\$ 2,000,000	\$ -	\$ -	\$ -	\$ -	\$ -
\$ 1,400,000	Shawnee Market Project (P17 6th Investment LLC)	17-1331	12/5/2017	Programs Loan	0.0%	\$ -	\$ -	\$ -	\$ 400,000	\$ -	\$ -	\$ -	\$ -	\$ -
\$ 350,000	Startups Club (East-FLI, Reston)	17-1140	10/30/2017	Programs Loan	0.0%	\$ -	\$ -	\$ -	\$ 30,000	\$ -	\$ -	\$ -	\$ -	\$ -
\$ 2,500,000	Project Manager	17-0010	07/29/2016	Project Manager	0.0%	\$ 2,500,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Streetscape Enhancement CRA091803														
\$ -	Streetscape	18-0068		Streetscape	0.0%	\$ -	\$ -	\$ -	\$ 333,603	\$ 193,727	\$ -	\$ 305,583	\$ -	\$ (16,776)
Property & Business Improvement CRA091802														
\$ 228,000	Sales Success LLC-MAS Call Project	17-0038	10/02/2017	Funding Assistance	0.0%	\$ -	\$ -	\$ -	\$ 220,000	\$ -	\$ -	\$ 1,000,000	\$ -	\$ 27,000
\$ 228,000	CHGS LLC (Smiley) - 1134 LLC (see memo)	18-0077	12/20/2018	Funding Assistance	0.0%	\$ -	\$ -	\$ -	\$ 231,000	\$ -	\$ -	\$ -	\$ -	\$ -
\$ 228,000	Dares Ties	18-0003	4/17/2018	Funding Assistance	0.0%	\$ -	\$ -	\$ -	\$ 228,000	\$ -	\$ -	\$ -	\$ -	\$ -
\$ -	Recher Holdings (605 LLC)	Agreement	5/11/2018	Funding Assistance	0.0%	\$ -	\$ -	\$ -	\$ 50,000	\$ -	\$ -	\$ -	\$ -	\$ -
\$ -	Recher Holdings (837 LLC)	Agreement	5/11/2018	Funding Assistance	0.0%	\$ -	\$ -	\$ -	\$ 50,000	\$ -	\$ -	\$ -	\$ -	\$ -
\$ -	50 Pizzeria	18-0321	4/9/2018	Funding Assistance	0.0%	\$ -	\$ -	\$ -	\$ 25,000	\$ -	\$ -	\$ -	\$ -	\$ -
\$ -	Mc Carsons Holdings	Memo	7/17/2018	Funding Assistance	0.0%	\$ 50,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
\$ -	Club House Coffee	Memo	7/17/2018	Funding Assistance	0.0%	\$ 50,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
\$ -	Bullseye Bapch	Memo	2018	Funding Assistance	0.0%	\$ 50,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Commercial Facade Improvement CRA091801														
\$ -	Aero Tech	B. Wojcik		Funding Assistance	0.0%	\$ 7,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 410,765	\$ -	\$ 302,215
\$ -	Recher Holdings	B. Wojcik		Funding Assistance	0.0%	\$ 7,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
\$ 125,000	CHGS LLC (Smiley) - 1134 LLC	18-0077	12/20/2018	Funding Assistance	0.0%	\$ -	\$ -	\$ -	\$ 125,000	\$ -	\$ -	\$ -	\$ -	\$ -
\$ 125,000	Dares Ties	18-0003	4/17/2018	Funding Assistance	0.0%	\$ -	\$ -	\$ -	\$ 238,000	\$ -	\$ -	\$ -	\$ -	\$ -
\$ 44,483	European Auto	Memo	4/17/2018	Funding Assistance	0.0%	\$ -	\$ -	\$ -	\$ 44,483	\$ -	\$ -	\$ -	\$ -	\$ -
\$ -	CHGS 1038b Office Retail	Memo	7/17/2018	Funding Assistance	0.0%	\$ 39,543	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
\$ -	Recher Holdings 813 NE 4 Ave Restaurant	B. Wojcik		Funding Assistance	0.0%	\$ 7,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
\$ -	Starbuck Warehouse LLC	B. Wojcik		Funding Assistance	0.0%	\$ 7,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
\$ -	Scott Industries - Aero Tech Labs	B. Wojcik		Funding Assistance	0.0%	\$ 7,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL BUSINESS INCENTIVES FUNDING TOTAL:														
\$ -					0.0%	\$ 5,853,727	\$ -	\$ -	\$ 4,850,000	\$ 1,980,000	\$ -	\$ 5,799,208	\$ -	\$ 1,204,988
RESIDENTIAL INCENTIVES														
\$ -	Residential Rehabilitation Program (Single-Family Homes) CRA091806					\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
\$ -	Purchase Assistance Program (Single-Family Homes) CRA091807					\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL RESIDENTIAL INCENTIVES FUNDING TOTAL:														
\$ -						\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

RENAMING OF SISTRUNK PARK

**PARKS, RECREATION, & BEACHES BOARD MINUTES
CITY OF FORT LAUDERDALE
WEDNESDAY, JUNE 27, 2018 – 6:30 P.M.
CITY HALL – 8TH FLOOR
100 N ANDREWS AVE
FORT LAUDERDALE, FL 33312**

Cumulative Attendance

Board Members	Attendance	Present	Absent
Amber Van Buren (New)	P	1	0
Bill Schonlau	P	8	0
Bruce Quailey	A	7	1
Brucie Cummings	A	4	4
David Itskovich	A	5	3
Debby Eisinger	P	7	1
Dermot McQuarrie	A	4	3
James Jordan	P	6	2
Jo Ann Smith	P	6	2
Karen Polivka	P	8	0
Marianna Seiler	A	6	2
Marie Huntley	P	4	1
Paul Davidson	P	8	0
Robert Payne	P	8	0
Roy Grimsland	A	6	2

Oct 2017 - Sept 2018

As of this date, there are 15 appointed members to the Board, which means 8 would constitute a quorum. It was noted that a quorum was met for the meeting.

Staff

Carl Williams, *Parks & Recreation Deputy Director*
Diana Alarcon, *Transportation & Mobility Director*
Lorraine Tappen, *Principal Planner*
Leona Osamor, *Administrative Assistant*
Mauricio Hernandez, *Planner II*

Public Attendees

Albert P. Massey, III
Edward Ng

Roll Call

Chairperson Debby Eisinger called the meeting to order at 6:38 PM. Roll was called and all stood for the pledge of allegiance. It was determined that a quorum was present.

Approval of Minutes

Motion was made by Bill Schonlau and seconded by Marie Huntley, that the minutes of May 23, 2018 be approved. In a voice vote, the motion passed unanimously.

1. Department Update

Carl Williams, Deputy Director of Recreation, updated the board on the status of the murals on the south beach restrooms and stated that this project would commence in the month of July, 2018.

Carl Williams informed the board that the City's summer camp sessions had commenced including the "Coding Camp", one of the newer specialty camps that have been developed. Williams further stated that to date, the camps are very well attended and off to a very good start.

The board was informed by Carl Williams that the City will be hosting its annual 4th of July Spectacular on Wednesday July 4, 2018 beginning from 12:00pm through 9:00pm with the fireworks display.

Carl Williams informed the board that also in the month of July, project work will commence on the concrete padding for the gazebo that will be going into the dog park at Holiday Park.

Carl Williams also informed the board that during the month of May a small compounded playground was installed at Sistrunk Park with the help of sponsorship from JetBlue Airlines and Genia Ellis's group.

2. Lauderdale

Mauricio Hernandez, Planner II with the Transportation and Mobility Department presented a brief scope of the proposed 7-mile "Laudertrail". Hernandez stated that it is the goal of the City Commission to essentially connect major parts of the City while aiming to reduce the carbon footprint for residents and visitors alike. Hernandez stated that a committee will be formed to include two members from the Parks, Recreation and Beaches Advisory Board and principal planning staff that will be instrumental in the plans for Lauderdale. It was further noted that this advisory board will sunset one year after.

3. Comprehensive Plan Presentation (Draft) – Parks Element

Principal Planner from the Urban Design and Planning Department Lorraine Tappen made a brief introduction and provided an overview on the comprehensive plan process.

Representative for the consultants Edward Ng of the Corradino Group introduced himself and made the presentation on the parks element to the members of the board. The presentation included existing elements such as Administration and Implementation, Future Land Use, Transportation, Housing, Historic Preservation, Infrastructure, Conservation Coastal Management, Recreation and Open Space – Parks and Recreation, Public Schools/Education, Intergovernmental Coordination, Capital Improvement, and Solid Waste with new elements of Climate Change, Urban Design and Economic Development. Other aspects of the presentation covered the timeline of the comprehensive plan update along with Evaluation and Appraisal (EAR) recommendations.

4. Park Renaming – Carlton Moore

Carl Williams informed the board that a proposed name change to rename Sistrunk Park to Carlton Moore Park was received from the Mayor's office to which the board then participated in a brief discussion.

5. Board Comments and Discussions

Chairperson Debby Eisinger took a moment to recognize public attendee Albert P. Massey, III a former chairman of the Parks, Recreation and Beaches Advisory Board who served from 1996 through 2002. The board welcomed him and encouraged him to continue to attend future meetings.

