



## Memorandum

**Memorandum No: 22-005**

**Date:** December 15, 2022

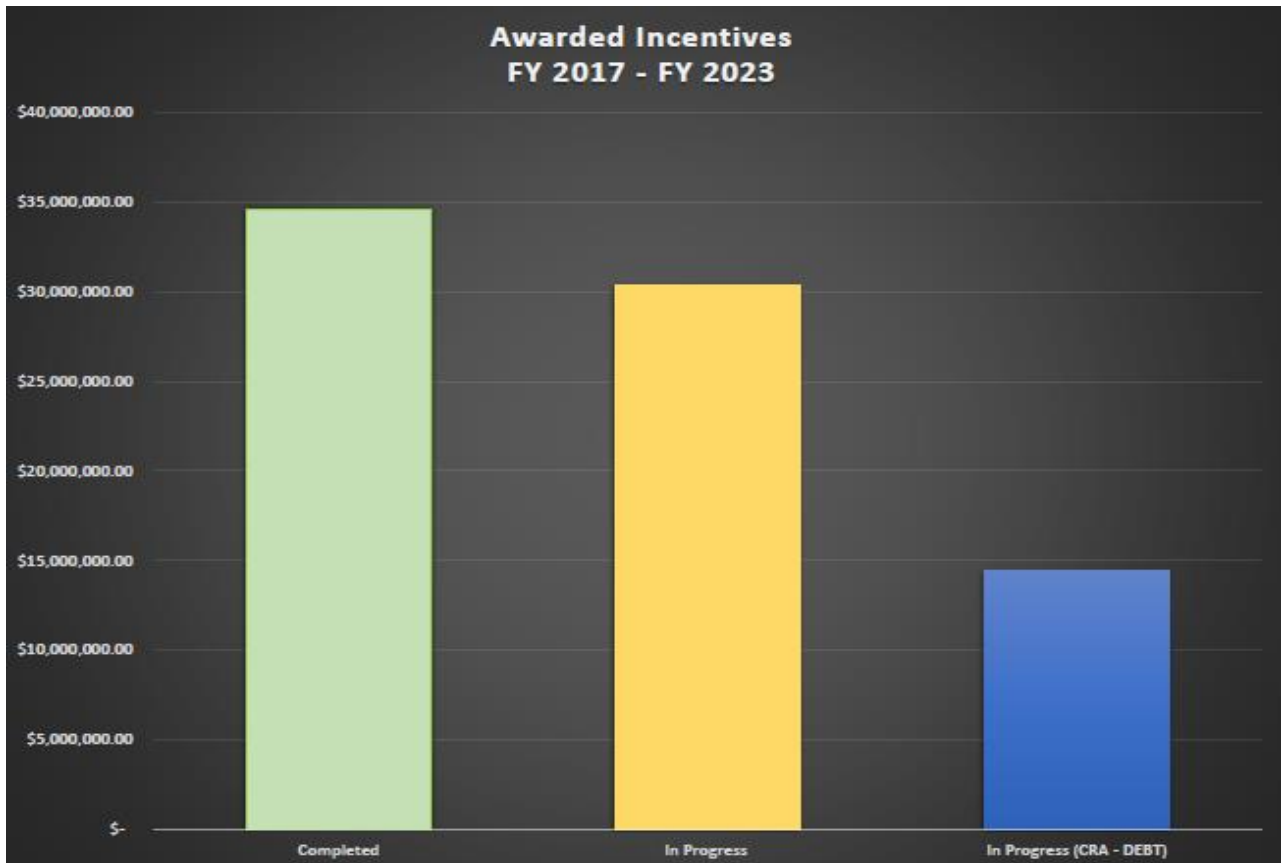
**To:** Honorable CRA Chairman and Board of Commissioners

**From:** Greg Chavarria, Executive Director   
Greg Chavarria (Dec 16, 2022 16:28 EST)

**Re:** Northwest/Progresso/Flagler Heights CRA Project Status - (**Commission Districts 2 and 3**)

The purpose of this memorandum is to provide updates on the Northwest-Progresso Flagler Heights Community Redevelopment Agency's (NWPFH CRA) funded projects. Included in this report is a status of completed, in progress, and in progress (CRA-Debt) as of December 9, 2022.

