

**REGULAR MEETING
NORTHWEST-PROGRESSO-FLAGLER HEIGHTS REDEVELOPMENT
ADVISORY BOARD**

March 08, 2022 - 3:00 PM

City Hall – 8th Floor Conference Room

100 North Andrews Avenue

Fort Lauderdale, Fl. 33301

i.	Call to Order/Roll Call Quorum	Rhoda Glasco F. Chair
ii.	Approval of Minutes <ul style="list-style-type: none">• 2.08.2021 Minutes	NPF CRA Board
iii.	Project Funding Update	Vanessa Martin CRA Business Manager
iv.	Funding Request - Dale's Wheels & Tires Direct, Inc. 200-250 West Sunrise, Boulevard, Fort Lauderdale, Fl. 33311 \$377,500 Property and Business Improvement Program \$350,000 Non-Residential Façade Improvement Program	CRA Staff
v.	Funding Request - Finally Friday on Sistrunk Series For \$330,000	CRA Staff
vi.	Proposal Presentation - Carras Community Investment, Inc. Planning and Implementation Study for the Art's and Cultural District	James Carras
vii.	Communication to CRA Board of Commissioners	NPF CRA Board
viii.	Old/New Business <ul style="list-style-type: none">- Historic Dorsey River Bend Civic Association, Inc. Dr. Pamela Beasley-Pittman - President	
ix.	Public Comments	
x.	Adjournment	

THE NEXT REGULAR NPF-CRA MEETING WILL BE HELD, **Tuesday – April 12, 2022.**

Purpose: To review the Plan for the NPFCRA and recommend any changes to the Plan. To make recommendations regarding the exercise of the City Commission's powers as a community redevelopment agency in order to implement the Plan and carry out and effectuate the purposes and provisions of Chapter 61-2165, Laws of Florida and Section 163.330 through 163.450, Florida Statutes in the NPFCRA. To receive input from members of the public interested in redevelopment of the NPFCRA and to report such information to the City Commission.

Note: If any person decides to appeal any decision made with respect to any matter considered at this public meeting or hearing, he/she will need a record of the proceedings and for such purpose he/she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. Anyone needing auxiliary services to assist in participating at the meeting should contact the City Clerk at (954) 828-5002 two days prior to the meeting.

Note: *Advisory Board members are required to disclose any conflict of interest that may exist with any agenda item prior to the item being discussed.*

Note: *Advisory Board members should disclose any discussions or site visits to any project that come before the Advisory Board for a recommendation.*

Note: *Two or more Fort Lauderdale City Commissioners or Members of a City of Fort Lauderdale Advisory Board may be in attendance at this meeting.*



CITY OF FORT LAUDERDALE

DRAFT
REGULAR MEETING MINUTES
NORTHWEST-PROGRESSO-FLAGLER HEIGHTS
REDEVELOPMENT ADVISORY BOARD
CITY OF FORT LAUDERDALE
FEBRUARY 8, 2022 – 3:00 P.M.
FORT LAUDERDALE, FLORIDA

<u>Board Members</u>	<u>Attendance</u>	Cumulative Attendance	
		<u>Present</u>	<u>Absent</u>
Rhoda Glasco Foderingham, Chair	A	6	1
Dylan Lagi, Vice Chair	P	6	1
Leann Barber	P	5	2
Sonya Burrows	P	7	0
Kenneth Calhoun	A	3	4
Lisa Crawford	P	7	0
Matt Habibi	A	4	3
John Hooper	P	6	1
Michael Lewin	P	5	2
Steffen Lue	P	5	2
Lorraine Mizell	P	6	1
Christopher Murphy	P	5	2
Alfredo Olvera	P	4	0
John Quailey	P	5	2
Tina Teague	A	3	4

Staff

Lizeth DeTorres, Sr. Administrative Assistant
Clarence Woods, III, NPF CRA Manager
Eleni Ward Jankovic, Project Coordinator
Bob Wojcik, Housing and Economic Development Manager
Corey Ritchie, CRA Project Manager
Jamie Opperlee, Prototype Inc. Recording Secretary

Public

Beverly Chambers
James Carras

Currently there are 15 appointed members on the Board, which means eight (8) would constitute a quorum.

I. Call to Order/Roll Call

Dylan Lagi, Vice Chair

Vice Chair Lagi called the meeting to order at 3:02 p.m. and roll was called.

II. Approval of Minutes

NPF CRA Board

- December 14, 2021 Minutes

Motion by Mr. Lue, seconded by Ms. Crawford, to approve the minutes of December 14, 2021. In a voice vote, the motion passed unanimously.

III. Project Funding Update

Vanessa Martin

Ms. Martin reported \$72.4 million had been awarded and there was a \$52 million balance.

Mr. Wojcik provided a brief update on ongoing projects.

**IV. Request for Proposal for Planning and
Implementation Study for the Arts and Cultural
District**

CRA Staff

Mr. Woods said they wanted to create an Arts and Cultural tourist destination and the projects in the pipeline were directed toward that end. He stated they needed to tie the projects together and have a theme. The idea was to create a district that would be recognized by the City. They had started trying to do this study in-house, but quickly realized they needed professional assistance. Mr. Woods said two firms had responded to the RFP and the review committee had selected one to recommend to the Board of Commissioners. He requested the Board's approval for the RFP to go to the Board of Commissioners.

Ms. Crawford asked what the goal was and Mr. Woods explained they wanted to codify the language regarding the district, which would include entitlements and make them eligible for certain grants. The location was on Sistrunk from Avenue of the Arts to the City line on 24th Avenue. Mr. Woods said zoning language and development guidelines would be part of the study.

Ms. Barber asked how Board members could get access to what was proposed to the consultant and to provide input into what they were proposing. Mr. Woods stated the Board and the community would have input, as many times as needed, to ensure cooperation and buy-in.

Vice Chair Lagi asked if the Villages brand would survive in this. Mr. Woods said anything that worked would be kept. There must consensus about what would represent the area going forward. Mr. Woods confirmed that the EDC would tie into this too, so it would survive the sunseting of the CRA.

Mr. Lue said it was very important for Mom-and-Pop shops to benefit. Mr. Woods said the CRA had to play a role in sustaining the projects, not just getting businesses into spaces.

Ms. Barber was frustrated by the lack of interest in Board members' direct input in vendor selection. Mr. Woods did not feel it would be appropriate for an advisory board member to sit on a selection committee for the consultant. Ms. Barber was interested in creating cultural destinations downtown. She remarked on the cultural opportunities near the Brightline station in West Palm Beach and the shuttle offered to Clematis Steet. She suggested everyone make this visit to see how easy it was to access downtown activities. Ms. Barber said they had discussed having tours from the Fort Lauderdale Brightline station to neighborhoods and the beach as a way to activate neighborhoods. Ms. Barber said the African American Research Library was not included in the scope of this plan, even though it was a foundation of the cultural district.

Mr. Woods said he welcomed the Board to provide as much input as they wished. Regarding the West Palm Beach experience, he said Brightline owned the surrounding land in Fort Lauderdale and they intended to develop it, but the City did not have much to do with that. He recalled the CRA had funded Sun Trolley in the past, but there was insufficient ridership to sustain it. He said there were not sufficient destinations to support a trolley service yet.

Mr. Woods stated the African American Research Library would be identified, but pointed out it was not located within the CRA boundaries. He said what Ms. Barber was seeking was coming. They would tie all of the community's assets together for a cultural heritage tour.

Ms. Burrows asked about the Villages branding and Mr. Woods said nothing was off the table and they made no decisions in isolation.

Mr. Woods stated they would have public forums, but there was no timeline yet. He explained that the review committee had selected Carras Community Investment for the study.

Ms. Crawford asked about getting a farmers' market on Sistrunk and Mr. Woods said there was a piece of property to the west of 613 Sistrunk that he wanted just for CRA activation for a variety of uses.

Beverly Chambers, Historic Dorsey Riverbend Homeowners' Association, said they were discussing a farmers' market at their meeting and suggested the old Save-A-Lot location owned by Milton Jones. She noted that CRA money had been spent on this development but some of it had never been occupied. Regarding community involvement, Ms. Chambers asked if whoever won the bid could involve community leaders in the process.

Mr. Woods reported no CRA money had been used toward Mr. Jones's Avenue of the Arts Plaza; he had been given the land by the City, not the CRA. Regarding the RFP, Mr. Woods said the scope included that the consultant would be required to engage the community. They would host charrettes to obtain community input. Ms. Chambers suggested going to the HOAs and Mr. Woods agreed. Mr. Woods stated they wanted to ensure they were collaborative with the community and that communities endorsed the projects.

Mr. Woods said the end goal was bringing cultural tourism to this community and creating growth opportunities for people who live here.

Mr. Woods said prior to the contract being signed, the consultant could make a presentation to the Board.

James Carras, Carras Community Investment, said his company had conducted the Downtown Himmarshee and Fort Lauderdale Business Improvement designation studies.

Motion made by Ms. Crawford, seconded by Mr. Lewin:

The Board accepts the recommendation of the staff review committee for the consultant for the Arts and Cultural District Implementation Study: Carras Community Investment, to be brought back to the Northwest-Progresso-Flagler Heights Redevelopment Advisory Board prior to the final contract.

In a roll call vote, motion passed 11-0

V. Communication to CRA Board of Commissioners

NPF CRA Staff

None

VI. Old/New Business

Ms. DeTorres said she would confirm the time for their joint workshop with the City Commission when the Commission office informed her.

Ms. Burrows asked about the 7th Ave/7th Terrace development and Mr. Woods said this was the Adderly project, to which the Board had voted to give \$12 million. This was 420 residential units, a 500-space parking garage and 14,000 square feet of retail, 4,000 square feet of which the CRA would be the credit tenant at \$12 per square foot. The developer had also agreed to give back \$3.6 million of the \$12 million the CRA gave the developer. This would be \$360,000 per year for ten years. When the CRA was gone, the funds would go to the EDC. The project would break ground in June 2022.

Ms. Burrows asked about the property on Sistrunk on the west side of 7th Terrace and Mr. Wojcik said this RFP was with purchasing now.

Ms. Burrows asked what was going on with the property at the southeast corner of Sistrunk and 9th Avenue. Mr. Woods said the CRA owned part of this property. Mr. Wojcik recalled they had put out an RFP for that property a year ago and received one proposal.

Status Report on Blue Tree Café Project

Mr. Ritchie reported the café was moving and should be relocated in April. Interior framing was complete and the roof was being done. They should pour the floors and begin the rough-in in another week or so. He had met with the owner regarding the outstanding balances or unforeseen conditions to determine the “real price” and would return to the Board regarding an additional funding request.

Neighbor Support Night on February 10

Vice Chair Lagi referred to flyers for Neighbor Support Night the following evening at City Hall.

Vice Chair Lagi had a flyer for the Thrive Progresso groundbreaking ceremony and party on February 17. Mr. Woods said the CRA had put \$2.5 million into this project plus \$340,000 for streetscaping. Mr. Wojcik said this was originally a \$4.5 million construction, but once they determined what was needed to make the buildings occupiable, the cost had become considerably higher. They wanted an additional \$150,000 for streetscape. They were working with Planning to get permissions for the uses they wanted. Mr. Wojcik noted there was a lot of interest right now in this development.

Mr. Lue objected to giving the project an additional \$150,000 for streetscape. Mr. Wojcik noted the streetscape was in the public right-of-way, so it benefited the community, not just this project. Mr. Lue felt the developer would find a way to make the streetscape happen if the CRA did not provide it.

Mr. Lewin felt that going forward, they should prioritize below-market rents and affordability for residents. He recalled the CRA had given the Adderly \$12 million and the developer had taken the project and sold the site with the funds given to them by the CRA. He was certain the rents on the finished project would not be as affordable as the Board believed when they gave the project the funding.

Mr. Woods stated there was a stipulation with that project: to gain an additional story, Planning and Zoning had mandated that 20% of the units must be affordable.

Ms. Barber hoped that the rents and quality of space would be included in the scope of work for the Arts and Cultural District implementation study.

VII. Public Comments

None

VIII. Adjournment

There being no further business to come before the Board at this time, the meeting was adjourned at 4:46 p.m.