Chairperson Debby Eisinger also welcomed the newest member to the board Amber Van Buren and the members of the board all welcomed her and introduced themselves accordingly.

Chairperson Debby Eisinger inquired about the availability of electronic traffic board notices that could be installed as a gentle reminder to patrons attending the 4th of July activities to please be patient. Director of Transportation and Mobility Diana Alarcon, confirmed that her department do have some available on hand and agreed with the idea presented by Debby Eisinger. Diana Alarcon also confirmed that she would coordinate this undertaking with her members of staff.

Board member Paul Davidson inquired about the four turbines located at Mills Pond Park and why they weren't being used. Carl Williams explained that it was discovered that one of the blades from the turbine unit came down and it could not be determined if it was due to direct physical damage or poor craftsmanship and for the sake of safety and liability to the City, all of the turbines were put out of service.

Board member Marie Huntley inquired as to whether the City had any foreseeable plans to erect signage or to enforce action on the nuisances and illegal activity that goes on around Lincoln Park where many of the neighborhood children go to play. Carl Williams stated that he agreed that the area in question do have many issues and in the past steps have been taken including tasks of trimming the trees and removing benches in close proximity to the playground as a means to try and alleviate some of the current issues but this has not shown any noticeable changes. As a new alternative, Carl Williams suggested possibly having a mobile police surveillance tower stationed next to the park and confirmed that he would be reaching out to the Police Department to coordinate.

Board member Karen Polivka inquired about the status of the pathway by the Mangurian Park that was dug up and whether it would be repaved. Carl Williams confirmed that currently he didn't have an update but would be looking into the matter to provide an update before the next meeting.

Board member James Jordan informed the board that he had seen an article in the Sun Sentinel newspaper regarding the War Memorial Auditorium and the Panthers and inquired about the plans with the Panthers for that facility. Carl Williams confirmed that once the necessary repair work and upgrades needed for the War Memorial Auditorium were completed that the Panthers would at that point be possibly putting forward a program proposal to the City Commission.

6. Communications to the Commission

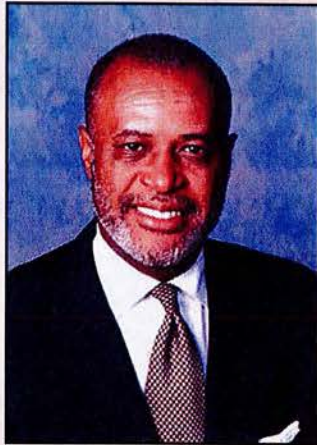
Motion was made by Jo Ann Smith and seconded by Marie Huntley to rename Sistrunk Park to the Carlton Moore Park. In a voice vote, the **motion** passed unanimously.

7. Adjournment

The meeting was adjourned at 8:15 PM.

Mourning the death of Carlton Moore

It was with great sadness that our community was informed recently of the death of Carlton Moore, a man who served on the Fort Lauderdale City Commission for over 20 years and with whom I had pleasure of serving during my first term on the commission from 2003-2006.



Getting close to Carlton was not an easy thing. He usually referred to you by your last name. Yeah, just your last name. Yet he blended with many of the disparate elements that make up our very complex city.

While he was a man with swagger and a sharp dresser, he was often in the trenches, fulfilling his mission to lift the community that he represented from years of poverty and disenfranchisement.

Like me, he grew up in the '50s and '60s, but whereas discrimination and deprivation were but textbook concepts in my world, in his world, it was life all around him. Carlton braved many challenges in his life, both personally and in the political world. Each left a mark on who he was and what he later became.

But in all, and as the outpouring of sadness could be witnessed at the memorials held in his honor, he was truly a champion to his people and his constituents. May his memory be eternal.

Telephone Town Hall

Join Commissioner Trantalis in a special telephone town hall meeting on May 14. The event will be from 7 p.m. to 8 p.m.

Talk to the commissioner about city programs, services or ideas to improve Fort Lauderdale. Residents with listed phone numbers will receive a call before the start of the meeting. Neighbors can also call in to join the conversation.

To participate, call that night toll free (855) 269-4484.



Commissioner Trantalis marches with Mayor Jack Seiler in the March 8 St. Patrick's Day Parade on Las Olas Boulevard.



Commissioner Trantalis joins Broward County Mayor Barbara Sharief in welcoming a delegation from Durban, South Africa, that was in town to share initiatives on how to cope with global climate change.



Commissioner Trantalis helps honor the winners of the 2575 Las Olas Triathlon that occurred March 16 on Fort Lauderdale's beach.



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Fort Lauderdale Mourns the Loss of Former City Commissioner Carlton B. Moore

Posted by: Dvon Posted date: April 02, 2014 In: Local News, News, WHATS TWEETIN | comment : 1



From Chaz Adams

Fort Lauderdale – A distinguished politician, outspoken activist, and a voice for the underserved passed away early Wednesday morning, April 2, 2014, in the person of former Fort Lauderdale City Commissioner Carlton B. Moore.

Carlton Moore dedicated his life to public service believing that he could truly make a difference in the lives of his neighbors in Fort Lauderdale's Northwest community as well as the city-at-large. Moore served Fort Lauderdale with passion, dedication and a mind squarely fixed on justice, social change and economic empowerment for those historically under-represented.

"Fort Lauderdale has lost a true champion of the people," said Mayor John P. "Jack" Seiler. Commissioner Moore's decades of distinguished leadership provided a strong voice to our City and, in particular, to our Northwest community. His vision and tireless efforts brought new residential and commercial development to the Midtown area, while laying the foundation for much of the progress and advancement we continue to see today. We are grateful for his many years of outstanding service to Fort Lauderdale and his countless contributions to moving our City forward. Our thoughts, prayers, and support are with his family during this difficult time."

Carlton Moore's life of service began with leadership in the NAACP. As president of the organization, Moore molded many current leaders of Fort Lauderdale and Broward County, instilling in them the principles and values of equality and justice.

"Commissioner Moore was so much more than an elected official, he was a father to many of us in the Northwest community," said Commissioner Bobby B. DuBose. I remember him as the president of the NAACP when I was in the youth council. He was always a leader and encouraged many of us who are currently serving as elected officials to be leaders, and not just any leader, but a leader with integrity, grit, and a true sense of wanting to make our community and city a better place for everyone. His voice, passion and dedication to the Northwest will be missed. Our hearts are heavy and we will continue to pray for his family during this time of bereavement."

Committed to making a positive change in his community, Carlton Moore was the first Commissioner elected to serve Fort Lauderdale's Commission District III, when district-wide elections took effect in 1988. He was officially sworn into office on March 15, 1988. During his 20 years of service to the City of Fort Lauderdale, Moore was instrumental in the creation and development of the Northwest Progresso Flagler Heights Community

Redevelopment Agency (NWCRA). His forward thinking laid the groundwork for much of the revitalization and economic investment taking place today along historic Sistrunk Boulevard and in surrounding areas.

Moore's advocacy for the Northwest community led to the development and building of the Seventh Avenue Family Health Center, the United States Post Office on Avenue of the Arts, the Negro Chamber of Commerce Building on Sistrunk Boulevard, as well as a \$550 million water and sewer project for Fort Lauderdale.

His leadership on the City Commission led to the passing of a \$40 million fire safety bond which funded the construction of new fire stations throughout the City including two in District III.

His commitment to affordable housing for all citizens, motivated Commissioner Moore to work tirelessly for the construction of several modern housing facilities throughout the Northwest that complimented the area and allowed residents access to universal amenities.

Carlton Moore represented the City of Fort Lauderdale and Broward County through his participation on several boards and committees. He was a member of Leadership Broward, the State Road 7 Steering Committee, and the Florida League of Cities' Community Redevelopment Agency Working Group. He also served as past president of the Florida League of Cities' Blue Ribbon Committee and Strategic Planning Committee, past chair of the South Florida Regional Planning Council, and a member of the Metropolitan Planning Organization (MPO).

Commissioner Moore was appointed by Governor Lawton Chiles to serve on the Legislative and Intergovernmental Relations Committee. He also served as president of the Metropolitan YMCA, the Broward Commission on Substance Abuse, the NAACP - Fort Lauderdale Branch, and the Broward League of Cities.

Because of his leadership, Commissioner Moore was the recipient of numerous awards, including: 2008 NFBPA National Leadership Award, Broward League of Cities President's Award, Million Dollar Round Table Insurance Award, and the Silver Sextant Award.

Until his recent illness, Commissioner Moore remained very active in the community serving on the Fort Lauderdale Community Development Corporation Board, Blue Ribbon Task Force for Community Housing and the NAACP.

Commissioner Carlton Moore leaves a legacy of service to the common man and his voice will be missed by those he worked with and served. The City of Fort Lauderdale has lost a tremendous leader.

Funeral arrangements are pending, but are being handled by Roy Mizell and Kurtz Funeral Home, located at 1305 Sistrunk Boulevard, Fort Lauderdale, FL 33311.

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Hundreds mourn Carlton B. Moore, a 'fighter for justice'

Services for longtime Fort Lauderdale commissioner were moved to a larger church to accommodate the crowd

April 7, 2014 | By Brittany Wallman, Sun Sentinel

Carlton Bradley Moore, a longtime Fort Lauderdale city commissioner and lifetime champion of African-American rights, was mourned and celebrated Monday after his death April 2 at the age of 60.