### FY 2017 – FY 2023 Awarded Incentives



NORTHWEST PROGRESSO FLAGLER HEIGHTS INCENTIVE SUMMARY - FISCAL YEAR 2023 SUMMARY			
INCENTIVE STATUS	Awarded Incentives FY2017 - FY2023	SPEND as of 12.9.2022	Remaining Awarded Incentives
Completed	\$ 34,631,611.84	\$ (30,253,776.65)	\$ 4,377,835.19
In Progress	\$ 30,367,275.00	\$ (2,345,541.06)	\$ 28,021,733.94
In Progress (CRA - DEBT)	\$ 14,450,000.00	\$ -	\$ 14,450,000.00
<b>INCENTIVE SUMMARY</b>	<b>\$ 79,448,886.84</b>	<b>\$ (32,599,317.71)</b>	<b>\$ 46,849,569.13</b>

**Attachments:**

- Attachment 1 - Completed Incentive Projects as of 12/09/2022 (FY 2017 - 2023)
- Attachment 2 - In Progress Incentive Projects as of 12/09/2022 (FY 2017 - 2023)
- Attachment 3 - Average Cost Increase Incentive Projects as of 12/09/2022 (FY 2017 - 2023)

- c: Anthony G. Fajardo, Assistant City Manager  
 Susan Grant, Assistant City Manager  
 Alain E. Boileau, City Attorney  
 David R. Solomon, City Clerk  
 Patrick Reilly, Interim Auditor  
 Department Directors  
 CMO Managers

NORTHWEST PROGRESSO FLAGLER HEIGHTS CRA - COMPLETED Incentive Projects as of 12/9/2022 (FY 2017 - FY2023)					
Vendor	Index Title	Total Encumbrance as of FY 23	Total Disbursement	Remaining Awarded Incentives	Comments
Invasive Species Brewing LLC	PBIP & Comm. Façade Improvement Programs	110,353	(100,875)	9,478	PO Closed
Brody Family Investments	Comm. Façade Improvement	350,000	(288,633)	61,367	PO Closed
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	50,000	(50,000)	-	
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)	-	
<i>*Florida East Coast Industries, LLC</i>		183,820	-	183,820	Management working with vendor
Wine Watch LLC	Development Incentive	50,000	(50,000)	-	Adjusted CAM
<i>**All Aboard Florida Operations LLC</i>		281,274	-	281,274	Management working with vendor
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)	PO Closed
1134 LLC ( Smitty's Wings)	PBIP & Comm. Façade	450,000	(445,873)	4,127	PO Closed
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)		350,000	(350,000)	-	
Orchestrated Brewers, LLC	PBIP & Comm. Façade	79,778	(79,778)	-	
Batch Cookies, LLC	PBIP	21,000	(21,000)	-	
<i>*Sweeting Estates - Painting &amp; Landscaping FY20</i>	Residential Façade & Landscaping	-	(216,326)	(216,326)	\$7500 per homeowner

