

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

**November 12, 2019 - 3:00 PM**

**CITY HALL  
8<sup>th</sup> FLOOR CONFERENCE ROOM  
100 NORTH ANDREWS AVENUE  
FORT LAUDERDALE, FL 33301**

**AGENDA**

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- |       |   |                                   |
|-------|---|-----------------------------------|
| i.    | Call to Order/Roll Call<br>Quorum   | Rhoda Glasco Foderingham<br>Chair |
| ii.   | Approval of Minutes <ul style="list-style-type: none"><li>• 10.08.2019 Minutes</li></ul>  | NPF CRA Board                     |
| iii.  | Project Funding Update  | Vanessa Martin                    |
| iv.   | Funding of Pilot Project for Minor Repair, Painting<br>And Landscaping for the Historical Dorsey Riverbend<br>Community, in Collaboration with Rebuilding Together<br>Broward County, under the NPF CRA's Residential Façade<br>And Landscaping Program, with a budget of \$255,000 | CRA Staff                         |
| v.    | Presentation of Redevelopment Proposal at<br>Provident Park   | CRA Staff                         |
| vi.   | Approval of Establishment of Economic Development<br>Corporation (EDC)  | CRA Staff                         |
| vii.  | Communication to CRA Board of Commissioners   | NPF CRA Board                     |
| viii. | Old/New Business  | NPF CRA Staff                     |
| ix.   | Public Comments   |                                   |
| x.    | Adjournment   |                                   |

THE NEXT REGULAR NPF-CRA MEETING WILL BE HELD, **Tuesday – December 10, 2019**

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**Purpose:** To review the Plan for the NPF-CRA 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 NPF-CRA. To receive input from members of the public interested in redevelopment of the NPF-CRA 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.*

**DRAFT**  
**MEETING MINUTES**  
**NORTHWEST-PROGRESSO-FLAGLER HEIGHTS**  
**REDEVELOPMENT ADVISORY BOARD**  
**FORT LAUDERDALE**  
**8<sup>TH</sup> FLOOR CONFERENCE ROOM, CITY HALL**  
**October 8, 2019 – 3:00 P.M.**

**Cumulative Attendance**  
**June 2019 – May 2020**

<b><u>Members Present</u></b>	<b><u>Attendance</u></b>	<b><u>Present</u></b>	<b><u>Absent</u></b>
Rhoda Glasco Foderingham, Chair	P	5	0
Dylan Lagi, Vice Chair	P	4	1
Leann Barber	P	4	1
Sonya Burrows	P	4	1
Kenneth Calhoun	P	5	0
Lisa Crawford	P	4	1
Matt Habibi	P	4	1
John Hooper	A	3	2
Michael Lewin	P	4	0
Steffen Lue (arrived at 3:32 p.m.)	P	4	1
Christopher Murphy	P	4	1
Michelle Nunziata	P	1	4
John Qualey	P	5	0
Tina Teague	P	4	1

**Staff**

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

**Guests**

Steven Dapuzzo, Jr., Northwest 6<sup>th</sup> Investments, LLC  
 Steven Dapuzzo, Sr., Northwest 6<sup>th</sup> Investments, LLC  
 Tommy Bolden, V & R Family Enterpriser, Corp.  
 Merdine Mitchell, V & R Family Enterpriser, Corp.  
 Amelia Beasley-Pittman, Historic Dorsey Riverbend  
 Robert Lochrie, Attorney  
 Alan Hooper, Master Developer  
 Brian Poulin, Principal in Fat Village Limited Partners  
 Doug McCraw, Principal in Fat Village Limited Partners  
 Marcus Borges, Artist

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

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

Chair Foderingham called the meeting to order at 3:00 p.m. and roll was called.

### **II. Approval of Minutes**

- September 10, 2019

**Motion** by Mr. Lewin, seconded by Mr. Calhoun, to approve the minutes of September 10, 2019. In a voice vote, the **motion** passed. (13-0)

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

Ms. Martin indicated that at the last meeting there was discussion that approximately \$10 million would be available for incentive funds. Previously discussion and present multi-year incentives will be provided during the next update.

### **IV. Request for Funding – Northwest 6<sup>th</sup> Investments, LLC Sistrunk Station – 616 NW 2<sup>nd</sup> Avenue - \$350,000**

Mr. Wojcik summarized the project and noted that this is a fund request for \$225,000 to Northwest 6<sup>th</sup> Investments, LLC from the PBIP program and \$125,000 from the Façade Program. The project will connect to the Sistrunk Market to create communal workspace, retail, cultural space and art stalls and the estimated cost of renovation is around \$750,000. As a community benefit, reduced rent is being offered to CRA residents for all space offered. There will also be a monthly Farmer's Market and outdoor art displays as well as complimentary outside yoga meditation classes. Approval of the project is recommended.

Chair Foderingham asked if any of the Board members were approached by anyone prior to this meeting regarding this project. No disclosures were made.

Steven Dapuzzo, Jr., indicated that the front of the Sistrunk Market is nearing completion and in acquiring the second property for Sistrunk Station, they feel there is a huge demand for co-working space and lifestyle businesses. The Sistrunk Market has smaller kiosks, which are driven towards food and beverage. The Sistrunk Station is a market for smaller retailers, artist kiosks, etc. Part of the approved money would go towards additional parking in the rear, which would alleviate pressure from the surrounding area, outdoor space for an artist area, garden, places to paint, and a monthly Farmer's Market as well as other day events. That area would be used by local citizens and space would be offered for local communities and there would be no charge for local non-profit organization meetings.

Mr. Murphy asked what was the anticipated occupancy and time of opening.