The next regular NPF-CRA meeting will be held, **Tuesday – March 8, 2022.**

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

NORTHWEST PROGRESSO FLAGLER HEIGHTS CRA - COMPLETED Incentive Projects as of 01/18/2022 (FY 2017 - FY2022)					
Vendor	Index Title	Total Encumbrance as of FY 22	Total Disbursement	Remaining Awarded Incentives	Comments
Invasive Species Brewing LLC	PBIP & Comm. Façade Improvement Prog	110,353	(100,875)	9,478	
Brody Family Investments	Comm. Façade Improvement	350,000	(288,633)	61,367	
728 NW 7th Terrace	Comm. Façade Improvement	7,500	(7,500)	-	
723 NE 2nd Ave	Comm. Façade Improvement	15,000	(15,000)	-	
731 NE 2nd Ave	Comm. Façade Improvement	15,000	(15,000)	-	
737 NE 2nd Ave	Comm. Façade Improvement	15,000	(15,000)	-	
Rechter Holdings (913 NE 4 Ave)	PBIP & Comm. Façade & Streetscape Programs	206,267	(206,267)	-	
Moody's Insurance	PBIP & Comm. Façade & Streetscape Programs	77,500	(77,500)	-	
CHDS, LLC (1740 NW 3rd Ct)	Comm. Façade	11,300	(11,300)	-	
Italian Artisans Inc	PBIP	25,000	(25,000)	-	
Fairfield Flagler LP	Streetscape Enhancement Program	329,503	(329,503)	-	
ID Flagler Village (TRIANGLE)	Streetscape Enhancement Program	251,078	(251,078)	-	
Urban North LLC	Streetscape Enhancement Program	42,000	(42,000)	-	
LPF Realty FL LLC	Development Incentive	1,500,000	(1,500,000)	-	
613 NW 3rd Ave LLC	Development Incentive	7,000,000	(7,000,000)	-	
*Florida East Coast Industries, LLC	Development Incentive	183,820	-	183,820	Disbursement pending submission of invoice for payment. Vendor notified, but no response.
Wine Watch LLC	Development Incentive	50,000	(50,000)	-	
**All Aboard Florida Operations LLC	Development Incentive	281,274	-	281,274	Disbursement pending submission of invoice for payment. Vendor notified, but no response.
Land Acquisition 2 Properties	Property Tax Reimbursement Program	190,000	(190,000)	-	
Land Acquisition 55 Properties	Property Tax Reimbursement Program	612,291	(612,291)	-	
Land Acquisition	Property Tax Reimbursement Program	60,000	(60,000)	-	
Circle House Coffee	PBIP & Comm. Façade	187,772	(187,772)	-	
JRs Automotive & Performance	Comm. Façade Improvement	44,493	(44,493)	-	
IHL Properties	Comm. Façade Improvement	50,000	(50,000)	-	
Rechter Progresso 837 LLC	PBIP	50,000	(50,000)	-	
Rechter Progresso 835 LLC	PBIP	50,000	(50,000)	-	
Dales Properties and Tires	Comm. Façade & PBIB	350,000	(352,672)	(2,672)	

1134 LLC (Smitty's Wings)	PBIP & Comm. Façade	450,000	(445,873)	4,127	
McClinton Holdings	PBIP	100,000	(100,000)	-	
North West 6th Investments LLC (SISTRUNK MARKET)	Development Incentive	1,400,000	(400,000)	1,000,000	First Amendment - Sec. 2. Paragraph 6.02; Contingencies 1-3. Payment 1 made by wire transfer. Payment 2 requested on 6.15.2021
East Fort Lauderdale Rentals (Startups)	Development Incentive	350,000	(350,000)	-	
Orchestrated Brewers, LLC	PBIP & Comm. Façade	79,778	(79,778)	-	
Batch Cookies, LLC	PBIP	21,000	(21,000)	-	
*Sweeting Estates - Painting & Landscaping FY20 and FY21	Residential Façade & Landscaping	-	(371,456)	(371,456)	\$7500 per homeowner
Continuation & Expansion - Home Beautiful/Durrs Community FY21	Residential Façade & Landscaping	-	(120,366)	(120,366)	\$5,000 per homeowner
Continuation & Expansion - Home Beautiful/Durrs Community FY22	Residential Façade & Landscaping	-	(49,382)	(49,382)	\$5,000 per homeowner
*Emergency Business Assistance FY20 and FY21	Emergency Business Assistance	-	(445,000)	(445,000)	\$10,000 per small business
Rebuilding Together Broward	Residential Rehab Forgivable Loans	255,000	(255,000)	-	
FPA II LLC (The Pharmacy Project)	Comm. Façade Improvement	748,500	(748,500)	-	Wire sent 4.9.2021
BH3 DJ Flagler	Comm. Façade Improvement & PBIP	\$ 350,000	-	350,000	Work completed. Pending invoice for payment
Shipmonk - BEDA BOX	PBIP	\$ 221,917	-	221,917	Work completed. Pending proof of job creation prior to making payment
Numerous Applicants	Purchase Assistance Program - not to exceed \$495,000	\$ 315,000	\$ (270,000)	45,000	3 Applicants approved in FY2020; 3 additional approved in FY21 at \$45,000 per applicant
TOTAL INCENTIVE PROJECTS COMPLETED as of 1.18.2022		\$ 16,356,346	\$ (15,188,238)	\$ 1,168,108	

*Florida East Coast Industries was awarded on 8/22/2017 for a total of \$183,820 (CAM#17-0821). Project is complete. However, vendor has not yet submitted invoices for payment. Staff have reached out the vendor but has been unsuccessful.

*All Aboard Florida Operations was awarded on 8/22/2017 for a total of \$281,274 (CAM#17-0818). Project is complete. However, vendor has not yet submitted invoices for payment. Staff have reached out the vendor but has been unsuccessful.

*Sweeting Estates painting & landscaping & emergency assistance loan program funds were disburse to eligible homeowners and business

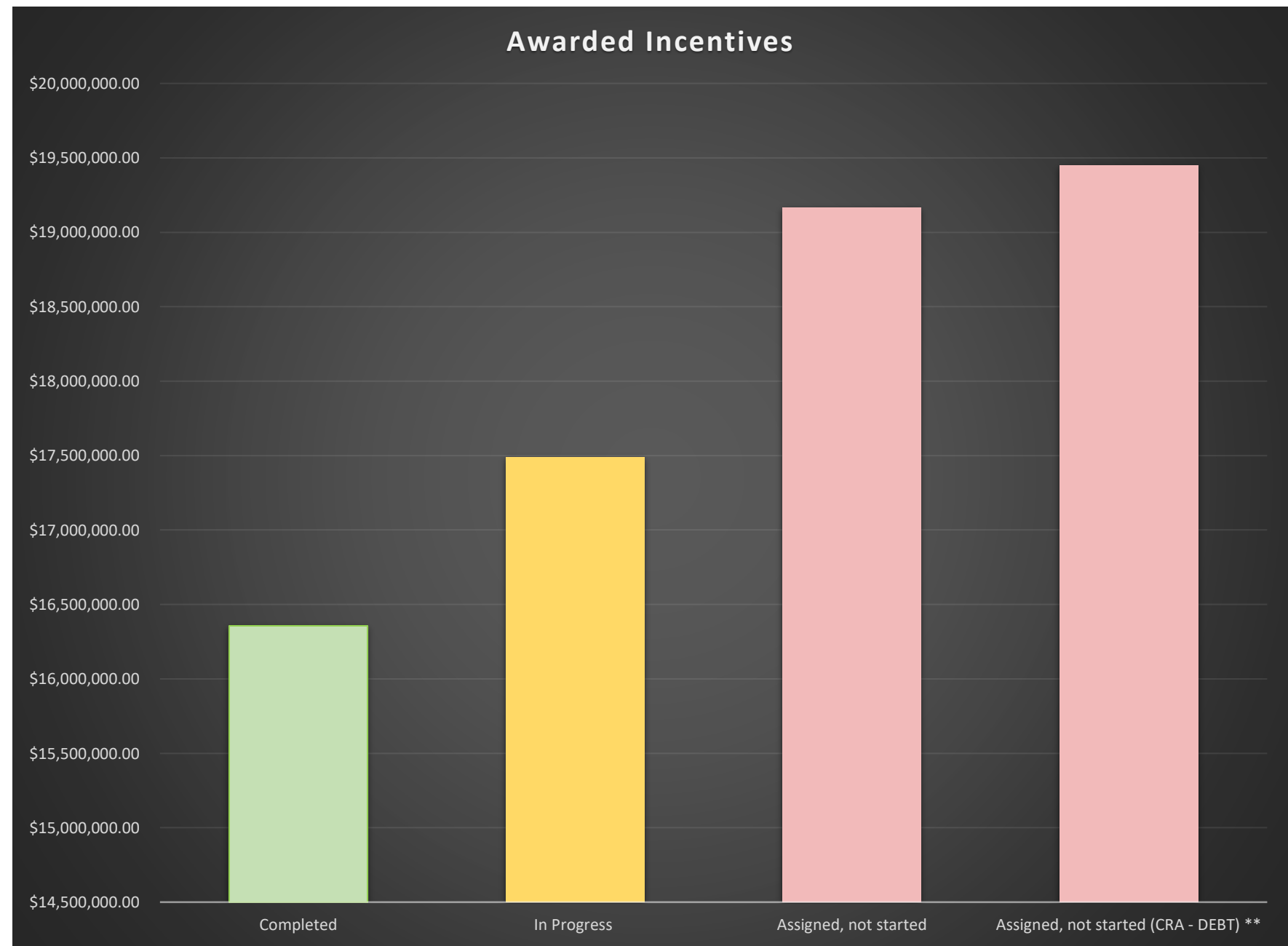
NORTHWEST PROGRESSO FLAGLER HEIGHTS CRA - IN PROGRESS Incentive Projects as of 01/18/2022 (FY2017 - FY2022)								
Vendor	DATE Awarded	Commission Agenda Memo #/Agreement /Administrative Approval	Index Title	Total Award	Total Encumbrance as of FY 22	Total Disbursement	Remaining Awarded Incentives	Comments
Provident Fort Lauderdale LLC	8/20/2019	19-0659	Comm. Façade Improvement	\$ 350,000	\$ 350,000	\$ -	\$ 350,000	Additional \$70,000 assigned but not started (\$350K in Progress). Pending Certificate of Occupancy - 80% Completed
Flagler Village Land Trust (Quantum)	9/7/2016	16-0810	Streetscape Enhancement Program	\$ 500,000	\$ 500,000	\$ -	\$ 500,000	Construction in Progress - 70% completed
Young Men's Christian Association of S Fla (YMCA)	8/22/2017	17-0875	Development Incentive	\$ 10,000,000	\$ 7,689,308	\$ -	\$ 7,689,308	Construction in Progress - 70% completed
Solid Soccer LLC	10/3/2017	17-0938	PBIP	\$ 225,000	\$ 225,000	\$ -	\$ 225,000	Plans modification to fit budget. Working with investor on costs.
Patio Bar & Pizzeria LLC	5/7/2019	19-0422	Development Incentive	\$ 225,000	\$ 225,000	\$ (138,755)	\$ 86,245	Construction in Progress - 50% completed
801 NW 1st Street	4/2/2019	Agreement	Comm. Façade & PBIP	\$ 85,678	\$ 85,678	\$ (56,811)	\$ 28,867	PBIP Development - Not yet started
Robert Bethel American Legion Post 220	8/20/2019	19-0714	Comm. Façade Improvement & PBIP	\$ 350,000	\$ 350,000	\$ (38,070)	\$ 311,931	At Development Review Committee pending approval
401 NE 8th Street	2/6/2019	Agreement	PBIP, Comm. Façade & Streetscape Enhancement Programs	\$ 163,460	\$ 163,460	\$ (31,247)	\$ 132,213	PBIP portion has not yet received an invoice
River Gardens Townhomes	8/20/2019	19-0715	Development Incentive	\$ 1,500,000	\$ 1,500,000	\$ (1,500,000)	\$ -	Pending G702 Review - Funds disbursed to Escrow Agent- Construction in progress - 80% completed
Rhythm 2.0	8/4/2019	Agreement	Comm. Façade & PBIP	\$ 150,000	\$ 150,000	\$ (24,558)	\$ 125,442	The project is at the Building Department and waiting on the Architect - 5% completed
NW 6th Avenue Investments	11/5/2019	19-1029	Comm. Façade & PBIP	\$ 350,000	\$ 350,000	\$ (262,500)	\$ 87,500	Construction in Progress - 75% completed
Flagler Village Hotel (315 Flagler Village)	1/1/2016	16-1305	Streetscape Enhancement Program	\$ 329,933	\$ 329,933	\$ -	\$ 329,933	The Dual Branded Hotel is complete, pending final review by Project Manager. No invoices have been submitted for payment.
Boodhwattie Persaud (BLACKSTAR)	10/20/2020	20-0651	PBIP	\$ 122,500	\$ 122,500	\$ (117,984)	\$ 4,516	An additional \$22,500 awarded in FY21 to finalize project.
V & R Enterprises	11/5/2019	19-1068	Comm. Façade & PBIP	\$ 350,000	\$ 350,000	\$ (7,769)	\$ 342,231	Paid Architectural services and redesign - Update Kitchen drawings
Jack and Jill	10/9/2018	18-0837	Development Incentive	\$ 2,500,000	\$ 2,000,000	\$ (1,000,000)	\$ 1,000,000	First payment disbursed - Temporary Certificate of Occupany received. Pending Job reports.
YMCA Demolition	2/16/2021	21-0126	Development Incentive	\$ 560,000	\$ 560,000	\$ (644,965)	\$ -	E-science & Land Survey Payments & Wire Transfer confirmed \$504,299.53 7.2.2021
Knallhart - Abby	2/2/20201	21-0133	Comm. Façade & PBIP	\$ 275,000	\$ 275,000	\$ (270,000)	\$ 5,000	1st and 2nd Installment payments - 70% completed.
Hoover Products Inc	5/7/2019	19-0302	Development Incentive	\$ 1,100,000	\$ 1,100,000	\$ (780,860)	\$ 319,140	1st, 2nd & 3rd Payments - Work in Progress.
Junny's Restaurant	10/6/2020	20-0654	Development Incentive	\$ 290,000	\$ 290,000	\$ (112,411)	\$ 177,589	Invoice 1, 2 & 3 submitted

Continuation & Expansion - Rebuilding Broward	3/2/2021	21-0047	Residential Rehab Forgivable Loans	\$ 300,000	\$ 300,000	\$ (160,000)	\$ 140,000	Payment 1 & Payment 2 requested
Blue Tree Café	10/20/2020 & 11/17/2020	20-0612 & 20-0923	PBIP	\$ 225,000	\$ 225,000	\$ (43,000)	\$ 182,000	Payment 1 requested - Hard costs documentation submitted
1551 Sistrunk Blvd for B& D Trap	11/5/2020	20-0812	Comm. Façade Improvement & PBIP	\$ 350,000	\$ 350,000	\$ -	\$ 350,000	Pending Documents
TOTAL INCENTIVE PROJECTS IN PROGRESS as of 1.18.2022				\$ 20,301,571	\$ 17,490,879	\$ (5,188,929)	\$ 12,301,950	