Services for Moore had to be moved from a smaller church to the larger New Mount Olive Baptist in Fort Lauderdale, where every pew was filled with family, friends, fellow high schoolers from the class of 1971, current and past elected officials, and religious, civic and business leaders.

"He was a fighter for justice," said the Rev. Simon Osunlana of St. John United Methodist, Moore's home church.

Speakers paid tribute to Moore's sense of fashion — he was a bow-tie-wearing, spiffy dresser who carried a leather messenger bag. They recalled his fondness for catchy sayings — like "when wishing won't, work will." They celebrated him for enjoying life — atop a motorcycle, at times. And they praised him for acting as a mentor, a reliable friend and someone who tried to help others achieve more.

"He had the right name, because he demanded more," said one of his friends and eulogizers, Clarence Anthony. "He felt like the African-American community deserved more."

Another friend, Chicago Jones, said when he was jailed once he used his one phone call to ring Moore, who could be depended on.

"If he saw you lying in the gutter, he'd pick you up. If he saw you crying, he'd wipe your tears," Jones said.

Former Fort Lauderdale City Manager Floyd Johnson said Moore "left not only a legacy, but hope for the future."

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Moore was credited with helping lift up what he called "the northwest quadrant" — Fort Lauderdale's historic black community. He led efforts to eliminate blight and to clean up trash dumped in vacant lots. He pushed for development of higher-end homes and for a more beautified Sistrunk Boulevard. He also led the charge to move the city's development permitting offices to Sistrunk Boulevard, part of an effort to get developers interested in investing there.

Moore was working as a redevelopment consultant when he died. He had suffered a stroke on Christmas Day.

He left some unfinished business, unfortunately, the Rev. Osunlana said. One of his sons, Martin, remains in prison serving a life sentence on drug charges. Moore had vowed, through rare tears, that he'd never stop fighting until his son was freed, Osunlana recalled.

"Carlton ran out of time," he said. "Martin is still in jail, and Carlton is dead."

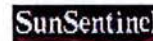
The reverend paused, and silence filled the church. In the front row, Moore's other son, Forrest, sobbed.

"Carlton ran out of time," the reverend continued, "but he did not run out of people. ... Will you fight for Martin as much as Carlton would fight for Martin? ... Fight for him. Support him. Get him out of jail."

Broward political leaders mourn passing of former Fort Lauderdale Commissioner Carlton Moore

Fort Lauderdale Commissioner Carlton Moore

Sun Sentinel



Former Fort Lauderdale Commissioner Carlton Moore has died. He died Tuesday night at a rehabilitation center in Tamarac, where he had been recovering recently from a severe stroke he suffered on Christmas Day.

By **Anthony Man**
Sun Sentinel

APRIL 2, 2014, 3:24 PM

O riginal post | 10:07 a.m.

Updated | 10:50 a.m., 12:20 p.m., 1:59 p.m. and 3:24 p.m.

Former Fort Lauderdale Commissioner Carlton Moore has died. He was 60.

He died Tuesday night at a rehabilitation center in Tamarac, where he had been recovering recently from a severe stroke he suffered on Christmas Day, said his friend Florida Senate Democratic Leader Chris Smith of

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ought about politics until Carlton."

Moore served on the City Commission from 1988 to 2008.

Scroll down for recollections from U.S. Rep. Alcee Hastings, D-Miramar, and Broward Supervisor of Elections Brenda Snipes, and statements from Fort Lauderdale city leaders.

Smith also issued a statement:

“Carlton Moore was a mentor, a friend, and, above all, a surrogate father for me.

“We first began working together when he was the president of the Ft. Lauderdale branch of the **NAACP**. My mom was the secretary and I was very active in the organization’s Youth Council. He taught me the values of hard work, dedication and commitment to my community.

“Carlton is wholly responsible for my political career. One year out of FSU law school, he appointed me to the City of Ft. Lauderdale Planning and Zoning Board. He convinced me to run for the Florida House of Representatives, and remained a constant political and personal advisor to me.

“Ft. Lauderdale is a better place because of the tireless work he did as NAACP president to bring economic and social justice to the city. From downtown development to beautification and revitalization of Sistrunk Boulevard, his legacy will forever stand as one of the finest commissioners ever to have served our community.

“The city of Ft. Lauderdale, the state of Florida, and this nation have lost a tireless servant. And I have lost a great friend.”

Update | 12:20 p.m.

Just spoke with Broward Supervisor of Elections Brenda Snipes. Here’s what she said about Moore:

“I think Carlton was a giant. He was really a giant. He was a fighter. He had a lot of determination, and the hugest concern for improving the community that he represented. And he was just genuine about that.”

Update from the City of Fort Lauderdale | 1:55 p.m.

From Mayor Jack Seiler:

"Fort Lauderdale has lost a true champion of the people," Seiler said. Commissioner Moore's decades of distinguished leadership provided a strong voice to our City and, in particular, to our Northwest community. His vision and tireless efforts brought new residential and commercial development to the Midtown area, while laying the foundation for much of the progress and advancement we continue to see today. We are grateful for his many years of outstanding service to Fort Lauderdale and his countless contributions to moving our City forward. Our thoughts, prayers, and support are with his family during this difficult time."

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"Commissioner Moore was so much more than an elected official, he was a father to many of us in the Northwest community," DuBose said. "I remember him as the president of the NAACP when I was in the youth council. He was always a leader and encouraged many of us who are currently serving as elected officials to be leaders, and not just any leader, but a leader with integrity, grit, and a true sense of wanting to make our community and City a better place for everyone. His voice, passion and dedication to the Northwest will be missed. Our hearts are heavy and we will continue to pray for his family during this time of bereavement."

Update from U.S. Rep. Alcee Hastings, D-Miramar | 3:24 p.m.

Just spoke with Hastings, who knew Moore as a child, meeting him at age 9 or 10.

"It's a dark day.

"Ada, his mother, has lost a great child. I've lost a good friend, and Florida, the nation and his community have lost what I refer to as an 'original,' and an icon.

"Carlton was a visionary, and fortunately for him and for those of us in the community, many of his ideas did come to fruition.

"I would refer to our personal relationship, aside from an extraordinary friendship and reciprocal mentoring. By that I mean, when we started, I being older than he, I was like a mentor to him. But over the course of time and both of our involvements in politics, the mentor became the mentee became the mentor became the mentee as we interacted politically.

"I knew him as a child. I saw him grow all the way up in this community.

"He cut a hell of a path on a lot of things.

"Much of the ongoing development in northwest development and in the city generally is attributable to his work on the city commission.

"Carlton carried himself as a gentleman. He was the kind of person who for a lady would hold a chair or open a door. He didn't have a whole hell of a lot of clothing, but he wore the ones that he had extremely well. He loved to be well dressed and carried himself that way.

"I am, as are all of his friends with whom I've spoken, are just devastated."

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Officials, Alcee Hastings, Chris Smith (New Jersey)

**FUNDING
REQUEST
JACK & JILL**




CITY OF FORT LAUDERDALE

COMMUNITY REDEVELOPMENT AGENCY

MEMORANDUM

DATE: July 17, 2018

TO: NPF CRA Advisory Board Members

FROM: Bob Wojcik, Housing and Economic Development Manager 

SUBJECT: Jack & Jill Children's Center Funding Request
Jack & Jill Elementary School -1315 West Broward Boulevard
Development Incentive Program Funding (DIP) \$2,500,000

RECOMMENDATION

It is recommended that the Northwest - Progresso - Flagler Heights Redevelopment Advisory Board (NPF Advisory Board) recommend to the Fort Lauderdale Community Redevelopment Agency Board of Commissioners (NPF CRA Board) the approval of CRA Development Incentive Program funding in the amount of \$2,500,000 to Jack and Jill Children's Center, Inc. for the construction of Jack and Jill School located at 1315 West Broward Boulevard.

FUNDING REQUEST

The Applicant Jack & Jill Children's Center, Inc., is requesting \$2,500,000 from the Development Incentive Program ("DIP") for the construction of a new private elementary school within the Northwest Progresso Flagler Heights Community Redevelopment Area ("NPF CRA") to be located at 1315 West Broward Boulevard. The proposed 20,063 square foot, twelve classroom school building will be constructed on property owned by the Applicant that includes a portion of the current playground and parking areas used for their existing child care facility and a vacant, deteriorated building acquired by the Applicant in 2003. The new elementary school is projected to cost \$7,200,000, will provide 37 new permanent full-time equivalent ("FTE") jobs and will serve 220 students annually making their total number of students served 342. A copy of the Location Map, the Broward County Property Information and Photos/Plans/Construction Cost are attached as **Exhibit A, B and C**.

COMPANY BACKGROUND AND BUSINESS PLAN

Founded in 1942 by the Junior League of Greater Fort Lauderdale, Jack & Jill Children's Center started as a day-care for women whose husbands went to war and now needed to enter the workforce. It serves as the Junior League's oldest and longest running Legacy Project.