Mr. Dapuzzo, Jr. stated that the Sistrunk Market has been fully subscribed for nine months. There are invitations of interest for the Sistrunk Station and about 8,000 square feet out of 20,000 square feet has already been subscribed. As far as style, one of the proposed tenants is a tech company that makes apps on phones, and they are looking to take about 3,000 square feet. Rentals are being done in multi-sizes so they can foster start-ups who need a single office. They are doing more of a Google-style workplace, so the middle is earmarked to be very communal driven; a conference can be signed out, there is a kitchen, places to do music at night, etc.

Mr. Lewin mentioned that knowing there are smaller suites makes it easier for the CRA to make sure the 20% discounts are being given to the residents, which is a great benefit.

Chair Foderingham asked about the estimated timeframe for completion of this portion and noted that something was mentioned about doing Restrictive Covenants for five-year periods.

Mr. Dapuzzo, Jr. advised that their goal for completion is within six months. He was not familiar with the Restrictive Covenants.

Mr. Wojcik indicated that the standard loan provision is a five-year forgivable loan.

Chair Foderingham mentioned that the Restrictive Covenants should be long enough to maintain viability of the neighborhood because of certain uses currently allowed in that zoning district that you do not want to reappear in five or ten years.

Mr. Woods questioned if Chair Foderingham was talking about restricting the use and not having certain businesses.

Chair Foderingham clarified that she was talking about restricting the use to the first five years to the type of businesses proposed. She questioned what kind of analysis was done to show the viability of this type of project.

Mr. Dapuzzo, Jr. responded that public demand shows the viability of this project. The Sistrunk Market is fully leased and has been for quite a while; motivation is based on demand.

Chair Foderingham mentioned that light industrial was shown on one of the diagrams versus retail and she questioned the light industrial use envisioned.

Mr. Dapuzzo, Jr. advised that they are zoned for light industrial. The current visual of the property is horrible, but operable. They are trying to make the façade look better and pictures were shown in the Power Point. The loading dock is being moved, the front is

being painted, landscaping and parking is being added, and everything needed for curb appeal is being done.

Mr. Lagi mentioned parking and asked about the total number of spaces created.

Mr. Dapuzzo, Jr. stated that parking has to go for design. The front has 25 to 30 spaces, but there is an additional area on the other side of the garden, which is 1<sup>st</sup> Avenue, where there will be additional parking. He did not know how many spaces would be on 1<sup>st</sup> Avenue.

Ms. Crawford questioned if office spaces and prices were discussed.

Mr. Dapuzzo, Jr. advised that a preliminary estimate was in the package. Cohort offices tend to go from \$150 to \$200; the market rate is about \$500 for cohort offices.

Ms. Nunziata questioned if those would be triple net rents including the common work space.

Mr. Dapuzzo, Jr. responded yes for the cohort space. Some parts will be divided for a few larger units, perhaps 2,000 square feet.

**Motion** by Mr. Lewin, seconded by Ms. Crawford, to approve staff recommendations for Northwest 6<sup>th</sup> Investments, LLC. In a voice vote, the **motion** passed. (13-0)

Ayes: Lagi, Barber, Burrows, Calhoun, Crawford, Habibi, Lewin, Murphy, Nunziata, Quailey, Teague, Foderingham

Nays: None

**V. Request for Funding – V & R Family Enterprise, Corp.  
1227 Sistrunk Blvd. - \$350,000**

Mr. Wojcik summarized the project and noted that this is a request for \$350,000 from both the PBIP program and Façade Program for a renovation project. The property is owned by the Bolden family, long-time residents of both the CRA and Dorsey Riverbend for 50 years. The primary family business is residential rental property, which is managed by V & R Family Enterprise Corp. The property was purchased in 2007 and they were unaware of the extensive costs it would take to put the building and site back into service. It was noted that the building failed to pass the 40-year inspection. The City Housing and Community Development Division awarded the Bolden's \$295,000 in 2017 to help renovate the building. After a thorough review by CRA Staff, it was determined that the costs would be approximately \$725,000 including permitting and design fees to put it back into service. The Bolden's would like to put five rental units on the second floor and use the first floor as a banquet hall for the community. The community benefit is the five affordable rental units on the second floor, which rents are set by HUD rental limits to lower income individuals and to provide a much-needed rental hall space for weddings and other events that currently do not exist in the neighborhood. It is important not to lose more buildings in the corridor to demolition and to assist stakeholders

in the community be a part of the redevelopment effort. The 40-year inspection requirement cannot be satisfied unless improvements are done. There are running fines associated with this property and the Code Compliance Division is working with the CRA and the Boldens. Approval is recommended.

Chair Foderingham questioned if any of the Board members were approached prior to this meeting by the applicants regarding this project. No disclosures were made.

Tommy Bolden, applicant, explained that his mother and father purchased the building to be used as a banquet hall so weddings and events could be held in the neighborhood. He noted that his family also owns property behind the building.

Mr. Wojcik advised that there is a large parking lot in the rear, which would be resurfaced and landscaped. Once the project is complete it will look like new.

In response to Ms. Teague, Mr. Wojcik indicated that there was not a picture of how the property would look. This is a small business owner and unlike larger developers, the owner does not have the funds to generate \$5,000 renderings. The project will be managed by the CRA and the CRA is already in the process of securing pricing. There is a complete set of plans and it was noted that there may be some tweaks to the plan, but otherwise, the architectural plans are done and have been paid.

Mr. Murphy mentioned the \$295,000 from the City and the \$350,000 from the CRA, for a total of about \$650,000 to create a banquet hall and five rentals. He stated that it appeared that the banquet hall would only generate about \$24,000 to \$30,000 a year.

Mr. Wojcik stated that they are going to start slow; a couple thousand dollars a month in revenue was figured and after that it could increase 25% a year for a five-year period. Rent for the residential rentals are set by HUD and will be very affordable, which will provide a steady stream of income.