* PBIP - Property & Business Improvement

NORTHWEST PROGRESSO FLAGLER HEIGHTS INCENTIVE SUMMARY - FISCAL YEAR 2022			
Incentive Status	Awarded Incentives	SPEND as of 1.18.2022	Remaining Awarded Incentives
Completed	\$ 16,356,345.84	\$ (15,188,237.88)	\$ 1,168,107.96
In Progress	\$ 17,490,879.00	\$ (5,188,928.91)	\$ 12,301,950.09
Assigned, not started	\$ 19,166,450.00	\$ -	\$ 19,166,450.00
Assigned, not started (CRA - DEBT) **	\$ 19,450,000.00	\$ -	\$ 19,450,000.00
INCENTIVE SUMMARY	\$ 72,463,674.84	\$ (20,377,166.79)	\$ 52,086,508.05

** CRA DEBT - \$20,000,000 Bank Loan



Multiple Awarded Incentives

Project Name	Location	CRA FUNDING	Developer
FPA II LLC	900/914/930 Sistrunk Blvd	\$ 748,500.00	Eyal Petetz
Provident LLC	909 Sistrunk	\$ 450,000.00	Eyal Petetz
Northwest 6th Inv. - Sistrunk Market	115 NW Sistrunk	\$ 1,400,000.00	Steven J. D'Apuzzo Sir
Northwest 6th Inv. - Sistrunk Market	6160 NW 2nd Ave	\$ 350,000.00	Steven J. D'Apuzzo Sir
TOTAL		\$ 2,948,500.00	



**CITY OF FORT LAUDERDALE
COMMUNITY REDEVELOPMENT AGENCY**

MEMORANDUM

DATE: March 8, 2022

TO: NPF CRA Advisory Board Members

FROM: Clarence E. Woods III, NPF CRA Manager

BY: Eleni Ward-Jankovic, CRA Economic and Housing Development Manager

SUBJECT: Funding Request – Dale’s Wheels & Tires Direct, Inc.
200-250 West Sunrise Boulevard, Fort Lauderdale, FL 33311
\$377,500 CRA Property and Business Improvement Program
\$350,000 CRA Non-Residential Façade Improvement Program

FUNDING REQUEST

The Northwest-Progresso-Flagler Community Redevelopment Agency (NPF CRA) has received an application from Dale’s Wheels & Tires Direct, Inc. for a forgivable loan for the construction and renovation of a commercial development located at 200-250 West Sunrise Boulevard, Fort Lauderdale, FL 33311 (the “Property”). The proposed development includes the renovation and modernization of the existing wheel and tire business, the construction of a new two-story showroom, customer lounge and warehouse, as well as the build out of an existing building into four rentable commercial units and storefronts. The requested forgivable loan amount of \$727,500 is comprised of \$377,500 from the CRA’s Property and Business Improvement Program (“PBIP), and \$350,000 from the CRA’s Non-residential Façade Improvement Program. The CRA forgivable loan will be secured by a five-year, first mortgage on the property. The request exceeds the limits of the Façade and the PBIP programs and it is requested that an exception be permitted to allow the funding proposed for this project.

A copy of the Location Map; Broward County Property Appraiser Information with Current Photos; Architectural Plans and Renderings; CRA Application and Supplemental Responses; Financial Projections and 10-year Pro Forma Income Statement; and the Cost and Funding Breakdown of the proposed development are attached as Exhibits A through G.



**CITY OF FORT LAUDERDALE
COMMUNITY REDEVELOPMENT AGENCY**

BACKGROUND

Dale Saunders is the principal, managing member and proprietor of Dale's Wheels & Tires Direct, Inc. ("DWT"), located at 250 West Sunrise Boulevard. DWT is a family business that first opened in May of 1991 on Broward Boulevard. It quickly outgrew its first location and relocated to its current location, which was purchased in December of 1996, to meet the needs of the community through its growing and successful business. DWT has also purchased three warehouses in the adjacent industrial area for use as storage and maintenance facilities. The business now plans to expand into a newly built structure which will also serve as a customer lounge, showroom, and inventory warehouse. The proximity of the new inventory storage to the service bays will make it easier and faster for the mechanics to deliver superior service to their customers.

DWT's strong reputation for custom automotive work and quality service among South Florida car enthusiasts, dealerships and area residents has made it one of the top independent wheel, tire, and car maintenance shops in Broward County, with annual sales of over \$3.5 million. DWT has also had a very significant community impact over its 31 years of operations in the area. Many of its employees live in the area and have worked for DWT since its opening in 1991. DWT annually sponsors a Back-To-School Giveaway, which provides over 400 backpacks with school supplies and clothing to children in the community. DWT also provides annual support for South Florida Shockers Basketball, the Kappa Golf Klassic, The Western Baseball Booster Club, The Miss Fort Lauderdale Teen Pageant and Dillard High School Alumni events.

The 200 West Sunrise building is strategically situated in the heart of the northernmost portion of the Northwest-Progresso-Flagler Heights (NPFH) CRA. The purpose of adding commercial spaces is to serve residents and assist entrepreneurs to achieve their dreams of being business owners. The company wants to attract professional businesses to this area and to serve as a business incubator for professional offices along the busy West Sunrise corridor. Since the Sunrise Corridor is one of two city corridors that have a direct connection from I-95 to downtown Ft. Lauderdale, the enhancement of these structures will complement the continued growth of the downtown and NPFH-CRA areas. DWT's new and improved buildings are immediately adjacent to the large redevelopment along the Sunrise corridor, next to the newly constructed Aldi grocery store, Dunkin Donuts and the new Wawa gas station and convenience plaza, which is currently being constructed. The DWT improvements will clean up the entire block and present a new, clean, and modern look of the northernmost CRA border.



**CITY OF FORT LAUDERDALE
COMMUNITY REDEVELOPMENT AGENCY**

Dale Saunders purchased the 250 W. Sunrise Boulevard property in 1996 for \$250,000 and the 200 W. Sunrise property in 2004 for \$575,000. The properties have no debtor liens. He also owns Dale's Plaza, a commercial plaza at 300 W. Sunrise Boulevard, which was renovated with the assistance of the CRA in 2018/2019. This now vibrant and modern plaza is fully tenant occupied and serves the community with various businesses and employment opportunities. Backed by Dale Saunders, the retail plaza has allowed entrepreneurs of all kinds to start, and scale their own businesses, while servicing the Sunrise Corridor.

Dale's Wheels & Tires Direct, Inc. is committed to revitalizing Sunrise Boulevard by adding modern facilities to meet the current and future needs of the community, while at the same time providing jobs, training and business opportunities to area residents. Their goal is to attract professionals and entrepreneurs to the area and to provide them with affordable commercial spaces. As part of DWT's policy of making their customers their number one priority and providing training and employment, the company will comply with the CRA requirements of job creation and long-term leases. DWT is committed to giving people a second chance and extending training and employment to ex-offenders and other individuals with past employment challenges. As part of this project, they propose to create at least 12 new jobs and vocational training for people from the CRA area in various capacities.

Architectural plans and professional renderings of the Project are attached as Exhibit D. The total project cost is estimated at \$970,000. In addition to the CRA funding in the amount of \$727,000 (75% of the total project cost), the Developer will use his own funds in the amount of \$243,000 for the remaining 25% of the total project cost. The estimated completion date is 9 months from the beginning of construction. The project is currently in DRC review.

This project is consistent with the Northwest-Progresso-Flagler Heights Community Redevelopment Area ("NPF CRA") Community Redevelopment Plan, which identifies neighborhoods within the CRA to be revitalized and redeveloped. This area of the city has the potential to serve as a major source of investment and employment for the surrounding community. The CRA Plan identifies strategic objectives, goals and measurements that include targeting and attracting businesses, retail uses and industries to establish a presence in the redevelopment area and create jobs for area residents. In addition, it calls for investing in development projects that create job opportunities for area residents, promote public private partnerships and investment in the redevelopment area.

COMMUNITY REDEVELOPMENT AGENCY

914 SISTRUNK BOULEVARD, SUITE 200, FORT LAUDERDALE, FL 33311

TELEPHONE (954) 828-6130

WWW.FORTLAUDERDALE.GOV



**CITY OF FORT LAUDERDALE
COMMUNITY REDEVELOPMENT AGENCY**

RECOMMENDATION

Community Redevelopment Agency (CRA) staff recommends funding of this project from the CRA Property and Business Improvement and the Commercial Façade programs for the renovation, modernization, build-out and new construction of the Dale's Wheels & Tires Direct, Inc. property, not to exceed \$727,500.

Attachments

- Exhibit A: Location Map and Current Photo
- Exhibit B: Broward County Property Appraiser Information and Photos for 200 W. Sunrise Boulevard
- Exhibit C: Broward County Property Appraiser Information and Photos 250 W. Sunrise Boulevard
- Exhibit D: Architectural Plans and Renderings
- Exhibit E: CRA Application and Supplemental Responses
- Exhibit F: Financial Projections and 10-year Pro Forma Income Statement
- Exhibit G: Cost and Funding Breakdown

COMMUNITY REDEVELOPMENT AGENCY

914 SISTRUNK BOULEVARD, SUITE 200, FORT LAUDERDALE, FL 33311

TELEPHONE (954) 828-6130

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EXHIBIT “A”



Dunkin Donuts

Dale's Commercial Plaza

Dale's Wheels & Tires Direct, Inc.

Aldi

WAWA Convenience Store and Gas Station

Holman Honda

W SUNRISE BLVD

E SUNRISE BLVD NE 10TH ST

NW 3RD AVE

NW 2ND AVE

NW 1ST AVE

N ANDREWS AVE

VALENTINE AVE

NW 4TH AVE

CUNNINGHAM AVE



GRAFFITI: DONSUELMU

Duke's WHEELS & TIRES

Grey sedan

Green sports car

Black pickup truck

Silver sedan

Dark grey sedan

EXHIBIT “B”



Site Address	200 W SUNRISE BOULEVARD, FORT LAUDERDALE FL 33311	ID #	4942 34 05 5770
Property Owner	DALE'S WHEELS & TIRES INC	Millage	0312
Mailing Address	5604 NW 108 TER CORAL SPRINGS FL 33076	Use	11
Abbr Legal Description	PROGRESSO 2-18 D LOTS 1 THRU 6 INCL,7 N1/2 BLK 208		

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

* 2022 values are considered "working values" and are subject to change.

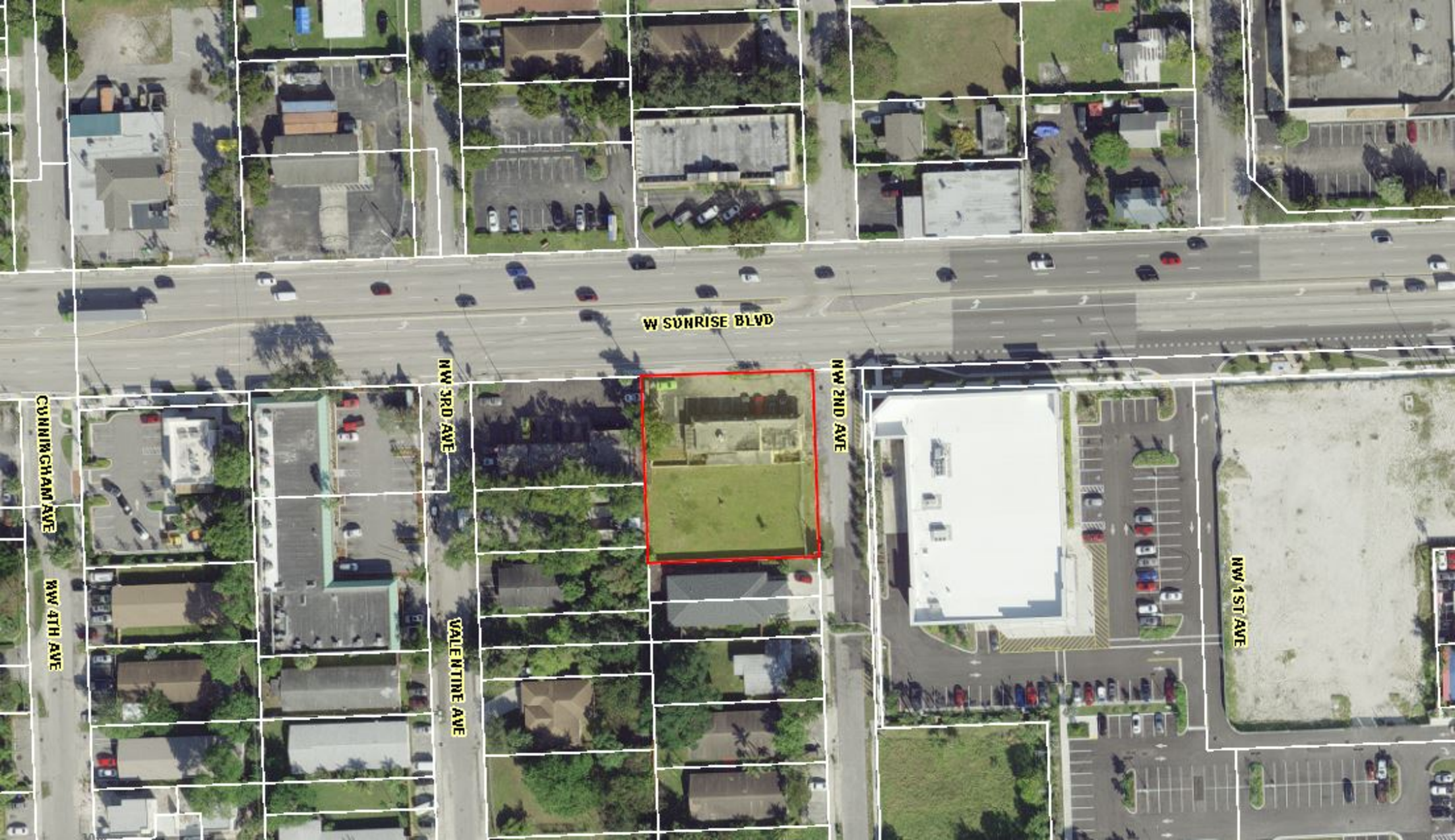
Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2022*	\$303,670	\$46,330	\$350,000	\$350,000	
2021	\$303,670	\$46,330	\$350,000	\$350,000	\$8,571.46
2020	\$303,670	\$46,330	\$350,000	\$350,000	\$8,537.19