Jack & Jill Children's Center is the oldest nonprofit provider of early childhood education in Broward county. The changes in family structure has led to their evolution as an organization, transforming Jack & Jill into what it is today: A school for children of high-need working families, fighting to break the cycle of poverty in South Florida. It provides reduced cost day care to children of parents who are unable to fully afford such care and provide for assistance in the form of food, clothing, medical care and shelter to the families of the children in care at their center. Their mission is to focus on both the child and the family unit as a whole, offering family strengthening programs so that the entire family, children and parents alike, has the tools it needs to succeed in life. Through their programs, families increase financial stability, maintain employment, achieve job advancement, decrease the risk for incidences of abuse and neglect, and foster their child's healthy growth and development. As a result, parents gain confidence, children perform and behave better at home and in the classroom, and families function at higher levels of stability. Over the past 75 years, Jack & Jill has served more than 14,000 children and families. Approximately 90% of their clients reside below the Federal Poverty Level. The Applicant is one of only three nationally accredited programs providing care to this demographic in the area and is the only one of the three programs that is accredited by the National Association for the Education of Young Children ("NAEYC) and hold a Gold Seal through Broward County Childcare Licensing.

Jack & Jill Children's Center currently offers the following programs to the community:

- Year Round Early Learning Program: 6 weeks to Pre-K4
- Kindergarten Program
- First Grade Program
- After-School Care Program: 6 to 12 years
- Summer Camp: 6 to 12 years

Approximately 77% of the Applicant's clients are from areas within the 33311 and 33312 zip code and 66% of their current elementary school students reside within the CRA.

The new school will extend their early childhood learning to a K-5 elementary school, providing year round educational services. The elementary school will be a client-focused school, allowing the Center to keep students and families engaged longer and therefore fulfill its mission of breaking the cycle of poverty for children and families through quality education. The goal of the elementary school will be to prepare students for success in career and life.

The new elementary school proposes to exceed accreditation standards across all programs:

- Incorporating research based best practices;
- Providing extended school days for students;
- Having dedicated and highly skilled staff and educators with low student to teacher ratios;
- Providing a daily healthy breakfast, lunch and snacks to students;

- Creating a purpose-driven, transformational preparatory school that believes all children can learn and develop their full potential;
- Providing top tier educators and support network which strives to meet/exceed programmatic and performance accreditation standards;
- Offering extra-curricular activities which foster healthy social emotional growth and personal development;
- Offering dynamic enrichment programs that cultivate innovation and creativity;
- Create a culture of a research-based technology-driven curriculum that incorporates STEAM (science, technology, arts and math) initiatives; and
- Provide engaging and enriched afterschool and summer camp experiences.

A large portion of the cost of the students will be covered by the Florida Tax Credit Scholarship Program, whereby funds are set aside to fund tuition at private schools in Florida. Scholarship awards are provided to students based on income. The two current programs are Step Up for Students and A.A.A. Scholarship Foundation. These funding sources cover grades K-12. They currently award up to \$6,420 based on household income per qualified student.

PROJECT COST, CLIENT RISK AND STAFF ANALYSIS

A copy of the Jack and Jill’s application for CRA funding is attached as **Exhibit D**. The Applicant estimates \$9 million to build and operate the proposed elementary school. The construction of the school will cost approximately \$7.2 million of the total project cost. \$1.8 million is required for the operations until the school is stabilized in 8 years. Operational cost cannot be considered in the calculation of the total investment in the project by the Applicant. Such costs is not eligible for CRA funds. The eligible project costs are broken down as follows:

Scope of Work	Project Cost
Building Cost	\$5,500,000.00
Equipment and Fixtures	\$325,000.00
Interest Expenses	\$894,000.00
Campaign and Development Cost	\$465,000.00
Total Project Cost	\$7,184,000.00
50% of Project Cost	\$3,592,000.00
Award Request	\$2,500,000.00

The building cost will be financed through a \$5.7 million construction loan. The loan is expected to have a term of 5 to 6 years. The annual principal and interest payments are expected to be approximately \$1.3 million annually. The projected operating expense for the school is \$1.8 million. The Applicant projects an operational deficit and proposes

to offset the cost of the new elementary school project with their existing Early Learning Program. Construction is estimated to commence in May, 2019 and be completed by July, 2020.

The Pro Forma Consolidated Statement of Operations combines both programs and indicates that the operation would stabilize in 8 years. A large component of pro forma revenue is community income such as contributions from foundations, corporations and individuals and income from events. Two thirds of their existing revenue depends on community income. Other revenue is derived from government programs and tuition. Without the community income the Applicant will operate at a deficit. The CRA funding would contribute to construction cost reducing the amount of the construction loan and the overall deficit. Because of the high reliance on community income, the applicant does not want to incur long term debt or impact on operational stability. CRA funds would be used to help pay down on their construction loan over a five year period.

The Development Incentive Program (DIP) is a custom incentive designed to meet the appropriate needs of a specific development project in the CRA that represents an investment or total project cost that exceeds five million dollars. The objective of the DIP is to eliminate slum and blight in the CRA area by attracting new businesses to the CRA or existing businesses to expand within the CRA.

The Jack and Jill Elementary School can be viewed as a new business to the area and an expansion of the existing services provided by Jack & Jill Children's Center. This premier facility dedicated to educational excellence will have a long term and ongoing positive impact on the area that will continue long after the CRA ends in 2025 while contributing to the elimination of slum and blighting conditions within the CRA. It will also further enhance a portion of Broward Boulevard replacing a vacant deteriorated building on site and associated parking with a new building designed by award winning architect Zyscovich Architects providing high quality development as recommended by the CRA Plan.

Ninety percent (90%) of the families served by Jack and Jill are below the poverty level. Jack and Jill Elementary School can have the potential of creating a significant economic engine in the non-traditional sense by addressing a core contributor to poverty, which is education.

The Florida Community Redevelopment Act recognizes that slum areas are areas having physical and economic conditions conducive to disease, infant mortality, juvenile delinquency, poverty or crime and that slum and blighted conditions constitute a serious and growing menace, injurious to the public health, safety morals and welfare of the residents of the state constituting a economic and social liability.

The Urban Land Institute ULI Tap report of 2015 recommended that the CRA structure incentives to improve community benefit and to better align development with economic and community benefit goals.

The demographics of the CRA and particularly its Northwest section remains significantly different than the City as a whole. The 2016 CRA Redevelopment Plan Modification of 2016 provided updated demographic information on the CRA including the NW portion of the CRA. It showed that the residents of the NW portion of the CRA continue to have significantly different demographic characteristics than the City as a whole. In the NW portion of the CRA, the median income is less than half that of the City, with persons on public assistance as a high percentage of the population, 2 ½ times greater than the City's. The distribution of education and employment is equally dissimilar with 41% of the NW CRA residents as high school graduates as compared to the City with 64%. There is also a higher percentage of youth of 30% as compared to 17% in the City. Educational attainment affects the kind, quality and longevity of obtainable income as evidenced by the demographic that unemployment is 1 ½ times greater than the City. Circumstances for residents within the NW CRA area are compounded by a high proportion of youth in the population, low educational attainment and high unemployment.

Because the demographics of the area show a high at-risk population, the proposed project is anticipated to have an economic and community benefit to the area as education is known to be a key factor in an individual's future growth and development. The services provided to the students and their parents by Jack and Jill are expected to have an impact on the long term development of individuals within the CRA. Jack and Jill proposes to aggressively market their school to this high risk, low income population within the Northwest CRA, in order to create a culture that helps stop the cycle of poverty and reverses the adverse demographic trend that has prevailed in the area which is a serious menace, injurious to the welfare of its residents and an economic and social liability. Jack and Jill will accomplish this by serving 342 students and their families annually in addition to creating 37 new permanent full time equivalents ("FTE") jobs. Typically if an incentive was provided on job creation alone, the standard utilized by CRA staff has been one job per \$35,000 in public assistance. However in this case, the economic and social impact to the community and the CRA provided by Jack and Jill are in addition to the benefit derived by direct job creation by Jack and Jill and justify the incentive request.

CONSISTENCY WITH THE 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 to Jack & Jill Children's Center, Inc. not to exceed \$2,500,000 from the CRA Development Incentive Program.

Attachments

Exhibit A: Location Map

Exhibit B: Broward County Property Appraiser Information

Exhibit C: Photos of the Existing Property/Plans/Construction Cost

Exhibit D: CRA Funding Application

**ADDITIONAL
FUNDING LEGAL
SERVICES**

Summary of the outstanding invoices from Mombach, Boyle, Hardin & Simmons, P.A. & from the Law Firm of J. Michael Haygood, P.A. for services rendered on CRA real estate related matters.