Mr. Bolden advised that they are moving their home offices to this location as well.

Mr. Murphy expressed concern about spending \$350,000 from the CRA for a business that will not add a lot and maybe break even.

Mr. Wojcik has been approached by many residents over the years with an idea of setting up a rental hall, which apparently has a large need. They are trying to renovate this building to save it; everything else has been torn down. This building has a demolition order, so if it does not get repaired it is gone. The space downstairs is flexible; it is not going to have a total commercial kitchen, but there will be a warming kitchen and two handicap restrooms. It could be converted into a full restaurant if necessary, with some additional expense by the tenant.

Mr. Murphy questioned if there was anything special or unique that warrants saving this building.

Mr. Wojcik stated that the architecture along Sistrunk Boulevard is not standout architecture, but is important to the community, providing history and neighborhood compatibility. It is part of the fabric of what used to be the street. These are the features of what used to be the Sistrunk corridor and the CRA would like to see this building saved.

Mr. Lewin questioned if the sound of the banquet hall would somehow be buffered from the residential units upstairs.

Corey Ritchie, construction manager, stated that the architect went through the building, which has metal joist systems with a metal deck that should be poured with concrete.

In response to Mr. Habibi, Mr. Wojcik stated that there is no recorded mortgage on the property.

Ms. Nunziata mentioned the \$490,000 fine and questioned if it is a possible issue.

Mr. Wojcik indicated that the only issue is that Code fines cannot be removed unless the property passes the 40-year inspection. The fine was placed by the Special Magistrate and it is unknown if the entire fine would be reduced, but it would be recommended the fine be zero or significantly reduced. The fine is currently \$490,000 and the fine is \$300 per day.

Mr. Wojcik stated that the Code fines have been running about a year and a half to two years. Mr. Murphy mentioned sources of capital and questioned if the \$80,000 the developer is contributing is new money or if that was money used to acquire the property.

Mr. Bolden advised the money is for construction. The applicant provided financials and bank statements and noted that there is money available.

In response to Mr. Habibi, Mr. Bolden stated that the building was purchased in 2007 for \$326,000.

Mr. Ritchie stated that it would take six to eight months to complete the work. The drawings have already been approved by the Building Department and it is currently out for bidding.

Ms. Nunziata mentioned parking and commented that only eight spaces are going in the rear parking lot.

Mr. Bolden stated that there is City parking on 6<sup>th</sup> Street as well as parking down the street and across the street.

Pamela Beasley-Pittman, Historic Dorsey Riverbend, was recognized by the Chair. She stated she was in support of the project. Ms. Beasley and others would like to see the building preserved in the corridor and they would like the banquet hall.

Chair Foderingham commented that this project shows that the CRA is doing what it can to revitalize the Sistrunk corridor.

**Motion** by Mr. Lewin, seconded by Ms. Burrows, to approve staff recommendations for Northwest 6<sup>th</sup> Investments, LLC. In a voice vote, the **motion** passed with Mr. Murphy opposed. (12-1)

Ayes: Lagi, Barber, Burrows, Calhoun, Crawford, Habibi, Lewin, Lue, Nunziata, Quailey, Teague, Foderingham  
Nays: Murphy

**VI. Request for Funding – Fat Live Limited Partnership/Evergreen Partners III LLC/Urban Street Development  
Fat Village – NW 5<sup>th</sup> Street at NW 1<sup>st</sup> Avenue - \$5,000,000**

Mr. Wojcik summarized the project and noted that this is a funding request for \$5 million. The CRA is financing an affordable housing project in Fat Village. The proposal is for a 13-story, 125-unit housing project in Fat Village with 31 market rate units and 94 Affordable Housing units. The developer is applying for 9% low income housing tax credit from Florida Housing Finance Corporation, and \$5 million from Broward County under its Multi-Family New Construction RFP. The developer's first mortgage will be a loan in the amount of approximately \$10.5 million; tax credits will generate approximately \$27 million and County money and CRA funds will fill the gap. All gap financing, both CRA and County, needs to be committed by November 7, 2019, which is the application due date for the loan for the Housing Tax Credit offering. The loan must be approved by the CRA before then, so funding is contingent upon the award of the 9% tax credit and the \$5 million loan from Broward County. Approval is recommended.

Chair Foderingham questioned if any Board members were approached by any applicants regarding this project. No disclosures were made.

Attorney Robert Lochrie, Alan Hooper, Master Developer, Brian Poulin and Doug McCraw, Principals, were present.

Attorney Lochrie explained that the specific request is for gap financing assistance with Affordable Housing to be included in the overall Fat Village project. It is an important component because it serves as the anchor to everything else that will be happening within the project. A brief Power Point presentation was provided, and the following was noted:

- The concept is that there will be a place for all walks of life and all income levels to live, work, eat, socialize, grow into additional businesses, and potentially grow out of an Affordable Housing project into an all market rate project all within the same two-block area.
- Fat Village stands for food, arts, entertainment, and technology.
- The area currently does not have good pedestrian connections, sidewalks, parking, or drainage and there is no landscaping.
- Existing warehouse buildings will be restored and kept as part of this project and will be incorporated within the overall design.

- The Fat live project is an Affordable Housing project where there is a mix of income with people at 30% median income, 60% AMI, 80% AMI, and market rate all within one building.
- In addition to residential, there is another office building that includes collaborative office space and working space that different people can occupy and there is a more traditional office building on the north side.
- To the south is another office building, and a hotel will be incorporated as well as a central parking garage. Market rate housing is to the north.
- 1<sup>st</sup> Avenue will be completely reimagined with wide sidewalks, large plaza areas, outdoor seating, ground floor retail and restaurants.
- There will also be a chef incubator where people who want to start their own enterprise can rent space and practice their skills.
- There will be an art gallery space on Andrews Avenue.