Northwest-Progresso-Flagler Heights CRA

*Sweeting Estates - Painting & Landscaping FY21	Residential Façade & Landscaping	-	(155,130)	(155,130)	\$7500 per homeowner
Home Beautiful/Durrs Community - Painting & Landscaping FY21	Residential Façade & Landscaping	-	(120,366)	(120,366)	\$5,000 per homeowner
Home Beautiful/Durrs Community - Painting & Landscaping FY22	Residential Façade & Landscaping	-	(105,046)	(105,046)	\$5,000 per homeowner
Home Beautiful/Durrs Community - Painting & Landscaping FY23	Residential Façade & Landscaping	-	(5,938)	(5,938)	\$5,000 per homeowner
*Emergency Business Assistance FY20	Emergency Business Assistance	-	(145,000)	(145,000)	\$10,000 per small business
*Emergency Business Assistance FY21	Emergency Business Assistance	-	(300,000)	(300,000)	\$10,000 per small business
Rebuilding Together Broward - FY21	Residential Rehab Forgivable Loans	255,000	(255,000)	-	Final 4th quarter payment disbursed on 2/17/2021
FPA II LLC ( The Pharmacy Project)	Comm. Façade Improvement	748,500	(748,500)	-	Wire sent 4.9.2021
Shipmonk - BEDA BOX	PBIP	\$ 221,917	-	221,917	Work completed. Pending proof of job creation prior to making payment
Numerous Applicants - Purchase Assistance Program	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. CAM 16-0556 and CAM 18-0192. PO Closed.
BH3 DJ Flagler	Comm. Façade Improvement & PBIP	\$ 350,000	(350,000)	-	Work completed, in FY21. Final payment made late due to request to modify restrictive covenants.
River Gardens Townhomes	Development Incentive	\$ 1,500,000	\$ (1,500,000)	-	Funds disbursed to Escrow Agent- Final transaction ( interest balance returned to CRA on 3.2.2022)
Jack and Jill	Development Incentive	\$ 2,000,000	\$ (1,500,000)	500,000	Received Certificate of Occupancy in August. Issued 8.3.2022 - See agreement per future encumbrances ( FY2023 \$500K final encumbrance)
Boodhwattie Persaud (BLACKSTAR)	PBIP	\$ 122,500	\$ (119,984)	2,516	An additional \$22,500 was awarded in FY21 to finalize project. Final payment made on 3.14.2022. 100% Complete
Blue Tree Café	PBIP	\$ 295,695	\$ (286,990)	8,705	Hard costs documentation submitted. Project 100% Completed, pending final payment.
YMCA Demolition	Development Incentive	\$ 600,000	\$ (645,557)	(45,557)	Received \$40K to assist with costs.
Knallhart - Abby	Comm. Façade & PBIP	\$ 275,000	\$ (275,000)	-	Certificate of occupancy received and final payment disbursed - FY 2022
Continuation & Expansion - Rebuilding Broward FY22	Residential Rehab Forgivable Loans	\$ 300,000	\$ (300,000)	-	Final Payment Disbursed in Fiscal Year 2022.
Flagler Village Hotel (315 Flagler Village)	Streetscape Enhancement Program	\$ 329,933	\$ (329,933)	-	The Dual Branded Hotel is complete. Payment disbursed on 4.26.2022
Provident Fort Lauderdale LLC	Comm. Façade Improvement	\$ 420,000	\$ (420,000)	-	Updated amended amount per signed agreement. Payment disbursed via WT 10/26/2022.
Flagler Village Land Trust (Quantum)	Streetscape Enhancement Program	\$ 500,000	\$ -	500,000	Structurally complete. Pending final payment from Developer.
Patio Bar & Pizza LLC	Incentive Program	\$ 225,000	\$ (224,994)	6	Final Payment Disbursed on 6.30.2022. PO Closed
Hoover Products Inc.	Development Incentive	\$ 1,100,000	\$ (1,060,860)	39,140	97% complete
401 NE 8th Street	PBIP, Comm. Façade & Streetscape Enhancement Programs	\$ 163,460	\$ (75,806)	87,654	Final payment disbursed. PO Closed.
Young Men's Christian Association of S Fla ( YMCA)	Development Incentive	\$ 10,000,000	\$ (7,500,000)	2,500,000	Project Complete. Payment #1 paid \$6,250,000 (June 2022) and Payment #2 paid \$1,250,000( November 2022)

801 NW 1st Street	Comm. Façade & PBIP	\$ 85,678	\$ (56,811)	28,867	Project Complete. PO Closed
Sistrunk Station/Market - NW 6th	Comm. Façade & PBIP	\$ 350,000	\$ (350,000)	-	100% completed. Final invoice submitted for payment in December 2022.
<b>TOTAL INCENTIVE PROJECTS COMPLETED as of 12/9/2022</b>		<b>\$ 34,631,612</b>	<b>\$ (30,253,777)</b>	<b>\$ 4,377,835</b>	

- \*Projects completed in FY2021
- \*Projects completed in FY2022
- \* Projects completed in FY 2023

Completed log updates provide an internal fiscal account of NPF CRA awarded/encumbered funds and total disbursement spend to date. Some incentive projects pending completion remain on the "in progress" log and may not be reflected on the completed log until justification and sign offs are received.