2022* Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$350,000	\$350,000	\$350,000	\$350,000
Portability	0	0	0	0
Assessed/SOH	\$350,000	\$350,000	\$350,000	\$350,000
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$350,000	\$350,000	\$350,000	\$350,000

Sales History			
Date	Type	Price	Book/Page or CIN
12/29/2004	WD	\$575,000	39749 / 1340
1/2/1984	WD	\$140,000	11391 / 864

Land Calculations		
Price	Factor	Type
\$15.25	19,913	SF
Adj. Bldg. S.F. (Card, Sketch)		2196
Eff./Act. Year Built: 1964/1946		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03						F2		
C								
2196						19913		



W SUNRISE BLVD

NW 2ND AVE

NW 3RD AVE

NW 1ST AVE

VALENTINE AVE

CUNNINGHAM AVE

NW 4TH AVE



Photographs for Parcel ID [494234-05-5770](#), displayed on 1/4/2022





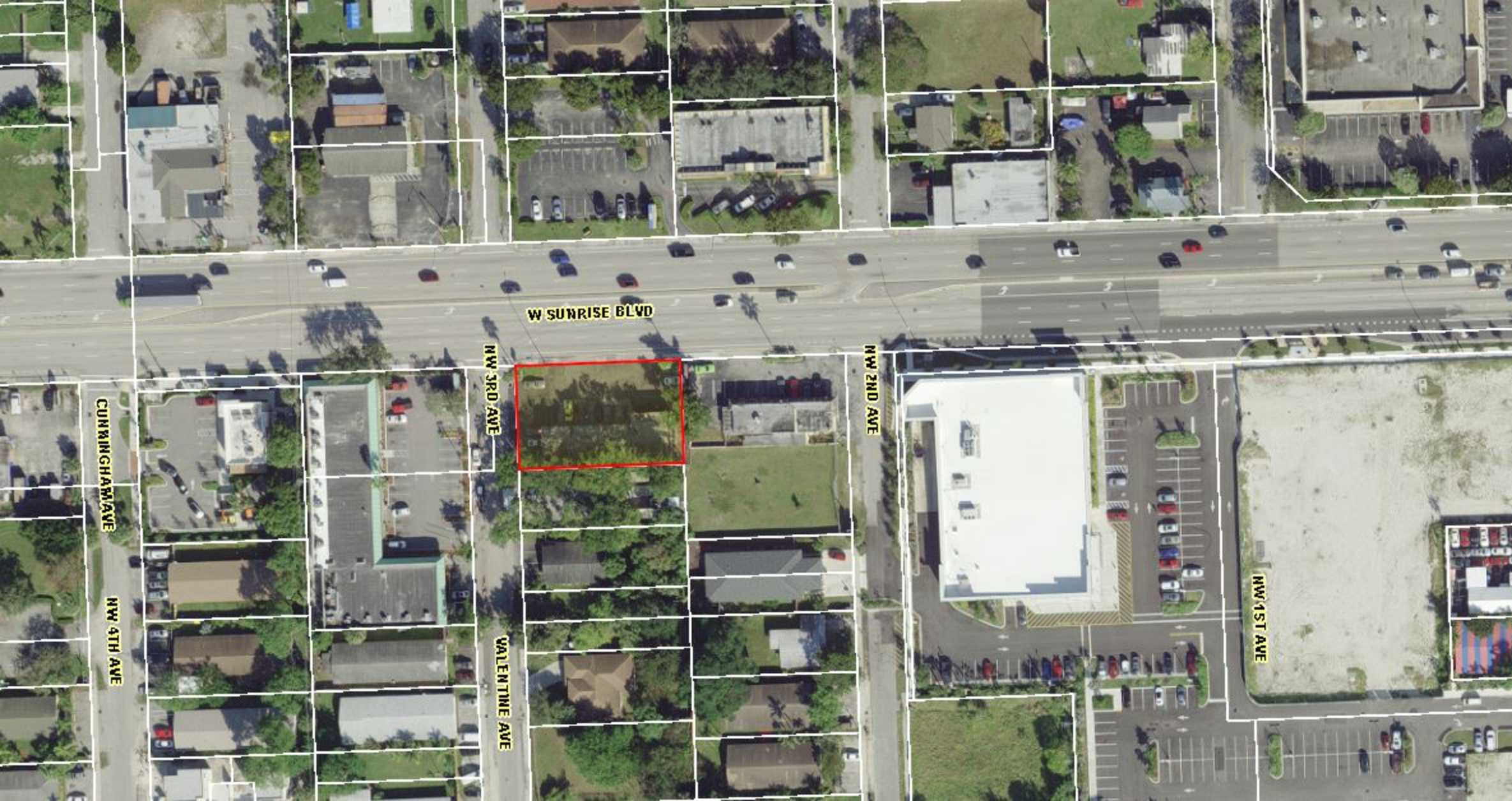
More pictures may be available on an external website called Google Street View. [Click here](#) to exit our site and visit Google Street View. Any concerns about images displayed on Google Street View must be addressed directly to Google.com



ALDI

TE

EXHIBIT “C”



W SUNRISE BLVD

NW 3RD AVE

NW 2ND AVE

NW 1ST AVE

VALENTINE AVE

CUNNINGHAM AVE

NW 4TH AVE



MARTY KIAR
BROWARD
COUNTY
PROPERTY APPRAISER

Photographs for Parcel ID [494234-05-5990](#), displayed on 3/2/2022



More pictures may be available on an external website called Google Street View.
[Click here](#) to exit our site and visit Google Street View. Any concerns about images displayed on Google Street View must be addressed directly to Google.com

DALE'S
TIRES NGV

Dale's
WHEELS & TIRES

USED TIRES

BRAKES

BALANCE

SHOCKS

FRONT END

ALIGNMENT



EXHIBIT “D”