Chair Foderingham commented that #1 on the Conceptual Master Plan is the area the Board is concerned about.

Attorney Lochrie advised that is the first phase of the project. The next slide showed all uses with a color code. Even though this is a unified project, each of the buildings identify themselves. The Affordable Housing project will cost the same and have all the same external treatments as all the other buildings. The next few slides showed a typical Andrews Avenue and a view towards the south. The next view was along Andrews Avenue to give a feel how that would play out with artist studios. There is a north view looking south towards the Affordable Housing project and the fat iron building, which is a placeholder for art. Another slide showed outdoor seating and restaurants and an area showing the chef incubator. One important component that will be anchored with the residential portion is a State-of-the-Art Walk, which will occur once a month. All the space along 1<sup>st</sup> Avenue will be shut down for special events and extend along Andrews Avenue where the galleries are located. It is believed that having an affordable component in this project is important and that is why they are requesting assistance to bring that component to go along with all the other market rate portions of the project.

Mr. Lewin commented that there appeared to be a lot of office, about 190,000 square feet, and questioned if market studies were conducted to show that it would absorb well.

Mr. Hooper stated that the project would be done in phases. The first building would be part of the warehouses growing out of the back and two stories of that would be collaborative. It was noted that one office user wants 30,000 square feet to start. It is believed that with so much young talent within the area as well as new things coming on Sistrunk Boulevard, there is a real attraction for office users and businesses to locate where they can cultivate some of the existing young talent. There are some spaces on the other side near the Himmarshee District, and many calls are received from people who want to be in that area. Calls are also received from people who want to open businesses and still be close to the Brightline Train Station.

Mr. Murphy questioned the cost of the first phase and of the entire project.

Attorney Lochrie advised that construction costs on this one building is \$34 million and the overall construction cost is \$246 million.

Mr. Murphy questioned if the applicant anticipates coming back to the CRA for other components of the project in the future.

Attorney Lochrie stated that at this point that is undefined. The key component is the Affordable Housing component, which is their request.

Mr. Lewin questioned how the warehouses would be maintained.

Mr. Hooper stated that there are three warehouses that look like airplane hangars. They are going to cut into the back of those warehouses and grow out of the back with an office building.

Mr. Habibi questioned if the affordable side of this project is part of the CRA grant and if so, what the alternative is.

Attorney Lochrie advised that the alternate would be market rate housing. The gap that Broward County estimates is what is needed for this project. There is a need; 50% of all households in Broward County are strapped for housing.

Mr. McCraw indicated that he is overseeing the arts program. The workforce housing component is very important for Fat Village because they want to allocate a substantial portion to artists. It is a critical component to create and keep artists in that area.

Mr. Lewin questioned if there would be an urban downtown metro street feel.

Mr. McCraw stated that there would be a curated art experience on the street and inside the buildings. There would also be an art space like the project space on Andrews Avenue.

Mr. Hooper stated that they do not want to lose what the artists provide to this neighborhood. Fat Village is going to go through a change whether they are here or not. It is this groups intent to preserve the nature of the art and to infuse it throughout the entire project.

In response to Mr. Lue, Mr. Hooper stated that it is rental property.

Ms. Teague questioned how many Affordable Housing units there would be.

Mr. Hooper advised that the building is 125 units; 15% are going to be at 30% AMI, 40% and 60% AMI, 20% and 80% AMI, and then there will be market rate as well; 94 units are Affordable. Mr. Hooper explained that AMI is Area Median Income. The 30% means in order to live in that unit, someone must make 30% of the Area Median Income or less and rent is based on that income.

Mr. Lewin commented that he has talked to existing tenants and questioned if there has been any complaints or support.

Mr. McCraw stated that there is always trepidation as to what is happening.

Mr. Borges indicated that he is an artist and he wants to live here.

In response to Mr. Lewin, Attorney Lochrie advised that not getting tax credits would not hold up the rest of the project and he presumed they would probably try again.

Ms. Crawford questioned if the subsidized artist space is already there.

Mr. McCraw referenced the Sailboat Bend project for artists, which was probably done some years ago.

In response to Ms. Nunziata, Mr. Poulin advised that parking is in the workforce building.

Mr. Habibi questioned the timeline of the entire project.

Mr. Hooper stated this project is progressing through steps; the entire project is in review with DRC at this time. If awarded the credits, the project will go to HUD for review.

Mr. Poulin stated that construction would begin in January 2021 and would be finished 18 months later.

Mr. Hooper stated that with HUD approval, entitlements and plans could be put together and in for permit at about the same time. He described the progression and stated that the hotel would come last in 2024 or 2025.

Chair Foderingham questioned what would be left for the year if \$5 million was recommended.

Mr. Woods indicated that the funds would be spread over five years, so it would be a \$1 million commitment from the \$10 million Ms. Martin spoke about earlier. There are different pots of money and this would be taken from DIP pot.

Chair Foderingham did not disagree that workforce housing is needed, but she thought other areas in the CRA needed the funding more than the projected location. She expressed concern about money going into the Sistrunk corridor west of 7<sup>th</sup> Avenue even though there is a need for Affordable Housing in that area. There is so much residential construction that has already been done in Flagler Village and Progresso. There are several projects currently under construction and there is still an additional number of approved apartment projects under construction. She felt the 94 affordable units are needed elsewhere.

Mr. Habibi stated that 94 affordable units cost \$5 million.