NORTHWEST PROGRESSO FLAGLER HEIGHTS CRA - IN PROGRESS Incentive Projects as of 12/9/2022 (FY2017 - FY2023)							
Vendor	DATE Awarded	Commission Agenda Memo #/Agreement /Administrative Approval	Total Award	Total approved Encumbrance as of FY 23	Total Disbursement	Remaining Awarded Incentives	Comments
Robert Bethel American Legion Post 220	8/20/2019	19-0714	\$ 766,900	\$ 766,900	\$ (41,927)	\$ 724,974	Awarded contract to general contractor. Construction to begin in 30 days.
Rhythm 2.0	8/4/2019	Agreement/CAM 22-0038	\$ 350,000	\$ 350,000	\$ (24,558)	\$ 325,442	Started construction on 9.1.2022. Pending redesign from Architect for dumpster area, per building department comments.
V & R Enterprises	11/5/2019	19-1068	\$ 350,000	\$ 350,000	\$ (8,593)	\$ 341,408	Received two (2) bids. Will return to CRA board for additional funding.
Junny's Restaurant - Donna's Carr.	10/6/2020	20-0654	\$ 325,000	\$ 325,000	\$ (270,465)	\$ 54,535	Payments 1-4 disbursed - 95% completed. Pending electrical power to the building (FPL).
Broward College	12/2/2020	20-0856	\$ 1,000,000	\$ 750,000	\$ -	\$ 750,000	No Construction/ \$500k Scholarships & \$500K Equipment. \$250k allocated FY's 2021,2022,2023 and 2024.
1551 Sistrunk Blvd for B& D Trap	11/5/2020	20-0812	\$ 350,000	\$ 350,000	\$ -	\$ 350,000	Drawings approved. Ground breaking ceremony 10/25/2022.
Thrive Development Group	7/9/2019	19-0625	\$ 2,990,375	\$ 2,990,375	\$ (2,000,000)	\$ 990,375	Reimbursement Payment 1, 2 &3. Payment #4 under review - \$400,000
Dales Wheels & Tires	4/19/2022	22-0309	\$ 727,000	\$ 727,000	\$ -	\$ 727,000	Agreement signed and mortgage recorded. Pending documents from closing agent.
Optimal Pharmacy	8/16/2022	22-0732	\$ 293,000	\$ 293,000	\$ -	\$ 293,000	Pending Purchase Order
Foods Catering	8/16/2022	22-0733	\$ 1,125,000	\$ 1,125,000	\$ -	\$ 1,125,000	Pending development agreement
Broward Partnership for the Homeless	9/6/2022	22-0803	\$ 285,000	\$ 285,000	\$ -	\$ 285,000	Pending agreement
Cravemadness - Jamaican Jerk Res.	1/8/2019	19-0038	\$ 245,000	\$ 245,000	\$ -	\$ 245,000	Construction scheduled to begin in January 2023.
Molly MaGuire/Irish Hospitality	9/3/2019	19-0840	\$ 500,000	\$ 500,000	\$ -	\$ 500,000	Pending lease agreement with Jones as of October 2022.
Avenue D'Arts - Comfort Suites	5/21/2019	19-0408	\$ 3,000,000	\$ 3,000,000	\$ -	\$ 3,000,000	Closed on acquisition of the CRA lot, pending signed development agreement.
Mount Hermon Housing	9/1/2020	20-0645	\$ 640,000	\$ 640,000	\$ -	\$ 640,000	Finalized Parking Issue, will start construction by first quarter of 2023.
West Village - The Adderley	1/21/2020	20-0011	\$ 12,000,000	\$ 12,000,000	\$ -	\$ 12,000,000	Site cleared. Ground breaking ceremony held November 2, 2022.
Omegas Broward	12/15/2020	20-0939	\$ 350,000	\$ 350,000	\$ -	\$ 350,000	Drawings complete, received 2 BIDS, will request additional funding. Price increase to \$765,000.
Wright Dynasty LLC	11/17/2020/ 12/6/2022	20-0849 & 22-1011	\$ 3,500,000	\$ 3,500,000	\$ -	\$ 3,500,000	Award Increased from \$3M to \$3.5M.
GreenMills Holding	8/17/2021	21-0723	\$ 640,000	\$ 320,000	\$ -	\$ 320,000	Design Phase. Vendor applying for tax credits/pending application approval.
FatVillage, LLC for the Gallery	11/1/2022	22-0898	\$ 1,500,000	\$ 1,500,000	\$ -	\$ 1,500,000	Pending closing date first quarter of 2023.
Scattered Site Infill Housing	6/15/2021	21-0531	\$ -	\$ -	\$ -	\$ -	RFP BID# 12385-105 - Fort Lauderdale CDC/Ges Mac Development/Lemon City Development/Oasis of Hope & WWA Development LLC.
<b>TOTAL INCENTIVE PROJECTS IN PROGRESS (TIF) as of 12.9.2022</b>			<b>\$ 30,937,275</b>	<b>\$ 30,367,275</b>	<b>\$ (2,345,541)</b>	<b>\$ 28,021,734</b>	