DALE PLAZA II

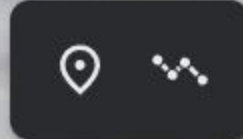
SCHEMATICS

200 – 250 W SUNRISE BOULEVARD

** FORT LAUDERDALE **

FLORIDA

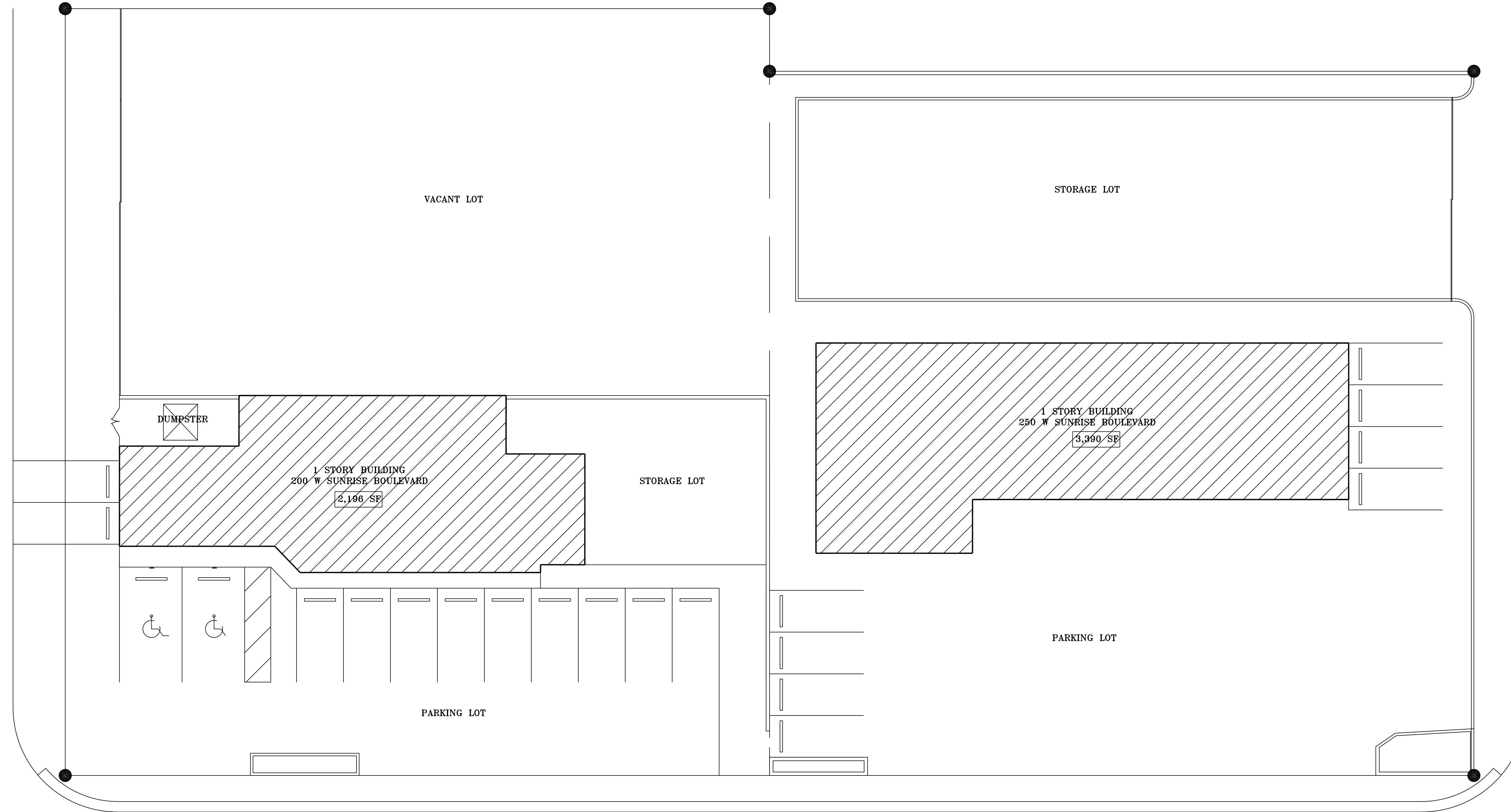




NW 2ND AVENUE

NW 3RD AVENUE

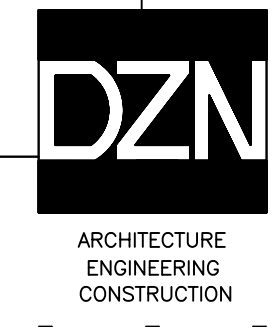
W SUNRISE BOULEVARD



SITE DATA

ZONING	:	B-1
LOTS SIZE	:	31,387 SF (.72 AC)
EXISTING BLDGS. SIZE	:	5,586 SF (.18 LC)
EXISTING PARKING	:	19 SP

EXISTING
SITE PLAN
SC 118



DALE PLAZA II

200 - 250 W SUNRISE BOULEVARD +++ FORT LAUDERDALE







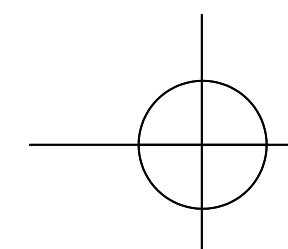


DALE PLAZA II

200 - 250 W SUNRISE BOULEVARD ++++ FORT LAUDERDALE



PROPOSED
NEW FRONT ELEVATION



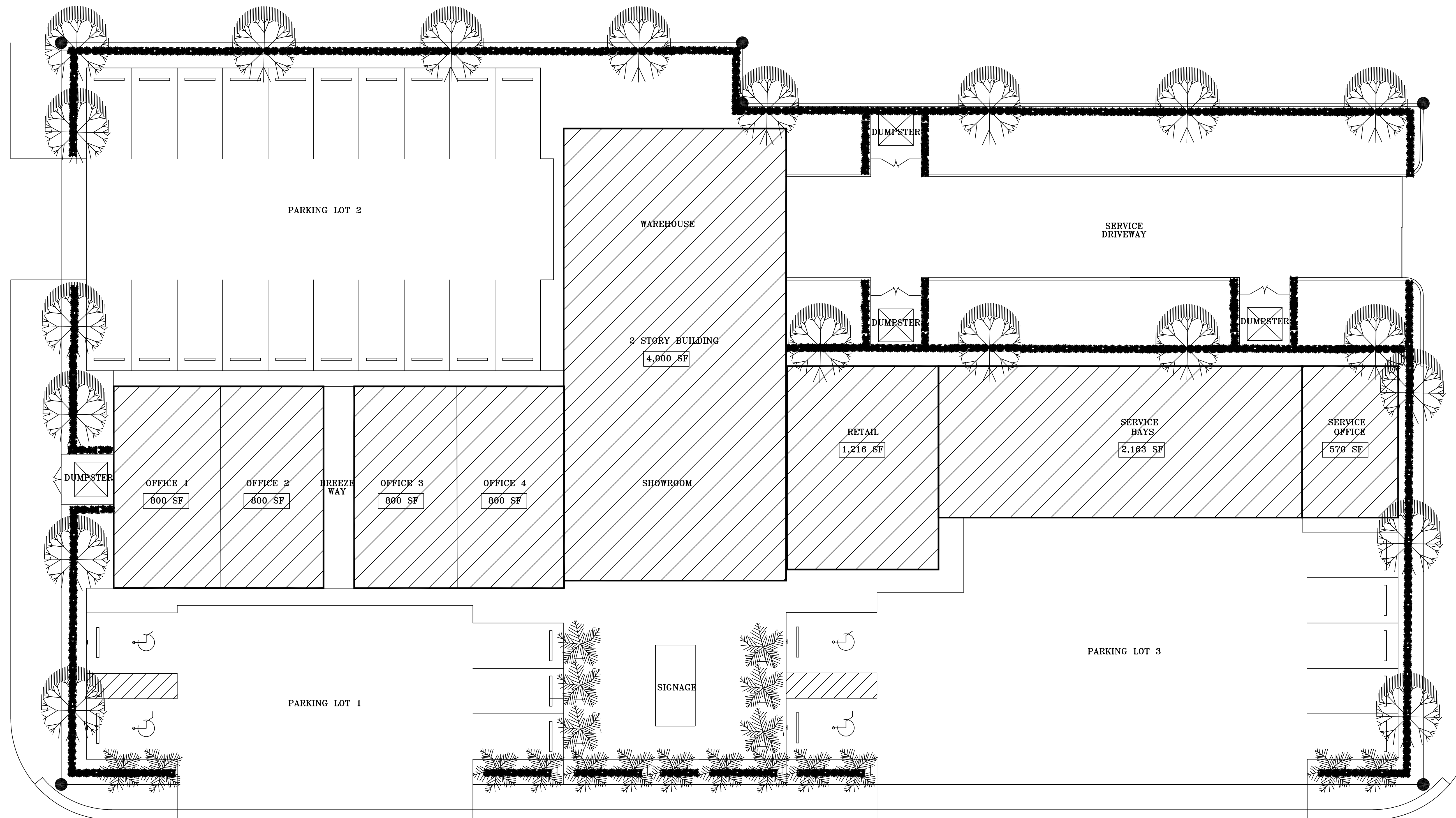
SC 1 : 4



NW 2ND AVENUE

NW 3RD AVENUE

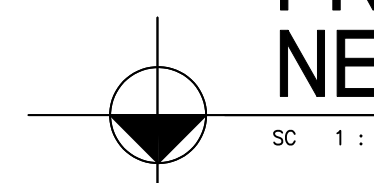
W SUNRISE BOULEVARD



SITE DATA

ZONING	:	B - 1
LOTS SIZE	:	31,387 SF (.72 AC)
NEW BLDGS. SIZE	:	11,150 SF (.36 LC)
NEW PARKING	:	32 SP

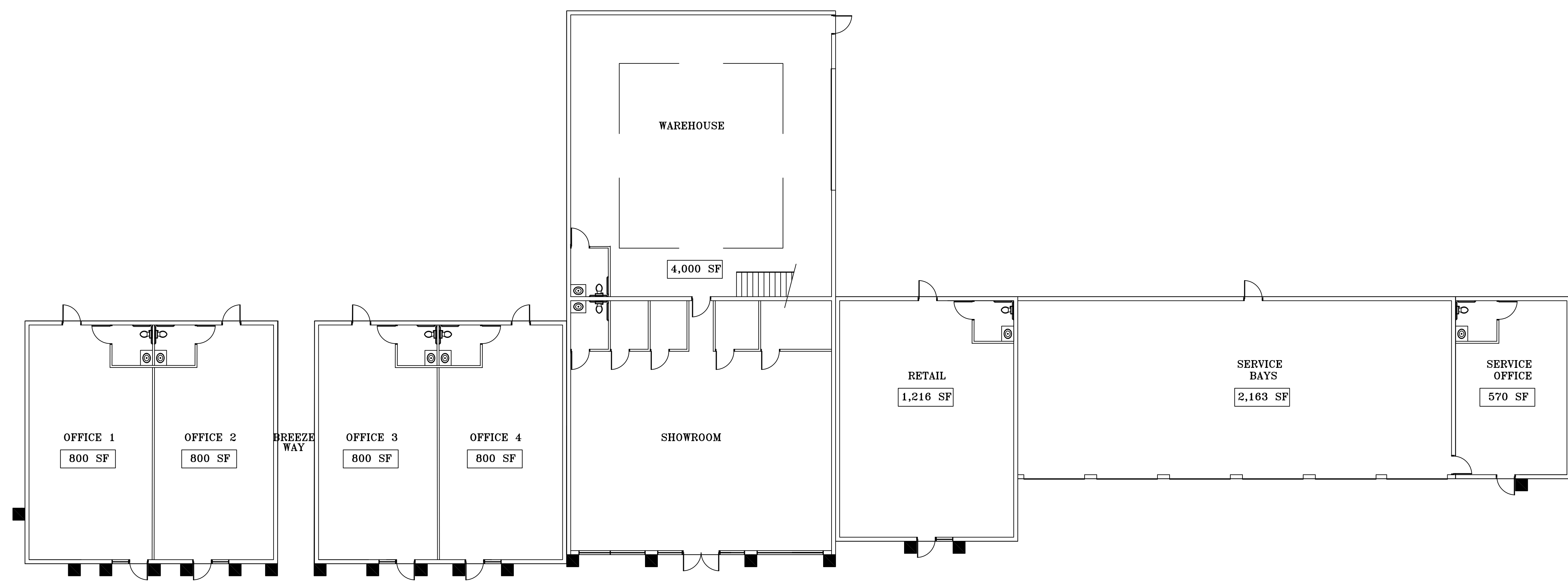
PROPOSED
NEW SITE PLAN



DALE PLAZA II

200 - 250 W SUNRISE BOULEVARD ++++ FORT LAUDERDALE

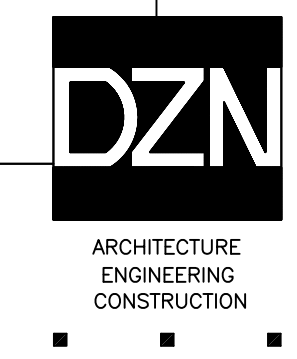


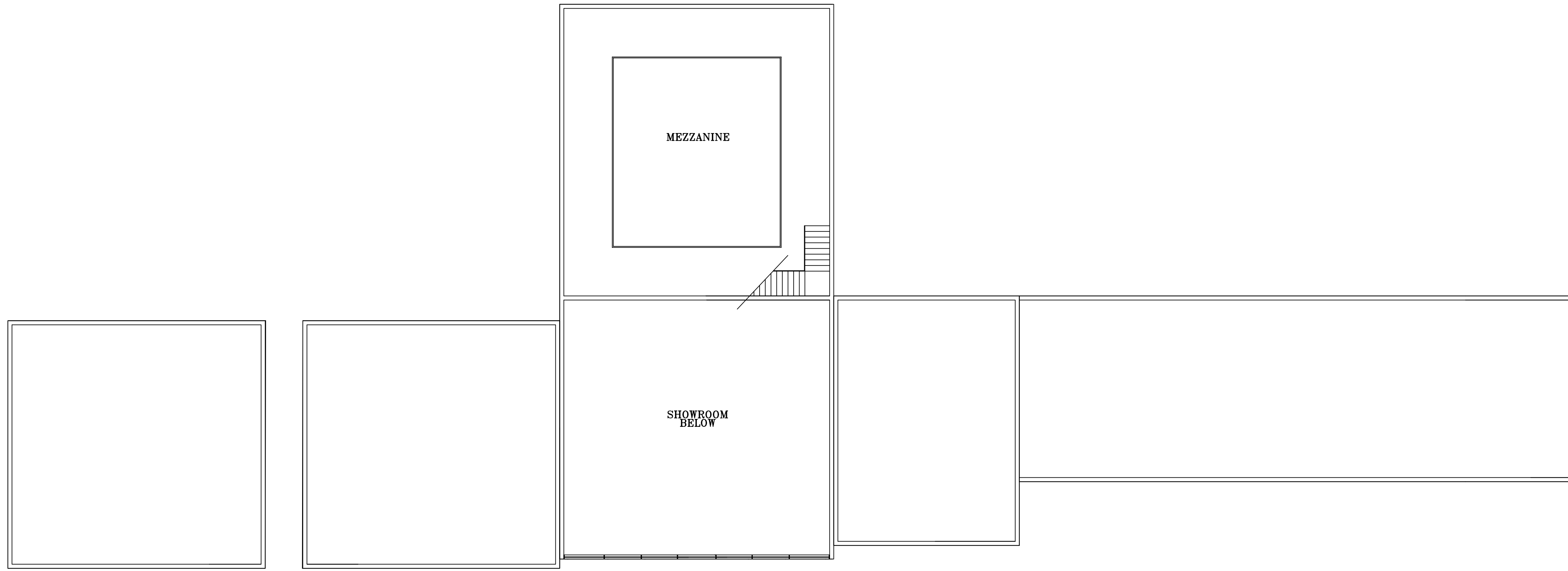


DALE PLAZA II

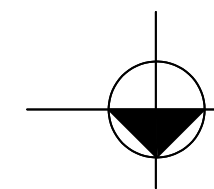
200 - 250 W SUNRISE BOULEVARD +++ FORT LAUDERDALE

PROPOSED
NEW FLOOR PLANS
SC 1-14





PROPOSED
NEW MEZZANINE PLAN



SC 1.1.4

DALE PLAZA II
200 - 260 W SUNRISE BOULEVARD +++ FORT LAUDERDALE



EXHIBIT “E”

City of Fort Lauderdale

Northwest-Progresso-Flagler Heights
Community Redevelopment Agency
(NWPF CRA)



APPLICATION FOR CRA FUNDING ASSISTANCE

Name of Principal Owner in Charge Dale Saunders		Tel. No. (954) 448-5575	E-Mail Address dalesaunders1@yahoo.com
Primary Contact for this CRA Request Dale Saunders		Tel. No. (954) 448-5575	E-Mail Address dalesaunders1@yahoo.com
Name of Business Dale's Tires		Tax I.D. No. 27-1032492	Company Website https://www.dalestires.net/
Business Address 200-250 W. Sunrise Blvd.		Tel. No. (954) 765-1582	Fax No.
City Fort Lauderdale		State FL	Zip Code 33311
Commencement Date to Begin Project: _____		<u>JOB INFORMATION</u>	
Completion Date for Project: _____			
Check Appropriate Description <input checked="" type="checkbox"/> Existing Business <input type="checkbox"/> New Business		Full Time Equivalent (FTE) Jobs to be created _____ Existing Jobs _____ Total FTE Jobs _____	
Project Type <input checked="" type="checkbox"/> Expansion <input type="checkbox"/> Relocation		Facility Description Existing Space <u>19,913</u> sq. ft. New Space <u>19,913</u> sq. ft.	
NAICS Code / Industry Type		Date of Incorporation 9/29/2009	State where the business was incorporated Florida
Proposed Project Location/City Fort Lauderdale		Proposed Address 200-250 W. Sunrise Blvd.	
Property Control Number(s) 494234055770 494234055990		Property Owner Dale Saunders	
Owner Tel. No. (include Area Code) (954) 448-5575		Is there a lien on the property? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No No	
Bank(s) Where Business Accounts for Projects Are Held		2. Wells Fargo	
Name of Participating Bank/Lender			
Amount	Contact Person	Tel. No. (include Area Code)	Fax No. (include Area Code)
Name of Other Financial Source			
Amount	Contact Person	Tel. No. (include Area Code)	Fax No. (include Area Code)
Name of Other Financial Source			
Amount	Contact Person	Tel. No. (include Area Code)	Fax No. (include Area Code)
Name of Other Financial Source			
Amount	Contact Person	Tel. No. (include Area Code)	Fax No. (include Area Code)
Name of Other Financial Source			
Project Purpose and Economic Impact			

NOTE 1: If the project receives funds via another City, County, Federal or State program which also requires job creation/retention, the jobs created/retained for those programs must be in addition to the jobs required under this program.

NOTE 2: If project includes the purchase of equipment using CRA funds, then there must not be another UCC filing for the equipment.

Management: Owners, partners, officers, all holders of outstanding stock — 100% of ownership must be shown (*use separate sheet if necessary*).

Name	Complete Address	% Owned	From	To
Dale Saunders	200-250 W. Sunrise Blvd.	100%		
Name	Complete Address	% Owned	From	To
Name	Complete Address	% Owned	From	To
Name	Complete Address	% Owned	From	To
Name	Complete Address	% Owned	From	To

PROJECT/ACTIVITY COST SUMMARY	
1. Please state the overall project cost:	\$ \$970,000
2. Please state the overall project costs related to the CRA's assisted activity?	\$ \$727,000
3. Please indicate the sources and uses of funds for the project on the following table.	

Project Source(s) of Funding	Amount	Rate	Term
Bank Loan (specify)			
City funds			
CRA funds	\$727,000		
Company's current cash assets			
Owner equity (specify)	243,000		
Other (specify)			
Other (specify)			
Other (specify)			
Total Sources	\$970,000		
Select the Use(s) of Funds and the Amount Need for Each	Sources of Funds (Yes or No)	Amount	
Land Acquisition			
Real Property Acquisition			
Utility and road infrastructure improvements			
New construction of commercial and industrial buildings	Yes	\$470,000	
Rehabilitation of commercial and industrial buildings	Yes	500,000	
Purchase and installation of equipment and fixtures			
Other (specify)			
Other (specify)			
Other (specify)			
Total Uses		\$970,000	

NOTE 3: Other "uses" include Architectural/Engineering Fees, Application Fees, Permit Fees Impact Fees

BUSINESS INDEBTEDNESS: Furnish the following information on all outstanding installment debts, code and other liens, notes and mortgages payable that relate to this project. The present balances should agree with the latest balance sheet submitted (use a separate sheet if necessary).