Attorney Lochrie advised that it comes out to about \$53,000 per unit. Broward County recently came out with a report that stated that the gap was about \$100,000, but that is a different funding model. Compared to the 613 project further to the west, which is workforce housing, but not restricted to Affordable Housing, this is an Affordable Housing project that will be

restricted for 50 years. He noted that the Sweeting Estates project was at about \$60,000 per unit.

Mr. Poulin mentioned the economic report and stated that \$5 million was coming into this community with the idea of \$37 million worth of economic improvements for the City.

Mr. Hooper commented that there are 29 permanent jobs just from that piece and 980 jobs overall for the entire project. Currently, the way the State law has been set up, each cycle year one project gets awarded by the County. It is believed that they are a good situation for that and if this is not awarded, that means some other community would get the Affordable Housing project.

In response to Mr. Habibi, Attorney Lochrie advised that the apartments being constructed on the side of Andrews Avenue is one large block project with about 400 market rate unit rentals.

Ms. Nunziata questioned if job creation, permanent and temporary, was previously discussed by the Board as far as putting it in the agreement and not making it goals.

Attorney Lochrie stated that is usually done when giving contributions for a business to create jobs and an obligation is created and tied with it. CRA assistance is not being requested to create jobs, they are asking for funding. He thought the stipulation that needed to remain for Affordable Housing for 50 years was something they would agree with and the stipulations they must get funded through the State.

Chair Foderingham questioned the status of approval with the County

Mr. Poulin stated that an application was submitted a week ago and there is a fast track process to get the approval done by the November 7, 2019 application date; he thought announcements would be made within two weeks.

Mr. Habibi questioned if anything could change if this money was spread out over five years.

Attorney Lochrie indicated that if funding was not received from one of the other sources the funding would not be there, and terms would be negotiated in the loan document.

Mr. Hooper stated that they are applying with Florida Housing Finance for tax credits. Once they apply and credits are awarded everything is locked. Florida Housing Finance will make sure all their rules are being followed.

Ms. Barber commented that she lives two blocks away and noted that all new development has been market rate and it is changing the nature of the neighborhood. She would like more low-cost housing in the area to accommodate.

**Motion** by Mr. Murphy, seconded by Mr. Lue, to approve staff recommendations for Fat Village – NW 5<sup>th</sup> Street at NW 1<sup>st</sup> Avenue. In a voice vote, the **motion** passed with Chair Foderingham opposed. (12-1)

Ayes: Lagi, Barber, Burrows, Calhoun, Crawford, Habibi, Lewin, Lue, Murphy,  
Nunziata, Quailey, Teague  
Nays: Foderingham

## **VII. Communication to CRA Board of Commissioners**

None.

## **VIII. Old/New Business**

Chair Foderingham announced that “Finally Friday” will be on October 25, 2019.

## **IX. Public Comments**

None.

## **X. Adjournment**

There being no further business to come before the Board at this time, the meeting was adjourned at 4:20 p.m.

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

[Minutes prepared by C. Guifarro, Prototype-Inc.]

**Northwest Progresso Flager Heights CRA Spend and Encumbrance LOG ( FY 2017- FY 2020 )**

**Projected Balance AS OF 10.30.2020**

**\$ 2,278,470**

PROJECT COMPLETED
ASSIGNED BUT NOT STARTED
IN PROGRESS
CRA BOARD APPROVED, BUT NOT YET ENCUMBERED. PENDING DOCUMENTS
NOT YET APPROVED BY CRA BOARD

**Fiscal Year 2017**

Index Code: CRA091701

Fiscal Year 2017 - Ending Balance \$1,661,884

Index Title	LOCATION	Vendor Name	Encumbered	Paid as of 10.30.2019	O/S Balance as of 10.30.2019	STATUS	% Complete
COMMERCIAL FACADE IMPR PROGRAM FY 17	726 NE 2nd Ave	INVASIVE SPECIES BREWING LLC (A)	24,796.00	(15,318.00)	9,478.00	COMPLETED	100%
COMMERCIAL FACADE IMPR PROGRAM FY 17	914 Sistrunk Blvd	FPA II LLC ( THE PHARMACY PROJECT) (B)	375,000.00	-	375,000.00	IN PROGRESS	95%
COMMERCIAL FACADE IMPR PROGRAM FY 17	816 NW 6th Ave	BRODY FAMILY INVESTMENTS LLC	350,000.00	(250,776.57)	99,223.43	COMPLETED	100%
COMMERCIAL FACADE IMPR PROGRAM FY 17	728 NW 7 Terr.	728 NW 7 Terr.	7,500.00	(7,500.00)	0.00	COMPLETED	100%
COMMERCIAL FACADE IMPR PROGRAM FY 17	723 NE 2 Ave	723 NE 2 Ave	15,000.00	(15,000.00)	0.00	COMPLETED	100%
COMMERCIAL FACADE IMPR PROGRAM FY 17	731 NE 2 Ave	731 NE 2 Ave	15,000.00	(15,000.00)	0.00	COMPLETED	100%
COMMERCIAL FACADE IMPR PROGRAM FY 17	737 NE 2 Ave	737 NE 2 Ave	15,000.00	(15,000.00)	0.00	COMPLETED	100%
COMMERCIAL FACADE IMPR PROGRAM FY 17	913 NE 4th Ave	Rechter Holdings (913 NE 4 Ave)	15,000.00	(15,000.00)	0.00	COMPLETED	100%
COMMERCIAL FACADE IMPR PROGRAM FY 17	725 Progresso Drive	Moody Insurance (725 Prog. Dr.)	7,500.00	(7,500.00)	0.00	COMPLETED	100%
COMMERCIAL FACADE IMPR PROGRAM FY 17	1740 NW 3 Ct	CHDS, LLC (1740 NW 3 Ct)	11,300.00	(11,300.00)	0.00	COMPLETED	100%
COMMERCIAL FACADE IMPR PROGRAM FY 17	610/618 NW 9th Ave	PROVIDENT FORT LAUDERDALE LLC (C)	125,000.00	-	125,000.00	IN PROGRESS	20%
			\$ 961,096.00	\$ (352,394.57)	\$ 608,701.43		