	Vendor	Invoice#	Date	Amount
1	Mombach, Boyle, Hardin & Simmons, P.A	39615	10/31/2017	\$ 6,370.00
2	Mombach, Boyle, Hardin & Simmons, P.A	39811	11/30/2017	\$ 1,787.50
3	Mombach, Boyle, Hardin & Simmons, P.A	39940	12/31/2017	\$ 292.50
4	Mombach, Boyle, Hardin & Simmons, P.A	40112	1/31/2018	\$ 1,072.50
5	Mombach, Boyle, Hardin & Simmons, P.A	40255	2/28/2018	\$ 8,222.50
6	Mombach, Boyle, Hardin & Simmons, P.A	40369	3/21/2018	\$ 4,550.00
7	Mombach, Boyle, Hardin & Simmons, P.A	40522	4/30/2018	\$ 3,867.50
			Total:	\$ 26,162.50
1	J. Michael Haygood, P.A.	FLCRA-108	2/2/2018	\$ 4,810.00
2	J. Michael Haygood, P.A.	FLCRA-110	2/2/2018	\$ 227.50
3	J. Michael Haygood, P.A.	FLCRA-111	2/2/2018	\$ 910.00
4	J. Michael Haygood, P.A.	FLCRA-119	6/4/2018	\$ 3,022.50
			Total:	\$ 8,970.00
			Grand Total:	\$ 35,132.50

MOMBACH, BOYLE, HARDIN & SIMMONS, P.A.
ATTORNEYS AT LAW

PLAZA 100 - SUITE 1000
100 NE THIRD AVENUE
FORT LAUDERDALE, FLORIDA 33301

TELEPHONE (954) 467-2200
TELECOPIER (954) 467-2210

December 01, 2017

FORT LAUDERDALE COMMUNITY REDEVELOPMENT AGENCY
ATTN: LYNN SOLOMON, ASSISTANT CITY ATTORNEY
100 N. ANDREWS AVENUE
FORT LAUDERDALE, FL 33301

Bill Number: 39615
Billed Through: 10/31/2017
Account No. 1765 .04002

MIZELL COMMUNITY CENTER - YMCA

FOR PROFESSIONAL SERVICES RENDERED

Atty	Rate	Hours
10/09/17 DCH Review and respond to emails from Lynn Solomon regarding conference call to review comments on CRA Development Agreement.	325.00	0.30
10/11/17 DCH Continue review and revise Promissory Note and Mortgage, draft Restrictive Covenant on LA Lee location for YMCA.	325.00	0.80
10/12/17 DCH Review email from Lynn Solomon, forward draft Development Agreement to Lynn; conference call with Lynn to discuss comments on Development Agreement; review excerpts from Development Agreement for 613 Project; review jobs report exhibit from Triangle Project; draft Development Incentives Program Promissory Note and Mortgage.	325.00	2.50
10/18/17 DCH Continue review of comments on Development Agreement from Lynn Solomon, continue review and revise Development Agreement to incorporate new provisions.	325.00	2.00
10/19/17 DCH Continue review and revise Declaration of Restrictive Covenants; review LA Lee YMCA tax assessment for legal description to add Declaration, continue review and revise Development Agreement to add definitions of Senior Debt and Workforce Housing; add audit and recordkeeping provisions, add definitions of FTE job hours.	325.00	2.30
10/20/17 DCH Continue review and revise Declaration of Restrictive Covenants regarding Workforce Housing at LA Lee Center.	325.00	1.20
10/23/17 DCH Continue review and revise Development Agreement, scan and email excerpts of FTE job descriptions and definitions to Lynn Solomon for guidance.	325.00	1.80
10/24/17 DCH Draft Promissory Note, review and revise Declaration of Restrictive Covenants, draft Second Mortgage.	325.00	1.50
10/25/17 DCH Call from Lynn Solomon to review FTE Job creation provisions	325.00	2.30

		in the YMCA Development Agreement to include formula for FTE Job creation requirements; review and revise Promissory Note and Mortgage Deed and Security Agreement.		
10/26/17	DCH	Review and respond to emails from Ryan Henderson and Lynn Solomon regarding status of Development Agreement, continue review and revise Mortgage & Note.	325.00	2.00
10/30/17	DCH	Review email from Lynn Solomon with Lee Feldman's comments on Development Agreements; revise Development Agreement with Lee's comments, continue review and revise loan documents.	325.00	1.30
10/31/17	DCH	Continue review and revise Note, Mortgage, Development Agreement and Restrictive Covenant.	325.00	1.60

HARDIN, DAVID C.

19.60 hrs.

\$6,370.00

TOTAL FOR PROFESSIONAL SERVICES 19.60 hrs. \$6,370.00

BILLING SUMMARY:

TOTAL FOR PROFESSIONAL SERVICES: \$6,370.00

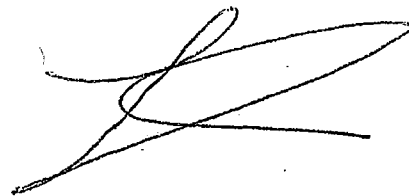
TOTAL FOR ADVANCES AND EXPENSES: \$0.00

TOTAL CHARGES FOR THIS BILL: \$6,370.00

PLUS BALANCE FORWARD: \$7,085.00

TOTAL BALANCE DUE: \$13,455.00

Approved Current budget



12/7/17

MOMBACH, BOYLE, HARDIN & SIMMONS, P.A
ATTORNEYS AT LAW

PLAZA 100 - SUITE 1000
100 NE THIRD AVENUE
FORT LAUDERDALE, FLORIDA 33301

TELEPHONE (954) 467-2200
TELECOPIER (954) 467-2210

December 28, 2017

FORT LAUDERDALE COMMUNITY REDEVELOPMENT AGENCY
ATTN: LYNN SOLOMON, ASSISTANT CITY ATTORNEY
100 N. ANDREWS AVENUE
FORT LAUDERDALE, FL 33301

Bill Number: 39811
Billed Through: 11/30/2017
Account No. 1765 .04002

MIZELL COMMUNITY CENTER - YMCA

FOR PROFESSIONAL SERVICES RENDERED

	Atty		Rate	Hours
11/01/17	DCH	Finalize Development Agreement, Note, Mortgage and Restrictive Covenant; email to Lynn Solomon for review and comment.	325.00	2.50
11/13/17	DCH	Review and respond to emails from Lynn Solomon setting up conference call to review Lee Feldman's comments on Development Agreement.	325.00	0.30
11/16/17	DCH	Call from Lynn Solomon to review additional comments on Development Agreement, Promissory Note, and Restrictive Covenant Agreement; make additional edits to Agreement; email compare copies to Lynn; email clean copies of documents to Brendan and Jereme for review and comment.	325.00	2.70

HARDIN, DAVID C.

5.50 hrs.

\$1,787.50

TOTAL FOR PROFESSIONAL SERVICES

5.50 hrs.

\$1,787.50

BILLING SUMMARY:

TOTAL FOR PROFESSIONAL SERVICES:

\$1,787.50

TOTAL FOR ADVANCES AND EXPENSES:

\$0.00

TOTAL CHARGES FOR THIS BILL:

\$1,787.50

PLUS BALANCE FORWARD:

\$6,370.00

TOTAL BALANCE DUE:

\$8,157.50

Approved LS 1/9/18

MOMBACH, BOYLE, HARDIN & SIMMONS, P.A
ATTORNEYS AT LAW

PLAZA 100 - SUITE 1000
100 NE THIRD AVENUE
FORT LAUDERDALE, FLORIDA 33301

TELEPHONE (954) 467-2200
TELECOPIER (954) 467-2210

February 02, 2018

FORT LAUDERDALE COMMUNITY REDEVELOPMENT AGENCY
ATTN: LYNN SOLOMON, ASSISTANT CITY ATTORNEY
100 N. ANDREWS AVENUE
FORT LAUDERDALE, FL 33301

Bill Number: 39940
Billed Through: 12/31/2017
Account No. 1765 .04002

MIZELL COMMUNITY CENTER - YMCA

FOR PROFESSIONAL SERVICES RENDERED

	Atty		Rate	Hours
12/04/17	DCH	Emails to and from Lynn Solomon and Brendan Barry regarding review and comments on CRA Development Agreement.	325.00	0.50
12/05/17	DCH	Review and respond to emails from Brendan Barry and Lynn Solomon regarding review of CRA Development Agreement.	325.00	0.40
	HARDIN, DAVID C.	0.90 hrs.	\$292.50	
		TOTAL FOR PROFESSIONAL SERVICES	0.90 hrs.	\$292.50

BILLING SUMMARY:

TOTAL FOR PROFESSIONAL SERVICES: \$292.50
TOTAL FOR ADVANCES AND EXPENSES: \$0.00
TOTAL CHARGES FOR THIS BILL: \$292.50


Approved
2/15/18
2018 FEB - 6 PM 2:35
CITY ATTORNEY'S OFFICE
FORT LAUDERDALE, FLORIDA

MOMBACH, BOYLE, HARDIN & SIMMONS, P.A
ATTORNEYS AT LAW

PLAZA 100 - SUITE 1000
100 NE THIRD AVENUE
FORT LAUDERDALE, FLORIDA 33301

TELEPHONE (954) 467-2200
TELECOPIER (954) 467-2210

March 05, 2018

3/15/18
Approved


FORT LAUDERDALE COMMUNITY REDEVELOPMENT AGENCY
ATTN: LYNN SOLOMON, ASSISTANT CITY ATTORNEY
100 N. ANDREWS AVENUE
FORT LAUDERDALE, FL 33301