To Whom Payable	Original Amount	Original Date	Present Balance	Rate of Interest	Maturity Date	Monthly Payment
Name: _____	\$ _____		\$ _____	% <input type="text"/>		\$ _____
Name: _____	\$ _____		\$ _____	% <input type="text"/>		\$ _____
Name: _____	\$ _____		\$ _____	% <input type="text"/>		\$ _____
Name: _____	\$ _____		\$ _____	% <input type="text"/>		\$ _____
Name: _____	\$ _____		\$ _____	% <input type="text"/>		\$ _____

THE FOLLOWING ITEMS MUST BE COMPLETED AND SUBMITTED WITH YOUR APPLICATION

1. A business plan which describes the company mission, market analysis, applicant capacity, economic analysis and project feasibility, a brief history and description of the company (*including the founding of the company*), overview of operations, product information, customer base, method and areas of distribution, primary competitors and suppliers within the County.
2. A list of general and limited partners, officers, directors and shareholders of the company. Please provide a resume for all the principals and key management.
3. Corporate income tax returns for the last three years (*personal returns may also be requested*).
4. Two separate lists that detail the existing jobs on your payroll and the new jobs to be created (*within the list please provide the job title of each position, a brief description of each position, annual salary for existing and new positions and the industry average salary for those positions*).
5. If machinery and equipment are being purchased with CRA funds, provide a list of all the items to be purchased, with quotes on vendor's letterhead. Include a statement from the manufacturer, attesting to the economic life of the equipment.
6. If business is a franchise, include a copy of the franchise agreement;
7. Bank Commitment Letter detailing the conditions of the loan approval.
8. Copy of IRS determination letter as a non-profit organization (*required for all non-profit organizations only*).
9. Signed copy of resolution or minutes from the meeting of the governing body authorizing submission of the application (*required for all non-profit organizations only*).
10. Articles of Incorporation or Division of Corporations information identifying authorized signatories
 1. Copy of the Property Deed (*if the applicant is the owner*)
 2. Copy of By-Laws (*required for all non-profit organizations only*).
 3. Please sign and submit *Statement of Personal History and Credit Check Release* (as attached).
 4. If project involves construction, please provide a minimum of two (2) detailed cost estimates prepared by Architect/Engineer and/or General Contractor, preliminary plans and specifications, Architectural Illustration and photos of existing conditions.
15. Attach a street map showing the location of the proposed project, Property Folio number and Legal Description.
16. Preliminary Project Schedule.

The following items are also needed, if your funding request is \$500,000 or more
(not applicable for Commercial Façade, Streetscape Enhancement and Property and Business Improvement Incentive requests)

7. CPA audited corporate financial statements for the last three years (*Profit and Loss Statement and a Balance Sheet*).
8. If the most recent business return and/or financial statement is more sixty (60) days old, please submit a current Interim Financial Statement.
9. Three year financial pro formas which include operating statements, balance sheets, funding sources, and use details.
10. Ten year revenue and expense projection for the project
11. Copy of sales/purchase agreement when purchasing land or a building (*or an executed lease if applicable*).
12. Provide details regarding any credit issues, bankruptcies and lawsuits by any principal, owning 20% or more of the business.
13. The names of all affiliates and/or subsidiary companies, and their previous three (3) years financial statements and Interim Financial Statements if the financial statements are more than sixty (60) days old.
14. Letter from the Department of Sustainable Development (DSD) approving the proposed project with zoning and land use designations, and Plan Development Review number and comments.
15. Identification and qualifications of project development team (*i.e., attorney, engineer, architect, general contractor, etc.*).

- 26. Current Broward County Assessed Value, new capital investment dollars and total estimated new assessment when completed and placed into service.
- 27. Existing Leases, Lease commitments and tenant makeup (if applicable).
- 28. Copy of Environmental Report showing there are no Environmental issues (if applicable).
- 29. Copy of Appraisal Report (if applicable).

THE FOLLOWING ITEMS ARE REQUIRED AFTER CRA BOARD APPROVAL AND PRIOR TO EXECUTION OF AN AGREEMENT AND RELEASE OF FUNDS

- 30. Evidence that all funds are in-place to fully fund the project.
- 31. A copy of the City approved project plans, contract with General Contractor and permits (Prior to Release of Funds)
- 32. Scope of work and all project costs
- 33. Copies of Insurance Certificates (Builders Risk/All Risk Policy, Commercial General Liability, Workers Compensation with the City of Fort Lauderdale and the Fort Lauderdale CRA listed as Additional Insured.

APPLICANTS CERTIFICATION

By my signature, I certify that I have read and understand the application, criteria, loan fees and program requirements. I further certify that all the information I (we) supplied is correct and accurate. All of the owners of the company/organization (regardless of ownership percentage) are aware of this loan and are in full agreement with the business securing financing for this project. My (our) signature(s) represent my (our) agreement to comply with City of Fort Lauderdale Community Redevelopment Agency, as it relates to this CRA funding request.

Each Proprietor, General Partner, Limited Partner and Business Owner, owning 20% or more must sign below. For all Non-profit Organizations, all guarantors must be approved by City of Fort Lauderdale Community Redevelopment Agency.

Business Name: Dale's Wheels & Tires Direct
 By: [Signature] _____
 Signature and Title Date

Guarantors:

 Signature and Title Date

 Signature and Title Date

 Signature and Title Date

 Signature and Title Date

 Signature and Title Date



Northwest-Progresso-Flagler Heights Community Redevelopment Agency

PERSONAL HISTORY STATEMENT

PLEASE READ CAREFULLY - PRINT OR TYPE

Each Proprietor (if a Sole Proprietorship), General Partner (if Partnership), Limited Partner (if Partnership), Officer, Director and Business Owner (owning 20% or more of the business), must complete a Personal History Statement. For all Non-Profit Organizations, all guarantors must complete this form and be approved as guarantors by the City of Fort Lauderdale Community Redevelopment Agency.

Applicant/Business Name: Dale's Wheels & Tires Direct, Inc.	Participating Bank/Lender: _____
City: <u>Fort Lauderdale</u> State: <u>FL</u> Zip: <u>33311</u>	City: _____ State: _____ Zip: _____

Personal Statement of (if you do not have a middle name, put NMN):

First Name: Dale Middle: Gary Last: Saunders

Social Security No.: 592-12-5349 Date of Birth: 6/03/1965 Place of Birth: _____

Present Address: <u>910 NE 17 Way</u> City: <u>Fort Lauderdale</u> State: <u>FL</u> Zip: <u>33311</u> From: <u>7/30/2019</u> To: <u>Present</u>	Previous Address: <u>5604 NW 108 Terrace</u> <i>(needed if in present address less than 5 years)</i> City: <u>Coral Springs</u> State: <u>FL</u> Zip: <u>33065</u> From: <u>1999</u> To: <u>2018</u>
Loan Requested from CRA: \$ <u>727,000</u> Loan Request from Bank(s): \$ _____ Percentage of Company Ownership: <u>100</u> %	Are you a U.S. Citizen: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO If NO, are you a Lawful Permanent Resident Alien: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO Alien Registration Number: _____

IT IS IMPORTANT THAT THE NEXT THREE (3) QUESTIONS BE ANSWERED COMPLETELY. AN ARREST OR CONVICTION RECORD WILL NOT NECESSARILY DISQUALIFY YOU. HOWEVER, AN UNTRUTHFUL ANSWER WILL CAUSE YOUR APPLICATION TO BE DENIED.

IF YOU ANSWER "YES" TO ANY OF THE QUESTIONS BELOW, PLEASE FURNISH DETAILS ON A SEPARATE SHEET. INCLUDE DATES, LOCATION, FINES, SENTENCES, WHETHER MISDEMEANOR OR FELONY, DATES OF PAROLE/PROBATION, UNPAID FINES OR PENALTIES, NAME(S) UNDER WHICH CHARGED, AND ANY OTHER PERTINENT INFORMATION.

1. Are you presently under indictment, on parole or probation? YES NO
(If YES, indicate the date parole or probation is to expire)
2. Have you ever been charged with and/or arrested for any criminal offense other than a minor motor vehicle violation? Include offenses which have been dismissed, discharged, or not prosecuted. YES NO
3. Have you ever been convicted, placed on pretrial diversion, or placed on any form of probation, including adjudication withheld pending probation, for any criminal offense other than a minor vehicle violation? YES NO

I hereby authorize the City of Fort Lauderdale to request criminal record information about me from the criminal justice agencies for the purpose of determining my eligibility.

Signature:	Title: _____	Date: _____
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***ORIGINAL SIGNATURES REQUIRED**



Northwest-Progresso-Flagler Heights Community Redevelopment Agency

CREDIT CHECK RELEASE FORM

I authorize the City of Fort Lauderdale Community Redevelopment Agency to obtain such information (*from any source necessary*), as the City/CRA may require concerning statements made in the application for the CRA funding (*including but not limited to, obtaining a copy of my credit report, current loan status reports and financial information from the Participating Bank/Lender*).

PLEASE NOTE: Each Proprietor (*if a Sole Proprietorship*), General Partner (*if Partnership*), Limited Partner (*if Partnership*), Officer, Director and Business Owner (*owning 20% or more of the business*), must complete this Credit Check Release Form. For all Non-Profit Organizations, all guarantors must complete this form and be approved as guarantors by the City of Fort Lauderdale Community Redevelopment Agency.

First Name: Dale Middle: Gary Last: Saunders

Social Security No.: 592-12-5349 Date of Birth: 6/03/1965

Driver's License (State and Number): S536-167-65-203-1

Home/Cellular Phone No.: (954) 448-5575 Office No.: (954) 765-1582

Current Home Address (*PO Boxes not accepted*): 910 NE 17 Way

City: Fort Lauderdale State: FL Zip Code: 33304

Employer: Dale's Wheels & Tires Direct, Inc.

Employer Address: 250 W. Sunrise Blvd.

City: Fort Lauderdale State: FL Zip Code: 33311

Company Phone No.: (954) 765-1582 Other No.: (954) 448-5575

Signature: *Dale Saunders*

Date: _____

***ORIGINAL SIGNATURES REQUIRED**



Northwest-Progresso-Flagler Heights Community Redevelopment Agency

APPLICATION REQUEST SUPPLEMENTAL INFORMATION

CRA Incentive Programs

Please select the incentive(s) you are applying for and insert the amount of funding assistance you are seeking:

<input checked="" type="checkbox"/> COMMERCIAL FAÇADE IMPROVEMENT PROGRAM	\$ <u>350,000</u>
<input checked="" type="checkbox"/> PROPERTY AND BUSINESS IMPROVEMENT PROGRAM	\$ <u>377,500</u>
<input type="checkbox"/> STREETSCAPE ENHANCEMENT PROGRAM	\$ _____
<input type="checkbox"/> DEVELOPMENT INCENTIVE PROGRAM	\$ _____
<input type="checkbox"/> PROPERTY TAX REIMBURSEMENT PROGRAM	\$ _____

Please provide a supplement sheet responding to the following numbered questions:

1. Please describe your project.
2. What is the address, folio number and legal description of the property.
3. What is the existing and proposed use of the property? Please note that certain uses are not eligible for CRA assistance. This includes convenience stores, pawn shops, check cashing stores, tattoo parlors, massage parlors, liquor stores and other uses as may be determined by the CRA that are inconsistent with the CRA Community Redevelopment Plan. Please note that there will be restrictive covenants placed on the property for minimum of 5 years restricting use of the property to only those uses for which CRA funding was provided.
4. Are the proposed improvements to the property being made on behalf of a proposed tenant for the property. If so, please provide a copy of the lease agreement.
5. What is the zoning of the property?
6. Are you the property owner? Please provide a copy of the deed of the property. You must be the owner of the property to apply.
7. Is your project new construction or is it renovation?
8. What is the total capital investment of your project and what is your hard construction and soft cost? (While property acquisition cost is not an eligible CRA expense, it may be included in your total capital investment)
9. What is the current Broward County Assessed Value of the property?
10. Is there a mortgage on the property? Please provide OR Book and Page. Please note that CRA funding is in the form of a 0% interest forgivable loan, forgiven after 5 year of project completion secured by a first

mortgage or subordinate mortgage on the property. Projects receiving over \$225,000 in CRA assistance will be secured by a forgivable loan forgiven after 7 years to 10 years depending on the level of CRA funding. Other forms of security in lieu of a forgivable mortgage will be considered on a case by case basis.

11. Are there any other liens or pending liens on the property? Please provide OR Book and Page.
12. Are there any code violations on the property? Identify.
13. Is the property listed "For Sale." Please note that properties listed for sale may not apply for CRA program funding.
14. How many new permanent jobs will be created by the project? Please describe the jobs to be created and projected salaries.
15. What is the estimated construction commencement date of the project? Please note that no work is to commence on the project unless a Program Agreement is approved and fully executed between the CRA and the property owner and that work must commence within 90 days of CRA funding approval.
16. What is the estimated completion date of the project? Please note that all approved projects must be completed within a maximum of three (3) years.
17. Please provide proof of your matching funds (i.e. bank statement, line of credit, etc.) and identify other proposed forms of financing for your project.
18. Do you have general liability and fire and casualty insurance on the property? You will be required to demonstrate proof of insurance and may include bonding requirements as required by the City/CRA prior to commencement of work. The cost of insurance may be included as part of your total project cost funded by the program.
19. Have you previously received funding from the CRA? Explain.