\* PBIP - Property & Business Improvement

NORTHWEST PROGRESSO FLAGLER HEIGHTS CRA - IN PROGRESS CRA DEBT - Incentive Projects as of 12/9/2022 (FY2017 - FY2023)							
Vendor	DATE Awarded	Commission Agenda Memo #/Agreement /Administrative Approval	Total Award	Total approved Encumbrance as of FY 23	Total Disbursement	Remaining Awarded Incentives	Comments
909 Sistrunk Blvd - Mixed use Commercial Dev.	11/16/2021	21-0319	\$ 4,000,000	\$ 4,000,000	\$ -	\$ 4,000,000	CRA submitted agreement to developer, pending review with developer's attorney.
The Aldridge and The Laramore - Mixed use	11/16/2021	21-0321	\$ 8,000,000	\$ 8,000,000	\$ -	\$ 8,000,000	Development agreement is complete and approved by Invest FLL.
Victory Entertainment Complex	11/16/2021	21-0320	\$ 2,450,000	\$ 2,450,000	\$ -	\$ 2,450,000	Working on Agreement.
<b>TOTAL INCENTIVE PROJECTS IN PROGRESS (DEBT) as of 12.9.2022</b>			<b>\$ 14,450,000</b>	<b>\$ 14,450,000</b>	<b>\$ -</b>	<b>\$ 14,450,000</b>	