Bill Number: 40112
Billed Through: 01/31/2018
Account No. 1765 .04002

MIZELL COMMUNITY CENTER - YMCA

FOR PROFESSIONAL SERVICES RENDERED

	Atty		Rate	Hours
01/09/18	DCH	Review email from Jereme Geller and begin review of comments on Development Agreement forward Agreement to Lynn Solomom.	325.00	1.50
01/10/18	DCH	Continue review of comments on Development Agreement for YMCA from Jereme Geller.	325.00	0.60
01/31/18	DCH	Complete review of changes from Jerome Geller to Development Loan Agreement; call to Lynn Solomon to review of changes to Development Agreement is complete.	325.00	1.20
HARDIN, DAVID C.		3.30 hrs.	\$1,072.50	
TOTAL FOR PROFESSIONAL SERVICES			3.30 hrs.	\$1,072.50

BILLING SUMMARY:

TOTAL FOR PROFESSIONAL SERVICES:	\$1,072.50
TOTAL FOR ADVANCES AND EXPENSES:	\$0.00
TOTAL CHARGES FOR THIS BILL:	\$1,072.50
PLUS BALANCE FORWARD:	\$8,450.00
TOTAL BALANCE DUE:	\$9,522.50

MOMBACH, BOYLE, HARDIN & SIMMONS, P.A
ATTORNEYS AT LAW

PLAZA 100 - SUITE 1000
100 NE THIRD AVENUE
FORT LAUDERDALE, FLORIDA 33301

TELEPHONE (954) 467-2200
TELECOPIER (954) 467-2210

March 29, 2018

FORT LAUDERDALE COMMUNITY REDEVELOPMENT AGENCY
ATTN: LYNN SOLOMON, ASSISTANT CITY ATTORNEY
100 N. ANDREWS AVENUE
FORT LAUDERDALE, FL 33301

Bill Number: 40255
Billed Through: 02/28/2018
Account No. 1765 .04002

MIZELL COMMUNITY CENTER - YMCA

FOR PROFESSIONAL SERVICES RENDERED

	Atty		Rate	Hours
02/09/18	DCH	Email to Lynn Solomon regarding setting time for review of YMCA Development Agreement comments; review response from Lynn setting conference call.	325.00	0.30
02/14/18	DCH	Continue review of comments from YMCA for conference call with Lynn Solomom on Thursday.	325.00	0.80
02/15/18	DCH	Prepare for and attend conference call with Lynn Solomon to review YMCA comments on Development Loan Agreement; review attachment from Lynn with her comments on the YMCA comments; Begin review and revise Agreement.	325.00	2.60
02/16/18	DCH	Continue review and revise Development Loan Agreement with comments from Lynn Solomon and YMCA.	325.00	1.70
02/19/18	DCH	Continue to review comments from YMCA and make revisions; emails to and from Lynn Solomon regarding timing of DIP loan disbursements and forgiveness.	325.00	2.80
02/21/18	DCH	Email to Lynn Solomom to set up conference call to discuss timing of disbursements of DIP Loan; review and revise spreadsheet to adjust timing of construction loan draws and DIP loan disbursement to pay down permanent loan and forgiveness of DIP Loan by CRA; review and respond to email from Jereme Geller regarding status of changes to CRA Development Loan Agreement.	325.00	3.80
02/22/18	DCH	Continue review and revise spreadsheet to show annual CRA allocations, milestone dates, construction loan disbursements, permanent loan closing disbursements of DIP loan to paydown permanent loan and increase of principal balance of DIP Loan.	325.00	2.80
02/23/18	DCH	Continue review and revise excel spreadsheet of projected timeframe for construction, disbursement of construction loan, disbursements from DIP loan to paydown permanent loan and forgiveness of DIP loan by CRA.	325.00	2.60

02/26/18	DCH	Call to Lynn Solomon to set up time to discuss YMCA comments on Development Agreement, continue review and revise spreadsheet regarding disbursements of Development Loan to YMCA.	325.00	2.70
02/27/18	DCH	Call from Lynn Solomon to discuss status of YMCA Development Agreement; review and respond to emails from Lynn to copy D'Wayne Spence with emails and revised version of Development Agreement; forward spreadsheet with disbursements regarding Development Incentive Loan; call from Lynn Solomon regarding Development Agreement.	325.00	2.80
02/28/18	DCH	Continue review and revise Development Loan Agreement to address comments from Lynn Solomon and my comments on changes by Jereme Geller.	325.00	2.40

HARDIN, DAVID C.

25.30 hrs.

\$8,222.50

TOTAL FOR PROFESSIONAL SERVICES 25.30 hrs. \$8,222.50

BILLING SUMMARY:


TOTAL FOR PROFESSIONAL SERVICES: \$8,222.50

TOTAL FOR ADVANCES AND EXPENSES: \$0.00

TOTAL CHARGES FOR THIS BILL: \$8,222.50

PLUS BALANCE FORWARD: \$9,522.50

TOTAL BALANCE DUE: \$17,745.00

Approved 6/12/18


MOMBACH, BOYLE, HARDIN & SIMMONS, P.A
ATTORNEYS AT LAW

PLAZA 100 - SUITE 1000
100 NE THIRD AVENUE
FORT LAUDERDALE, FLORIDA 33301

TELEPHONE (954) 467-2200
TELECOPIER (954) 467-2210

April 26, 2018

FORT LAUDERDALE COMMUNITY REDEVELOPMENT AGENCY
ATTN: LYNN SOLOMON, ASSISTANT CITY ATTORNEY
100 N. ANDREWS AVENUE
FORT LAUDERDALE, FL 33301

Bill Number: 40369
Billed Through: 03/31/2018
Account No. 1765 .04002

MIZELL COMMUNITY CENTER - YMCA

FOR PROFESSIONAL SERVICES RENDERED

	Atty		Rate	Hours
03/01/18	DCH	Call from Lynn Solomon to review changes to Development Loan Agreement to add CRA right to fund DIP Loan to Construction Lender, forward to Lynn Solomon for review.	325.00	1.50
03/05/18	DCH	Make final changes to Development Agreement and forward clean and compare version with our comments on Jereme Geller's comments to Lynn Solomon; review and respond to emails from Lynn Solomon and D'Wayne Spence to approve sending documents to Geller and Berry, comments by CRA; email to Geller and Berry with comments.	325.00	1.80
03/09/18	DCH	Review and respond to emails from Lynn Solomon to finalize Development Loan Agreement; email request for status to Jereme Geller and Brendan Barry; call Jereme and leave voicemail.	325.00	0.30
03/14/18	DCH	Call to Jereme Geller and Brendan Barry to discuss finalizing Development Agreement; email to Lynn Solomon with update; call from Jereme regarding changes to the DIP Loan Mortgage, begin review and revise mortgage.	325.00	1.00
03/19/18	DCH	Review and respond to email from Lynn Solomon regarding further YMCA comments on Development Agreement; call to Jereme Geller regarding status, continue review and revise mortgage exhibit to Development Agreement.	325.00	0.80
03/20/18	DCH	Continue review and revise of mortgage exhibit to address construction mortgage lender issues.	325.00	2.30
03/21/18	DCH	Continue review and revise Second Leasehold Mortgage exhibit.	325.00	1.70
03/23/18	DCH	Call from Jereme Geller to review his changes to Development Agreement; call to Lynn Solomon to update.	325.00	0.60
03/27/18	DCH	Continue review and revise Mortgage exhibit to Development	325.00	1.80

Agreement, forward to Lynn Solomon for review; review and respond to emails from Lynn Solomon regarding Mortgage and Development Agreement, forward revised Mortgage to Jereme Geller for review.

03/28/18	DCH	Review and respond to emails from Lynn Solomon regarding conference call with D'Wayne Spence to review status of Development Agreement; confirm conference call, leave voicemail for Jereme Geller regarding status of comments; email to Jereme and Brendan regarding status of comments.	325.00	0.80
03/29/18	DCH	Prepare for and attend conference call with Lynn Solomon and D'Wayne Spence to discuss status of CRA Development Agreement; review email from D'Wayne and status letter from YMCA to commissioner McKenzie; review email from Lynn Solomon with updated YMCA Milestones.	325.00	1.40

HARDIN, DAVID C.


14.00 hrs.