CRA091701

Index Code: CRA091702

Index Title	LOCATION	Vendor Name	Encumbered	Paid as of 10.30.2019	O/S Balance as of 10.30.2019	STATUS	% Complete
PROPERTY & BUSINESS IMPROV PROGRAM FY17	726 NE 2nd Ave	INVASIVE SPECIES BREWING LLC (A)	85,557.00	(85,557.00)	0.00	COMPLETED	100%
PROPERTY & BUSINESS IMPROV PROGRAM FY17	900/914 & 930 Sistrunk Blvd	FPA II LLC ( THE PHARMACY PROJECT) (B)	373,500.00	-	373,500.00	IN PROGRESS	95%
PROPERTY & BUSINESS IMPROV PROGRAM FY17	610/618 NW 9th Ave	PROVIDENT FORT LAUDERDALE LLC (C)	225,000.00	-	225,000.00	IN PROGRESS	15%
PROPERTY & BUSINESS IMPROV PROGRAM FY17	913 NE 4th Ave	Rechter Holdings (913 NE 4 Ave)	100,000.00	(100,000.00)	0.00	COMPLETED	100%
PROPERTY & BUSINESS IMPROV PROGRAM FY17	725 Progresso Drive	Moody Insurance (725 Prog. Dr.)	50,000.00	(50,000.00)	0.00	COMPLETED	100%
PROPERTY & BUSINESS IMPROV PROGRAM FY17	931 NW 12th Ave	Italian Artisans; Inc	25,000.00	(25,000.00)	0.00	COMPLETED	100%
			\$ 859,057.00	\$ (260,557.00)	\$ 598,500.00		

CRA091702

Index Code: CRA091703

Index Title	LOCATION	Vendor Name	Encumbered	Paid as of 10.30.2019	O/S Balance as of 10.30.2019	STATUS	% Complete
STREETSCAPE ENHANCEMENT PROGRAM FY 17	707-727 Noth Federal Hwy	FLAGLER VILLAGE LAND TRUST (Quantum)	500,000.00	-	500,000.00	IN PROGRESS	35%
STREETSCAPE ENHANCEMENT PROGRAM FY 17	315 NW 1st Ave	Flagler Village Hotel - Move to FY20	329,933.00	-	329,933.00	IN PROGRESS	35%
STREETSCAPE ENHANCEMENT PROGRAM FY 17	913 NE 4th Ave	Rechter Holdings (913 NE 4 Ave)	91,267.00	(91,267.00)	0.00	COMPLETED	100%
STREETSCAPE ENHANCEMENT PROGRAM FY 17	725 Progresso Drive	Moody Insurance (725 Prog. Dr.)(9143 Tyler)	20,000.00	(20,000.00)	0.00	COMPLETED	100%
STREETSCAPE ENHANCEMENT PROGRAM FY 17	773 NE 3rd Ave	Fairfield Flagler LP	329,503.00	(329,503.00)	0.00	COMPLETED	100%
STREETSCAPE ENHANCEMENT PROGRAM FY 17	103 E. Sistrunk Blvd	ID Flagler Village - Triangle	251,078.00	(251,078.00)	0.00	COMPLETED	100%
STREETSCAPE ENHANCEMENT PROGRAM FY 17	901 Progresso Drive	Urban North LLC	42,000.00	(42,000.00)	0.00	COMPLETED	100%
			\$ 1,563,781.00	\$ (733,848.00)	\$ 829,933.00		

CRA091703

Index Code: CRA091704

Index Title	LOCATION	Vendor Name	Encumbered	Paid as of 10.30.2019	O/S Balance as of 10.30.2019	STATUS	% Complete
DEVELOPMENT INCENTIVE PROGRAM FY 17	550 W. Sunrise Blvd	LPF REALTY FL LLC	1,500,000.00	(1,500,000.00)	0.00	COMPLETED	100%

DEVELOPMENT INCENTIVE PROGRAM FY 17	613 NW 3rd Ave	613 NW 3RD AVE LLC (YR 1)	4,000,000.00	(4,000,000.00)	0.00	IN PROGRESS	30%
DEVELOPMENT INCENTIVE PROGRAM FY 17	All -Aboard Florida	FLORIDA EAST COAST INDUSTRIES, LLC	183,820.00	-	183,820.00	COMPLETED	100%
DEVELOPMENT INCENTIVE PROGRAM FY 17	1409 Sistrunk Blvd	YOUNG MENS CHRISTIAN ASSOC OF S FLA INC (YR 1)	1,250,000.00	-	1,250,000.00	ASSIGNED BUT NOT STARTED	0%
DEVELOPMENT INCENTIVE PROGRAM FY 17	837 NE 3rd Ave	Wine Watch, LLC	50,000.00	(50,000.00)	0.00	COMPLETED	100%
DEVELOPMENT INCENTIVE PROGRAM FY 17	All -Aboard Florida	ALL ABOARD FLORIDA OPERATIONS LLC	281,274.00	-	281,274.00	COMPLETED	100%
CRA091704			<b>7,265,094.00</b>	<b>(5,550,000.00)</b>	<b>1,715,094.00</b>		