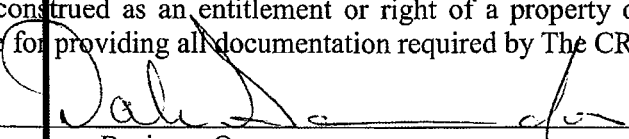
If you are applying for funding from the Commercial Façade Improvement Program, Property & Business Improvement Program and/or Streetscape Enhancement Program, please also complete the following:

20. Do you have a detailed scope of work? If so, please include for CRA review and approval.
21. Do you have completed architectural drawings for the scope of work to be performed? Please include along with architectural illustration(s) of the proposed work, material specifications, color selections, etc. Please note that architectural cost may be included as part of your total project cost.
22. Have your project plans been submitted for City Development Review and/or permitting and if so what are the status of the plans and the plan review number? All work must be permitted and approved by the Building Official.
23. Do you have detailed, written contractor cost estimates? If so, please provide.
24. Have you selected a contractor from the attached City/CRA Approved Contractor List? Please note if your contractor is not on the City/CRA approved list, it may be possible to have your contractor become an approved CRA Contractor. He/She will need to complete the attached Contractor Application for consideration.
25. If you are applying for the Façade Program or Property and Business investment Program, and if you are not using a City /CRA Approved Contractor, you must secure two detailed licensed and insured contractor cost estimates and CRA funding is limited to 60% of the lowest cost estimate not to exceed \$50,000 which can only be funded on a reimbursement basis, rather than a direct payment to the contractor. In addition, all

projects over \$50,000 may be assigned a CRA Construction Review Specialist who will determine the scope of work to be funded and will secure contractor pricing for the project, manage funding request and provide general project oversight.

26. For Streetscape Enhancement Program projects, see additional requirements for projects in excess of \$300,000 as required by Florida Statute 255.20.

I _____ attest that the information is correct to the best of my knowledge. I further understand that the CRA program benefits are contingent upon funding availability and CRA approval and are not to be construed as an entitlement or right of a property owner/applicant. I further understand that I am responsible for providing all documentation required by The CRA.



Signature of

Property Owner or Business Owner

DALE SAUNDERS

Print Name

List of all Jobs to be Created

Job Title	#	Brief Job Description	Annual Average Salary	Industry Average Salary	Experience/Education/Skills Required
Property Manager	1	Manage business operations and staff	\$40,000	\$40,000	High School Diploma/GED
Accountant	1	Perform payroll and tax services	\$40,000	\$50,000	Bachelor's Degree
Groundskeeper	2	Maintain plaza and landscaping	\$20,000	\$20,000	High School Diploma/GED
Security	2	Keep property secure day/night	\$30,000	\$40,000	High School Diploma/GED
Marketing	1	Promote the plaza through media	\$25,000	\$40,000	High School Diploma/GED
Warehouse Workers	3	Manage inventory, supply service bays	\$25,000	\$25,000	High School Diploma/GED
Counter Help	2	Greet customers and place orders	\$25,000	\$25,000	High School Diploma/GED

***USE ADDITIONAL SHEETS IF NECESSARY**



Phone: (954) 764-1582

Address: 250 West Sunrise Blvd, Fort Lauderdale, FL 33311

Email: dalestires@live.com

200 West Sunrise Plaza

"To further uplift the community through positive real estate development."



Business Plan

The 200 West Sunrise Plaza is strategically situated in the heart of the northernmost portion of the Northwest Progress – Flagler Heights (NPFH) CRA. The aim of starting this particular business was to serve as a community based commercial plaza, serving residents and assisting entrepreneurs to achieve their dreams of being business owners. While we are extremely proud of our ability to accommodate the retail needs of the immediate community, we have a desire to attract improved retail uses that will make this plaza a destination for individuals that travel along the very busy West Sunrise corridor. Since the Sunrise Corridor is the only city corridor that has a direct connection from I-95 to Ft. Lauderdale; the enhancement of this plaza will complement the continued growth of the downtown and NPFH-CRA areas.

The 200 West Sunrise Plaza is located directly in the middle of the large redevelopment that is occurring on the Sunrise corridor adjacent to Andrews Ave (Wawa, Aldi, & Dunkin Donuts). The improvements to the plaza will have a similar color scheme/façade as the completed Aldi developments. A new name and brand will positively serve to promote the area along with the incoming business.

The 200 West Sunrise Plaza is owned by Dale Saunders and family which will be the first stage of improvements to be done by Mr. Saunders. He also owns the adjoining property which houses Dale's Wheels & Tires Direct which is a very vibrant and respected business in the area. These properties and businesses have no debtor liens. The property is self-administered and self-managed by the family, with a plaza manager and contractual technicians as needed. The most desirable features of the plaza include: friendly people (both shop owners and community residents), its convenience to the community, its location in the center of the neighborhood, a decent mix of businesses and a community focus. The most undesirable is its old, tired, dowdy and dated appearance and ambience, not enough landscaping, perhaps a cafe or take away restaurant, including places for lunch is needed. It is not necessarily an inviting plaza for customers and finally, the plaza is lacking in identity and directional signage. In short, the plaza simply needs upgrading to a modernized look. I am quite aware that improving the property requires a huge capital base, and with the help of the City of Fort Lauderdale and the NWCRA I can confidently say that we are ready to take on the redevelopment project.

As part of our plans to make our customers our number one priority and to become one of many leading property redevelopment projects in Fort Lauderdale and for the Saunders family, we intend to comply with the stipulated CRA requirements such as job creations and long-term leases.

Market Analysis

We have done extensive market research on developing the office suites at 200 West Sunrise. US News & World Report ranked Florida #2 in Fiscal Stability and #9 with Economy compared to the rest of the country. Fiscal stability is highest when there are assets and policies in place that mitigate potential economic crisis / smooth the inevitable swings in the economy. The most important factor contributing to this is Florida's liquidity score, which is 5.8 (total current assets / total current liabilities). That is more than 2x the national average of 2.5. Florida is home to over 270,000 retail stores, and the retail market employs well over 2 million people. This foundation is supported by people consistently spending their hard-earned dollars at store fronts around the state. This is further exemplified because retail growth in Miami and South Florida has been explosive in recent years. We believe that there is a need for affordable office suites and retail spaces that will bring more excitement and dollars into the city.

Applicant Capacity

The 200 West Sunrise Plaza has a total square footage of 2,200 that can currently hold one store front.

Company History

Backed by entrepreneur Dale Saunders, 200 West Sunrise Plaza is a retail plaza that has allowed entrepreneurs of all kinds to start, and scale their own businesses servicing the Sunrise Corridor. The 200 West Sunrise Plaza is a partner of Dale's Wheels & Tires Direct that started over 25 years ago and is dedicated to serving the Sunrise Corridor.



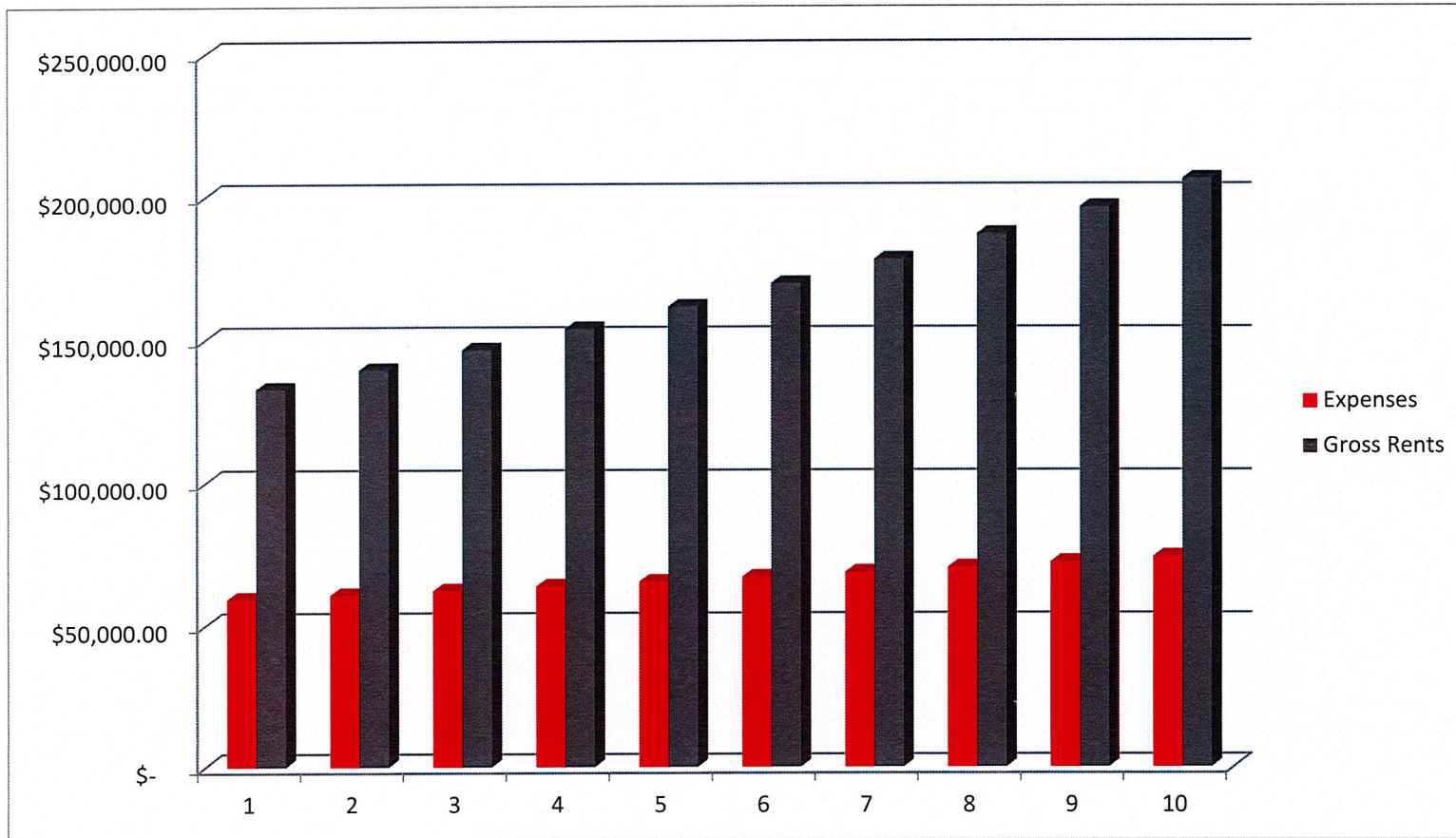
EXHIBIT “F”

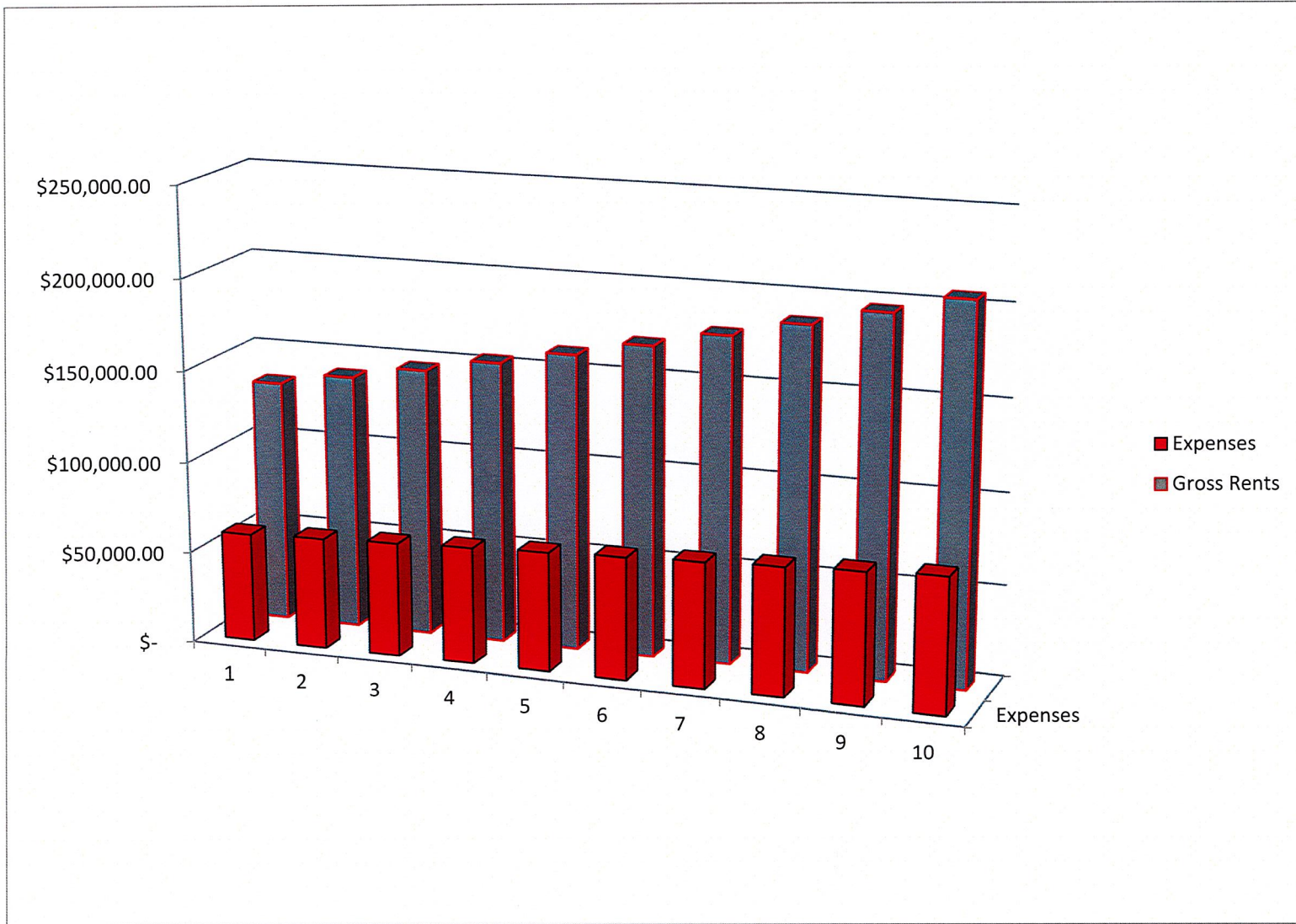
TEN YEAR REVENUE & EXPENSE PROJECTION

Tenant	SQ FT	Monthly	CAM	Total	SQ FT %
Vacant 1	1,000	\$ 1,800.00	\$ 178.57	\$ 1,978.57	18%
Vacant 2	1,300	\$ 2,340.00	\$ 232.14	\$ 2,572.14	23%
Vacant 3	1,500	\$ 2,700.00	\$ 267.86	\$ 2,967.86	27%
Vacant 4	1,800	\$ 3,240.00	\$ 321.43	\$ 3,561.43	32%
	5,600	\$ 10,080.00	\$ 1,000.00	\$ 11,080.00	100%