\$4,550.00

TOTAL FOR PROFESSIONAL SERVICES **14.00 hrs.** **\$4,550.00**

BILLING SUMMARY:

TOTAL FOR PROFESSIONAL SERVICES:	✓ \$4,550.00
TOTAL FOR ADVANCES AND EXPENSES:	\$0.00
TOTAL CHARGES FOR THIS BILL:	\$4,550.00
PLUS BALANCE FORWARD:	\$17,745.00
TOTAL BALANCE DUE:	\$22,295.00

Approved 6/29/18


MOMBACH, BOYLE, HARDIN & SIMMONS, P.A
ATTORNEYS AT LAW

PLAZA 100 - SUITE 1000
100 NE THIRD AVENUE
FORT LAUDERDALE, FLORIDA 33301

TELEPHONE (954) 467-2200
TELECOPIER (954) 467-2210

May 24, 2018

FORT LAUDERDALE COMMUNITY REDEVELOPMENT AGENCY
ATTN: LYNN SOLOMON, ASSISTANT CITY ATTORNEY
100 N. ANDREWS AVENUE
FORT LAUDERDALE, FL 33301

Bill Number: 40522
Billed Through: 04/30/2018
Account No. 1765 .04002

MIZELL COMMUNITY CENTER - YMCA

FOR PROFESSIONAL SERVICES RENDERED

	Atty		Rate	Hours
04/04/18	DCH	Make final changes to Development Agreement per comments from Jereme Geller; scan clean and compare version to Lynn Solomon for review; review and respond to email comments from Lynn.	325.00	1.70
04/05/18	DCH	Make final revisions to Development Agreement, begin organizing exhibits to agreement; emails to and from Lynn Solomon regarding the Jobs Report Exhibit, scan exhibits; email final Development Agreement and exhibits to Jereme Geller and Brendan Barry.	325.00	2.00
04/19/18	DCH	Review and respond to emails from Lynn Solomon regarding status of documents; review emails from Jereme Geller regarding comments on Note and Mortgage; conference call with Jereme to review comments on Note and Mortgage.	325.00	1.70
04/23/18	DCH	Continue review and revise Note and Mortgage; review email from Lee Feldman approving Hazardous Substance issue, forward clean and redlined documents to Jereme for approval.	325.00	2.00
04/24/18	DCH	Emails to and from Jereme Geller regarding final comments on Note and Mortgage; review emails from Jereme with final comments on Note and Mortgage; revise Note and mortgage.	325.00	1.70
04/25/18	DCH	Review revised Note and Mortgage from Jereme Geller, send redline versions to Lynn Solomon and D'Wayne Spence for review; review and respond to email from Lynn with questions about changes.	325.00	1.80
04/26/18	DCH	Prepare Agreement and Exhibits for execution by YMC; emails to Lynn Solomon and Jereme Geller regarding execution.	325.00	0.70
04/27/18	DCH	CRA review and respond to email from Jereme Geller regarding delivery of Agreement by YMCA.	325.00	0.30

HARDIN, DAVID C.

11.90 hrs.

\$3,867.50

TOTAL FOR PROFESSIONAL SERVICES

11.90 hrs.

\$3,867.50

BILLING SUMMARY:

TOTAL FOR PROFESSIONAL SERVICES:

\$3,867.50

TOTAL FOR ADVANCES AND EXPENSES:

\$0.00

TOTAL CHARGES FOR THIS BILL:

\$3,867.50

PLUS BALANCE FORWARD:

\$22,295.00

TOTAL BALANCE DUE:

\$26,162.50

Approved
[Signature]
11/13/18

J. Michael Haygood, PA
 701 Northpoint Parkway
 Suite 209
 West Palm Beach, Florida 33401
 561-684-8311

Statement

Invoice No: FLCRA-108
 Date: 2/2/18

Bill to: Fort Lauderdale CRA
 Lynn Solomon
 100 North Andrews Avenue
 Fort Lauderdale, FL 3301

Approved 
 3/2/18

North West 6th Investments, LLC

Hourly Fees

<u>Date</u>	<u>Description</u>	<u>Timekeeper</u>	<u>Time</u>	<u>Rate</u>	<u>Amount</u>
12/27/17	Review File <i>Initial review of file.</i>	J. Michael Haygood	2.1 hrs	\$325.00/HR	\$682.50
1/16/18	Review Document <i>Review Development Agreement and attachments.</i>	J. Michael Haygood	4.2 hrs	\$325.00/HR	\$1,365.00
1/18/18	Preparation for Client Conference <i>Preparation of questions regarding Development Agreement.</i>	J. Michael Haygood	1.8 hrs	\$325.00/HR	\$585.00
1/30/18	Document Preparation <i>Preparation of Development Agreement.</i>	J. Michael Haygood	3.5 hrs	\$325.00/HR	\$1,137.50
1/31/18	Document Preparation <i>Preparation of Development Agreement.</i>	J. Michael Haygood	3.2 hrs	\$325.00/HR	\$1,040.00
Hourly Fees Total			14.8 hrs		\$4,810.00

Balance: \$4,810.00

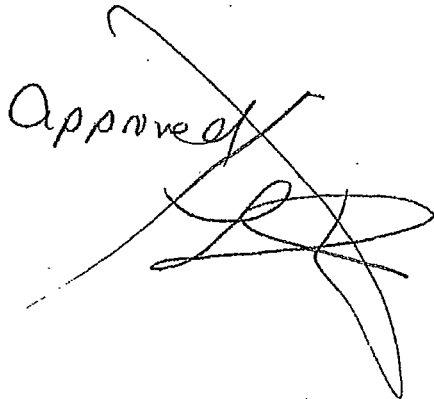
J. Michael Haygood, PA
701 Northpoint Parkway
Suite 209
West Palm Beach, Florida 33401
561-684-8311

Statement

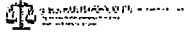
Invoice No: FLCRA-110
Date: 2/2/18

Bill to: Fort Lauderdale CRA
Lynn Solomon
100 North Andrews Avenue
Fort Lauderdale, FL 3301

Provident and FPA II					
Hourly Fees					
<u>Date</u>	<u>Description</u>	<u>Timekeeper</u>	<u>Time</u>	<u>Rate</u>	<u>Amount</u>
9/22/17	Revise Document	J. Michael Haygood	0.7 hrs	\$325.00/HR	\$227.50
	Revise document to add Public Records language.				
	Hourly Fees Total		0.7 hrs		\$227.50
					Balance: \$227.50

Approved


Approved
6/2/18



J. Michael Haygood, PA
 701 Northpoint Parkway
 Suite 209
 West Palm Beach, Florida 33401
 561-684-8311

Statement

Invoice No: FLCRA-111
 Date: 2/2/18

Bill to: Fort Lauderdale CRA
 Lynn Solomon
 100 North Andrews Avenue
 Fort Lauderdale, FL 3301

<i>Six13 Project</i>					
<i>Hourly Fees</i>					
<i>Date</i>	<i>Description</i>	<i>Timekeeper</i>	<i>Time</i>	<i>Rate</i>	<i>Amount</i>
10/11/17	Review Document	J. Michael Haygood	2.8 hrs	\$325.00/Hr	\$910.00
	Review proposed Construction Grant Agreement, compared executed Development Agreement to last draft of Development Agreement.				
	Hourly Fees Total		2.8 hrs		\$910.00
					Balance: \$910.00

*Approved
 6/28/18*

J. Michael Haygood, PA
 701 Northpoint Parkway
 Suite 209
 West Palm Beach, Florida 33401
 561-684-8311

Statement

Invoice No: FLCRA-119

Date: 6/4/18

Bill to: Fort Lauderdale CRA
 Lynn Solomon
 100 North Andrews Avenue
 Fort Lauderdale, FL 3301

North West 6th Investments, LLC

Hourly Fees

<u>Date</u>	<u>Description</u>	<u>Timekeeper</u>	<u>Time</u>	<u>Rate</u>	<u>Amount</u>
3/19/18	Document Review Receipt and review of Dan Landis comments to draft Development Agreement	J. Michael Haygood	1.8 hrs	\$325.00/HR	\$585.00
3/28/18	Revise Document Revised draft agreement and prepared comments to Landis.	J. Michael Haygood	3.2 hrs	\$325.00/HR	\$1,040.00
3/30/18	Telephone conference Telephone conference with D'Wayne Spence.	J. Michael Haygood	0.2 hrs	\$325.00/HR	\$65.00
4/2/18	Review Document Receipt and review of response from D. Spence.	J. Michael Haygood	0.3 hrs	\$325.00/HR	\$97.50
4/5/18	Preparation of Response Preparation of response to D. Spence memorandum.	J. Michael Haygood	0.5 hrs	\$325.00/HR	\$162.50
4/26/18	Telephone Conference Telephone conference with D'Wayne Spence re: Development Agreement.	J. Michael Haygood	0.4 hrs	\$325.00/HR	\$130.00
5/24/18	Telephone Conference Telephone conference with Dan Landis.	J. Michael Haygood	0.3 hrs	\$325.00/HR	\$97.50

5/31/18 Revise Document

J. Michael
Haygood

2.6 hrs

\$325.00/Hr

\$845.00

Revised Development Agreement.


Hourly Fees Total

9.3 hrs

\$3,022.50

Balance: \$3,022.50

Approved



6/13/18

**FUNDING
REQUEST
SMT
INVESTMENTS**




CITY OF FORT LAUDERDALE

COMMUNITY REDEVELOPMENT AGENCY

MEMORANDUM

DATE: July 17, 2018

TO: NPF CRA Advisory Board Members

FROM: Bob Wojcik, Housing and Economic Development Manager 

SUBJECT: Administrative Approval Funding Request
\$87,771.60 CRA Façade Program and
\$100,000 CRA Property and Business Improvement Program
SMT Investments of Miami, LLC - 727 NE 3 Avenue – Circle House Coffee

FUNDING REQUEST

The CRA has received an application from SMT Investments of Miami, LLC seeking a \$87,771.60 forgivable loan from the CRA's Façade Program and a \$100,000 forgivable loan from the CRA's Property and Business Improvement Program for the property at 727 NE 3 Avenue. The loan request is being processed for Administrative Approval. The purpose of the funding is to improve the building and site to allow for a fast casual coffee and tea establishment called Circle House Coffee. A copy of the Location Map, Broward County Property Appraiser Information, Photos of the Existing Property and Plans, Cost/Funding Breakdown and Funding Application/Business Plan is attached as **Exhibits A through E**.