**Index Code: CRA091705**

Index Title	LOCATION	Vendor Name	Encumbered	Paid as of 10.30.2019	O/S Balance as of 10.30.2019	STATUS	% Complete
PROPERTY TAX REIMBURSEMENT PROGRAM FY 17		Land Acquisition of 2 properties	190,000.00	(190,000.00)	0.00	COMPLETED	100%
PROPERTY TAX REIMBURSEMENT PROGRAM FY 17		Land Acquisition of 55 properties	612,291.00	(612,291.00)	0.00	COMPLETED	100%
PROPERTY TAX REIMBURSEMENT PROGRAM FY 17		Land Acquisition of properties	60,000.00	(60,000.00)	0.00	COMPLETED	100%
			<b>862,291.00</b>	<b>(862,291.00)</b>	<b>0.00</b>		

**Fiscal Year 2018**

**Index Code: CRA091801**

Fiscal Year 2018 - Ending Balance \$1,439,308 / Funds used as pre-payment to YMCA in FY18

Index Title	LOCATION	Vendor Name	Encumbered	Paid as of 10.30.2019	O/S Balance as of 10.30.2019	STATUS	% Complete
COMMERCIAL FACADE IMPR PROGRAM FY 18	300 W. Sunrise Blvd	DALES PROPERTIES 300 W SUNRISE LLC	125,000.00	-	125,000.00	IN PROGRESS ( Bidding)	15%
COMMERCIAL FACADE IMPR PROGRAM FY 18	1134 NW 6th Street	1134 LLC INC (Smitty's)	125,000.00	(81,427.50)	43,572.50	IN PROGRESS ( Permitting)	38%
COMMERCIAL FACADE IMPR PROGRAM FY 18	727 NE 3rd Ave	CIRCLE HOUSE COFFEE	87,771.60	(87,771.90)	-0.30	COMPLETED	100%
COMMERCIAL FACADE IMPR PROGRAM FY 18	711 Broward Blvd	JRS AUTOMOTIVE & PERFORMANCE ( European Autoservice)	44,493.00	(44,493.00)	0.00	COMPLETED	100%
COMMERCIAL FACADE IMPR PROGRAM FY 18	900 NE 3rd Ave	IHL PROPERTIES	50,000.00	(50,000.00)	0.00	COMPLETED	100%
CRA091801			<b>\$ 432,264.60</b>	<b>\$ (263,692.40)</b>	<b>\$ 168,572.20</b>		

**Index Code: CRA091802**

Index Title	LOCATION	Vendor Name	Encumbered	Paid as of 10.30.2019	O/S Balance as of 10.30.2019	STATUS	% Complete
PROPERTY & BUSINESS IMPR PROGRAM FY 18	315 E. Sistrunk Blvd	SOLID SOCCER LLC	225,000.00	0.00	225,000.00	IN PROGRESS ( Permitting)	0%
PROPERTY & BUSINESS IMPR PROGRAM FY 18	835-837 NE 2nd Ave	RECHTER PROGRESSO 837 LLC	50,000.00	(50,000.00)	0.00	COMPLETED	100%
PROPERTY & BUSINESS IMPR PROGRAM FY 18	835-837 NE 2nd Ave	RECHTER PROGRESSO 835 LLC	50,000.00	(50,000.00)	0.00	COMPLETED	100%
PROPERTY & BUSINESS IMPR PROGRAM FY 18	300 W. Sunrise Blvd	DALES PROPERTIES 300 W SUNRISE LLC	225,000.00	(86,625.00)	138,375.00	ASSIGNED BUT NOT STARTED	0%
PROPERTY & BUSINESS IMPR PROGRAM FY 18	1134 NW 6th Street	1134 LLC INC (Smitty's)	225,000.00	(171,684.80)	53,315.20	COMPLETED	100%
PROPERTY & BUSINESS IMPR PROGRAM FY 18	727 NE 3rd Ave	CIRCLE HOUSE COFFEE	100,000.00	(100,000.00)	0.00	COMPLETED	100%
PROPERTY & BUSINESS IMPR PROGRAM FY 18	924 NW 1st Street	MCCCLINTON HOLDINGS LLC	100,000.00	(100,000.00)	0.00	COMPLETED	100%
PROPERTY & BUSINESS IMPR PROGRAM FY 18	1545 NW 6th Street	BOODHWATTIE PERSAUD (BLACK STAR) (1)	50,000.00	(49,843.31)	156.69	IN PROGRESS	97%
CRA091802			<b>\$ 1,025,000.00</b>	<b>\$ (608,153.11)</b>	<b>\$ 416,846.89</b>		

**Index Code: CRA091804**

Index Title	LOCATION	Vendor Name	Encumbered	Paid as of 10.30.2019	O/S Balance as of 10.30.2019	STATUS	% Complete
DEVELOPMENT INCENTIVE PROGRAM FY 18	1409 Sistrunk Blvd	YOUNG MENS CHRISTIAN ASSOC OF S FLA INC (YR 2)	1,250,000.00	-	1,250,000.00	ASSIGNED BUT NOT STARTED	0%
DEVELOPMENT INCENTIVE PROGRAM FY 18	701 n. Andrews	EAST FORT LAUDERDALE RENTALS.COM LLC ( Startups Club )	350,000.00	(287,388.00)	62,612.00	IN PROGRESS	60%
DEVELOPMENT INCENTIVE PROGRAM FY 18	613 NW 3rd Ave	613 NW 3RD AVE LLC (YR 2)	2,000,000.00	(2,000,000.00)	0.00	IN PROGRESS	30%

DEVELOPMENT INCENTIVE PROGRAM FY 18	115 NW Sistrunk	NORTH WEST 6TH INVESTMENTS LLC - Sistrunk Market ( YR 1)	400,000.00	\$	-	400,000.00	IN PROGRESS	25%
DEVELOPMENT INCENTIVE PROGRAM FY 18	1409 Sistrunk Blvd	YOUNG MENS CHRISTIAN ASSOC OF S FLA INC (YR 3) - Prepayment Remaining FY18 funds	1,439,308.00	\$	-	1,439,308.00	ASSIGNED BUT NOT STARTED	0%
			<b>5,439,308.00</b>	<b>\$</b>	<b>(2,287,388.00)</b>	<b>3,151,920.00</b>		