Years	1	2	3	4	5
Gross Rents	\$ 132,960.00	\$ 139,608.00	\$ 146,588.40	\$ 153,917.82	\$ 161,613.71
Cleaning/Maintenance	\$ 25,000.00	\$ 25,500.00	\$ 26,010.00	\$ 26,530.20	\$ 27,060.80
Insurance	\$ 13,296.00	\$ 13,561.92	\$ 13,833.16	\$ 14,109.82	\$ 14,392.02
Legal & Other Fees	\$ 2,000.00	\$ 2,020.00	\$ 2,040.20	\$ 2,060.60	\$ 2,081.21
Repairs	\$ 3,000.00	\$ 3,090.00	\$ 3,182.70	\$ 3,278.18	\$ 3,376.53
Utilities	\$ 5,318.40	\$ 5,371.58	\$ 5,425.30	\$ 5,479.55	\$ 5,534.35
Vacancy Factor 8%	\$ 10,636.80	\$ 11,168.64	\$ 11,727.07	\$ 12,313.43	\$ 12,929.10
NOI	\$ 73,708.80	\$ 78,895.86	\$ 84,369.97	\$ 90,146.04	\$ 96,239.71

Years	6	7	8	9	10
Gross Rents	\$ 169,694.40	\$ 178,179.12	\$ 187,088.07	\$ 196,442.48	\$ 206,264.60
Cleaning/Maintenance	\$ 27,602.02	\$ 28,154.06	\$ 28,717.14	\$ 29,291.48	\$ 29,877.31
Insurance	\$ 14,679.86	\$ 14,973.46	\$ 15,272.92	\$ 15,578.38	\$ 15,889.95
Legal & Other Fees	\$ 2,102.02	\$ 2,123.04	\$ 2,144.27	\$ 2,165.71	\$ 2,187.37
Repairs	\$ 3,477.82	\$ 3,582.16	\$ 3,689.62	\$ 3,800.31	\$ 3,914.32
Utilities	\$ 5,589.69	\$ 5,645.59	\$ 5,702.04	\$ 5,759.07	\$ 5,816.66
Vacancy Factor 8%	\$ 13,575.55	\$ 14,254.33	\$ 14,967.05	\$ 15,715.40	\$ 16,501.17
NOI	\$ 102,667.43	\$ 109,446.49	\$ 116,595.02	\$ 124,132.12	\$ 132,077.82





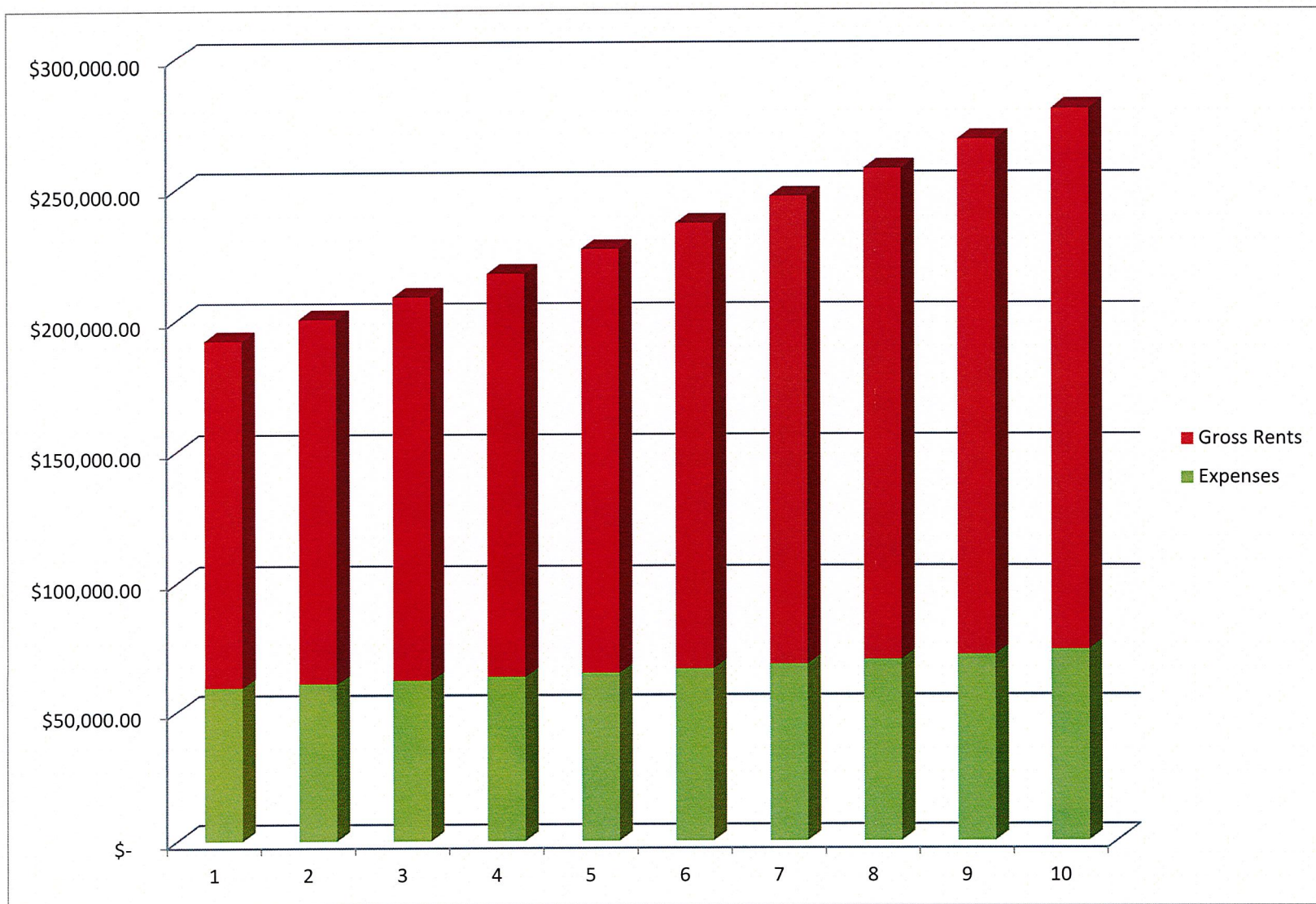


EXHIBIT "G"

Dale's Wheels & Tires Direct, Inc.

Cost and Funding Breakdown

Item	Cost
General Requirements	\$35,000.00
Site Construction	95,000.00
Concrete	45,000.00
Masonry	35,000.00
Metals	95,000.00
Wood and Plastics	75,000.00
Thermal and Moisture Protection	65,000.00
Doors and Windows	90,000.00
Finishes	65,000.00
Specialties	20,000.00
Equipment	20,000.00
Furnishings	15,000.00
Special Construction	10,000.00
Mechanical and Plumbing	75,000.00
Electrical	82,000.00
Impact Fees (City and County)	15,000.00
Permit Fees (City and County)	9,500.00
Architectural, Engineering, Consulting	75,000.00
Contingency (5%)	<u>48,500.00</u>
TOTAL	\$970,000.00

Project Funding	
Owner Contribution	\$243,000.00
Funding Requested from CRA (75%)	<u>727,500.00</u>
TOTAL	\$970,000.00

MEMORANDUM

DATE: March 9, 2022

TO: NPF CRA Advisory Board Members

FROM: Clarence E. Woods III, NPF CRA Manager

BY: Jonelle Adderley, CRA Project Coordinator

SUBJECT: Motion Approving \$330,000 for Finally Friday on Sistrunk Series -
(Commission District 3)

REQUEST AND SUMMARY

Finally Friday on Sistrunk (Finally Friday) is a series of free outdoor events held along Sistrunk Boulevard for the purpose of marketing the community redevelopment area. The family-friendly event features presentations about the CRA, food trucks, vendors, music, live entertainment, and an interactive kid's zone. The marketing initiative also highlights redevelopment activities located along the Sistrunk Commercial Corridor.

The events are held on vacant lots and /or underutilized properties located along the Sistrunk Boulevard as a predevelopment catalyst to highlight select locations for redevelopment. The event also creates a sense of place for neighbors. Local entrepreneurs and businesses are also afforded the opportunity to showcase their small business and sell a variety of goods and services.

On February 18, 2020, the CRA Board approved \$150,000 for five (5) Finally Friday events (CAM #20-0015). There was a delay in events due to the Coronavirus pandemic. Staff recommends an additional appropriation of \$30,000 to allow the CRA to host six (6) events, instead of five (5).

Finally Friday has successfully attracted numerous vendors. The estimated attendance is 3,500 to 5,000 people. Staff recommends the continuation of Finally Friday and the approval of \$300,000 for (5) events in Fiscal year 2023.

CONSISTENCY WITH THE NPF CRA COMMUNITY REDEVELOPMENT PLAN

From time to time the CRA will utilize marketing, public relations and other promotional means to inform the general public, the residents, targeted businesses and visitors about the redevelopment efforts taking place in the CRA district. In addition, special events, promotions and public displays will assist in business attraction, promoting the district as a place to live, and further promoting the area as a redevelopment district with opportunity for investment.

Utilizing public venues for art, public art, events and other place-making activities will be part of the overall quality of life programming to attract residents and businesses to locate to the CRA district. Activities and events in public spaces including partnering with sponsors, hiring coordinators and promoters, holding special events and forums, and placement of public art installations are all forms of increasing the perception of the quality of life in the district.

Resource Impact

Funds for this project totaling \$330,000 will be spread over two years. The current impact to Fiscal Year 2022 is \$30,000 and is available in the account listed below. Future expenditures are contingent upon approval and appropriation of the annual budget. Future expenditures will be \$300,000 in Fiscal Year 2023.

Funds available as of March 3, 2022					
ACCOUNT NUMBER	INDEX NAME (Program)	CHARACTER CODE/ SUBOBJECT NAME	AMENDED BUDGET (Character)	AVAILABLE BALANCE (Character)	AMOUNT
106-CRA060605-3299	NPF Redevelopment	Services& Materials/ Other Services	\$865,163	\$402,461	\$30,000
TOTAL ►					\$30,000

RECOMMENDATION

It is recommended that NPF CRA Advisory Board Members approve \$330,000 for Finally Friday on Sistrunk.

Exhibit 1: Budget

Finally Friday Budget FY 2022

	Month 6				
Entertainment and Production	Amount				
Headliner & Band	\$5,000.00				
DJ	\$700.00				
Host	\$400.00				
Stage and Sound	\$12,500.00				
Kids Zone					
Mechanical Rides, Slide, Carnival Games, Etc.	\$2,500.00				
Rentals					
Tents, Tables, Chairs, Etc.	\$3,500.00				
Light Towers	\$1,100.00				
Bathrooms	\$600.00				
Security/ Clean Up					
Barricades, Signs, Etc.	\$2,000.00				
Clean-up Services	\$1,700.00				
Total	\$30,000				

Finally Friday Budget/Month FY 2023

	Month 1	Month 2	Month 3	Month 4	Month 5
Entertainment and Production	Amount	Amount	Amount	Amount	Amount
Headliner	\$25,000	\$25,000	\$25,000.00	\$25,000.00	\$25,000.00
Band	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00
DJ	\$700.00	\$700.00	\$700.00	\$700.00	\$700.00
Host	\$400.00	\$400.00	\$400.00	\$400.00	\$400.00
Stage and Sound	\$12,500.00	\$12,500.00	\$12,500.00	\$12,500.00	\$12,500.00
Kids Zone					
Mechanical Rides, Slide, Carnival Games, Etc.	\$2,500.00	\$2,500.00	\$2,500.00	\$2,500.00	\$2,500.00
Face Painting	\$400.00	\$400.00	\$400.00	\$400.00	\$400.00
Rentals					
Tents, Tables, Chairs, Etc.	\$2,500.00	\$2,500.00	\$2,500.00	\$2,500.00	\$2,500.00
Bistro Lights	\$2,000.00	\$2,000.00	\$2,000.00	\$2,000.00	\$2,000.00
Light Towers	\$1,100.00	\$1,100.00	\$1,100.00	\$1,100.00	\$1,100.00
Bathrooms	\$600.00	\$600.00	\$600.00	\$600.00	\$600.00
Furniture	\$2,000.00	\$2,000.00	\$2,000.00	\$2,000.00	\$2,000.00
Security					
Barricades, Signs, Etc.	\$2,000.00	\$2,000.00	\$2,000.00	\$2,000.00	\$2,000.00
Marketing					
Printing, Radio, Banners, 360, Etc.	\$3,000.00	\$3,000.00	\$3,000.00	\$3,000.00	\$3,000.00
Miscellaneous					
Miscellaneous items	\$300.00	\$300.00	\$300.00	\$300.00	\$300.00
Total	\$60,000	\$60,000	\$60,000	\$60,000	\$60,000