BACKGROUND

The maximum incentive funding allowed under the CRA Facade Program is \$125,000 and the maximum funding allowed under the CRA Property and Business Improvement Program is \$225,000. Both programs can provide funding of up to 75% of the improvement cost secured by a forgivable mortgage on the property. The CRA Property and Business Improvement Program has a special emphasis in attracting new restaurants to the CRA.

The applicant, SMT Investments of Miami, LLC, purchased the property at 727 NE 3 Avenue in January, 2017 for \$1.42 million, which included a 53 year old, three story 7,326 square foot office building on an approximately 16,000 square foot site with surface parking. The owner desires to convert the first floor office space to a fast casual coffee and tea establishment "Circle House Coffee" that also serves baked goods and snacks in addition to beer and wine.

Circle House Coffee was founded by retired NFL Linebacker, Stephen Tulloch. Stephen Tulloch is the sole owner of both SMT Investments of Miami, LLC and Circle House Coffee LLC. During his 11 year NFL career, he found coffee to be the key to fueling his day. While playing in the NFL, Stephen started the Stephen Tulloch

Foundation giving back to underprivileged kids and helping people affected by Cancer. The four time Walter Payton Man of the Year Community Service Award recipient has a passion for giving back and paying it forward. Some of his projects included treating 55 kids affected by Cancer to every home game and adopting families for the holidays. He is also author of a children's book "The Little Linebacker" a Story of Determination and is building a school in his Mother's hometown of Westmoreland, Jamaica. Steve Tulloch plans to continue with his philanthropic activities at Circle House Coffee where he will implement his Round-Up Program. Instead of accepting tips, customers will be provided an opportunity to "round up their bill" for a charitable cause. Each month a different charity will be provided a check for money raised and employees will receive a percentage of funds raised in lieu of tips.

With the first floor space occupied by Circle House Coffee, Steve Tulloch plans to market the upper floors to lifestyle uses that make a good fit with the proposed first floor use. The estimated cost to convert the first floor offices to the coffee house/restuarant is estimated at \$460,000 for interior and exterior rehab and equipment excluding furnishings. The owner estimates that the entire rehab project cost is approximately \$600,000 resulting in a total capital investment including property purchase and rehab of over \$2 million. There is no existing mortgage on the property and except for the requested CRA contribution, the applicant is funding the project with owner's equity capital. CRA will have a first mortgage position and CRA funding will be provided on a reimbursement basis.

The approximately 2,100 square foot coffee and tea establishment will include a 1,100 square foot dining area, kitchen/service area, two bathrooms, casual seating area and a 650 square foot outdoor patio. It will provide 14 parking spaces on site and it has been also approved for a drive-through (such as offered by Starbucks restaurants). The drive-through service will give Circle House Coffee a competitive advantage offering this amenity to a portion of downtown not currently served.

Circle House Coffee provides a destination for business meetings, a place to study and a meeting place for families and individuals to socialize in the neighborhood. While thousands of new apartments have been developed or approved in the CRA, active retail, service and restaurant uses are few except along Federal Highway and recently along the Flagler Greenway. Circle House Coffee will remain open in the early evening and enhance neighborhood safety by providing eyes on the street and a walk to destination for surrounding apartment dwellers. Despite many new housing developments, crime in the Flagler Village area remains high with significant increases in residential and business burglary from last year. While residential burglary and business burglary decreased 25% and 26% respectively in the City, it increased 41% and 69% respectively in Flagler Village. In addition, while robbery decreased by 33% in the City, it only decreased 18% in Flagler Village.

In addition to helping create an active pedestrian realm at this location within the CRA, Circle House Coffee will also create jobs. Circle House Coffee estimates the creation of 2-3 full time new employees and another 15-20 part time openings in positions from

cashier to barista. The business projects a profit of approximately \$139,000 in the first year of operation.

Business development creates jobs, enhances neighborhood safety and contributes to a vibrant environment of activity and growth. With the CRA providing opportunities for retailers and service providers, residents can shop for goods and services they need in their own neighborhood. Successful local businesses help reduce blight and crime, help reinforce investments made in housing and other redevelopment efforts and create community. The CRA should continue funding new small business opportunities throughout the CRA that benefit the area.

CONSISTENCY WITH THE 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 for Administrative Approval from the CRA Façade Program not to exceed \$87,771.60 and from the CRA Property and Business Improvement Program not to exceed \$100,000.

Attachments

Exhibit A: Location Map

Exhibit B: Broward County Property Appraiser Information

Exhibit C: Photos of the Existing Property/ Plans

Exhibit D: Cost/Funding Breakdown

Exhibit E: CRA Funding Application/Business Plan

FUNDING REQUEST
MCCLINTON HOLDINGS



CITY OF FORT LAUDERDALE
COMMUNITY REDEVELOPMENT AGENCY

MEMORANDUM

DATE: July 17, 2018

TO: NPF CRA Advisory Board Members

FROM: Bob Wojcik, Housing and Economic Development Manager 

SUBJECT: Administrative Approval Funding Request
\$100,000 - CRA Property and Business Improvement Program
McClinton Holdings LLC - 924 NW 1 Street

FUNDING REQUEST

McClinton Holdings, LLC has submitted an application for a Property and Business Improvement Program loan in the amount of \$100,000 for the property at 924 NW 1 Street. The loan request is being processed for Administrative Approval. The purpose of the funding is to improve the building to build-out the interior for the applicant's corporate offices and operations for his wireless and broadcast communications business. A copy of the Location Map, Broward County Property Appraiser Information, Photos of the Existing Property, Cost/Funding Breakdown and Funding Application is attached as **Exhibits A through E**.

BACKGROUND

The maximum incentive funding allowed under the CRA Property and Business Improvement Program is \$225,000, which provides up to 75% of the improvement cost secured by a forgivable mortgage on the property.

The applicant, McClinton Holdings, LLC. purchased the property at 924 NW 1 Street in March, 2017 for \$650,000. The 7,333 SF building is a two story structure zoned B-3 (light industrial) previously used by a freight forwarder and a non-profit organization providing services to the homeless. In order to build-out the space for corporate office use, the property requires a change of use from warehouse to office. Tatum Martin, sole owner of McClinton Holdings, plans to use these offices to manage McClinton Holdings and the real estate for two telecommunications tower companies BST Towers and GME Alliance from this location. His operations consist of a staff of ten in the areas of management, legal and accounting with an average annual salary of over \$110,000, many of which will be relocating to Fort Lauderdale. They anticipate increasing their operations staff in Fort Lauderdale from 10 to 15 people as their business expands.

BTS is owner/developer of wireless and broadcast communications real estate/towers in South and Central America with a portfolio of over 300 sites, including assets in

Argentina, Uruguay, Paraguay, Peru, Ecuador, Colombia, Nicaragua, Honduran, Haiti and Mexico. BTS will have a long term lease with McClinton Holdings. BTS Towers provides employee training throughout the year in the areas of legal compliance, accounting and financial reporting, safety and human resources, site development and project management. Approximately 90% are foreign employees. They will also be hosting quarterly corporate events in Fort Lauderdale for their international employees, all of which will benefit the local economy. Tatum Martin is the company founder, CEO and owner of BTS Towers. He was attracted to the CRA because of the CRA incentive programs offered and the visible improvements occurring in the area.

Total capital investment including the purchase of the property and improvements is approximately \$1,600,000. The hard cost for a portion of the work associated with CRA funding is approximately \$201,128 for electrical, plumbing, air conditioning, sprinkler system and other improvements, of which we are being asked to fund less than 50% of the cost. Mr. McClinton has completed most of the exterior improvements since purchasing the property which is not part of the CRA funded improvements. The improvements he has made to the exterior structure to date have encouraged two other neighbors to improve their facades, increased security in the area and reduced the attraction of homeless to the area, collectively having an impact of reducing blight on this block.

There is a first mortgage on the property in the amount \$341,000. Except for the first mortgage and the proposed CRA funding in the amount of \$100,000 in the form of a second mortgage to assist in the build-out, all other cost are being funded by owner equity. CRA funding will be provided on a reimbursement basis.

With BTS Towers, McClinton Holdings, LLC brings the only telecommunication company headquartered in the NPF CRA and in Fort Lauderdale. The mobile telecom industry has witnessed significant growth in the last decade and it is expected to grow consistently over different generations of network communications. The telecom tower are the arteries of any mobile telecommunication system. The growing demand for wireless and broadcast communications has spurred a dramatic increase in communication tower construction and maintenance. As a private developer and operator of a telecommunications infrastructure that provides services in global markets through subsidiaries in selected countries, this business has a great potential for expansion and for growing his operations center within the CRA.

CONSISTENCY WITH THE 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 for Administrative Approval from the CRA Property and Business Improvement Program not to exceed \$100,000.

Attachments

Exhibit A: Location Map

Exhibit B: Broward County Property Appraiser Information

Exhibit C: Photos of the Existing Property/Plans

Exhibit D: Cost/Funding Breakdown

Exhibit E: CRA Funding Application