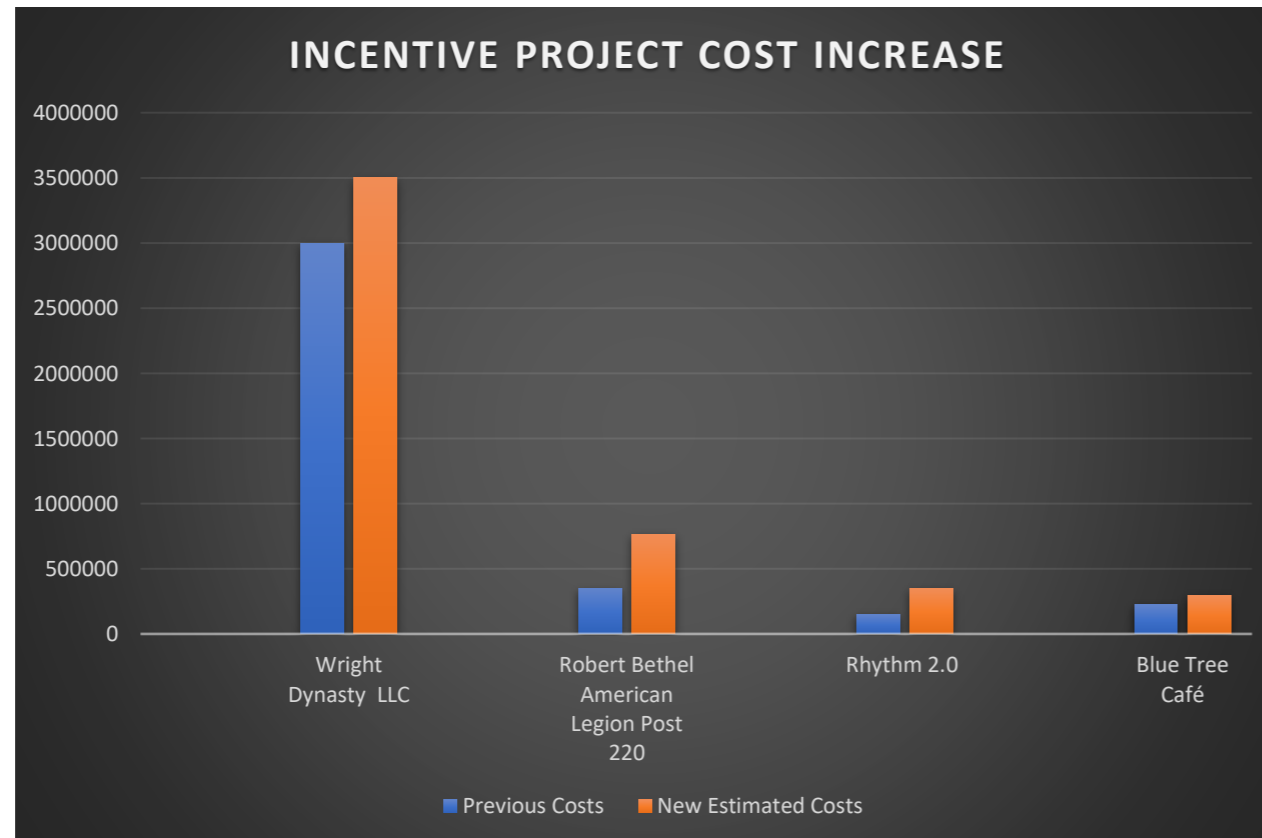
by the CRA, then the CRA would receive incremental revenue on around January 1, 2022.  
 Based on the 2016 projections of assessed value for the Project, the pay out for year 1 is \$361,450, for year 2 is \$372,294, for year 3 is \$383,463 and for year 4 is \$394,966 for an estimated total of \$1,512,173. However, the total payments shall not exceed \$1,711,020. No payment would be made in year 5 since the life of NW CRA will have expired.

**Approved Incentive COST Increase as of 12.9.2022**

Vendor	Previous Costs	New Estimated Costs	Increase/Decrease	Cost Increase
Wright Dynasty LLC	\$ 3,000,000.00	\$ 3,500,000.00	\$ 500,000.00	16.7%
Robert Bethel American Legion Post 220	\$ 350,000.00	\$ 766,900.00	\$ 416,900.00	119.1%
Rhythm 2.0	\$ 150,000.00	\$ 350,000.00	\$ 200,000.00	133.3%
Blue Tree Café	\$ 225,000.00	\$ 295,695.00	\$ 70,695.00	31.4%
<b>TOTAL INCREASE</b>			\$ 1,187,595.00	

**AVG % Increase**

**75%**







# CRA Commission Memo 22-005 Northwest Progresso Flagler Heights CRA Project Status

Final Audit Report

2022-12-16

Created:	2022-12-16
By:	Donna Varisco (dvarisco@fortlauderdale.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAANxjhpwjyo6zCWt8xpsOQSI9OQczITwdj

## "CRA Commission Memo 22-005 Northwest Progresso Flagler Heights CRA Project Status" History

-  Document created by Donna Varisco (dvarisco@fortlauderdale.gov)  
2022-12-16 - 7:44:34 PM GMT
-  Document emailed to Greg Chavarria (gchavarria@fortlauderdale.gov) for signature  
2022-12-16 - 7:45:17 PM GMT
-  Document e-signed by Greg Chavarria (gchavarria@fortlauderdale.gov)  
E-signature hosted by Donna Varisco (dvarisco@fortlauderdale.gov)  
Signature Date: 2022-12-16 - 9:28:20 PM GMT - Time Source: server
-  Agreement completed.  
2022-12-16 - 9:28:20 PM GMT