## Fiscal Year 2019

Index Code: **CRA091901**

Fiscal Year 2019 - Ending Balance \$1,142,894 Funds will be used to pre-pay incentive programs and \$106K allocated to the Sweeting Doc CIP AND \$1,036,894 TO YMCA PREPA

Index Title	LOCATION	Vendor Name	Encumbered	Paid as of 10.30.2019	O/S Balance as of 10.30.2019	STATUS	% Complete
COMMERCIAL FACADE IMPR PROGRAM FY 19	401 NE 8th Street	401 NE 8th Street ( SOS Bar Lounge)	51,860.00	\$ -	51,860.00	ASSIGNED BUT NOT STARTED	0%
COMMERCIAL FACADE IMPR PROGRAM FY 19	560 NW 7th Ave	Cravemadness - Jamaican Jerk Resturant	20,000.00	\$ -	20,000.00	ASSIGNED BUT NOT STARTED	0%
COMMERCIAL FACADE IMPR PROGRAM FY 19	803 NW 1st Street	Orchestrated Brewers, LLC (D)	7,800.00	\$ (3,335.00)	4,465.00	ASSIGNED BUT NOT STARTED	0%
COMMERCIAL FACADE IMPR PROGRAM FY 19	801 NW 1st Street	801 NW 1st Street ( E)	57,853.00	\$ (56,811.01)	1,041.99	ASSIGNED BUT NOT STARTED	0%
COMMERCIAL FACADE IMPR PROGRAM FY 19	1455 Sistrunk Boulevard	Robert Bethel American Legion Post 220 (F)	125,000.00	\$ -	125,000.00	ASSIGNED BUT NOT STARTED	0%
COMMERCIAL FACADE IMPR PROGRAM FY 19		Provident Fort Lauderdale LLC ( Part B)	30,000.00	\$ -	30,000.00	ASSIGNED BUT NOT STARTED	0%
			<b>292,513.00</b>	<b>\$ (60,146.01)</b>	<b>232,366.99</b>		

Index Code: **CRA091902**

Index Title	LOCATION	Vendor Name	Encumbered	Paid as of 10.30.2019	O/S Balance as of 10.30.2019	STATUS	% Complete
PROPERTY & BUSINESS IMPR PROGRAM FY 19	401 NE 8th Street	401 NE 8th Street ( SOS Bar Lounge)	69,600.00	0.00	69,600.00	ASSIGNED BUT NOT STARTED	0%
PROPERTY & BUSINESS IMPR PROGRAM FY 19	560 NW 7th Ave	Cravemadness - Jamaican Jerk Resturant	225,000.00	0.00	225,000.00	ASSIGNED BUT NOT STARTED	0%
PROPERTY & BUSINESS IMPR PROGRAM FY 19	803 NW 1st Street	Orchestrated Brewers, LLC (D)	71,978.40	\$ (71,978.24)	0.16	ASSIGNED BUT NOT STARTED	0%
PROPERTY & BUSINESS IMPR PROGRAM FY 19	801 NW 1st Street	801 NW 1st Street ( E)	27,825.00	0.00	27,825.00	ASSIGNED BUT NOT STARTED	0%
PROPERTY & BUSINESS IMPR PROGRAM FY 19	201 NW 22nd Ave	Shipmonk	221,917.00	0.00	221,917.00	ASSIGNED BUT NOT STARTED	0%
PROPERTY & BUSINESS IMPR PROGRAM FY 19	1545 NW 6th Street	BOODHWATTIE PERSAUD (BLACK STAR) (1)	50,000.00	\$ (42,289.89)	7,710.11	IN PROGRESS	97%
PROPERTY & BUSINESS IMPR PROGRAM FY 19	1455 Sistrunk Boulevard	Robert Bethel American Legion Post 220 (F)	225,000.00	0.00	225,000.00	ASSIGNED BUT NOT STARTED	0%
PROPERTY & BUSINESS IMPR PROGRAM FY 19	612 NW 9th Ave	Provident Fort Lauderdale LLC ( Part B)	70,000.00	0.00	70,000.00	ASSIGNED BUT NOT STARTED	0%
PROPERTY & BUSINESS IMPR PROGRAM FY 19		Molly McGuire/Irish Hospital	500,000.00	0.00	500,000.00	ASSIGNED BUT NOT STARTED	0%
PROPERTY & BUSINESS IMPR PROGRAM FY 19		Batch Cookies, LLC	21,000.00	\$ (21,000.00)	0.00	ASSIGNED BUT NOT STARTED	0%
			<b>1,482,320.40</b>	<b>\$ (135,268.13)</b>	<b>1,347,052.27</b>		

Index Code: **CRA091903**

Index Title	LOCATION	Vendor Name	Encumbered	Paid as of 10.30.2019	O/S Balance as of 10.30.2019	STATUS	% Complete
STREETSCAPE ENHANCEMENT PROGRAM FY 19	401 NE 8th Street	401 NE 8th Street ( SOS Bar Lounge)	42,000.00	0.00	42,000.00	ASSIGNED BUT NOT STARTED	0%
			<b>42,000.00</b>	<b>0.00</b>	<b>42,000.00</b>		

Index Code: **CRA091904**

Index Title	LOCATION	Vendor Name	Encumbered	Paid as of 10.30.2019	O/S Balance as of 10.30.2019	STATUS	% Complete
Development Incentive Program FY 19	1409 Sistrunk Blvd	YOUNG MENS CHRISTIAN ASSOC OF S FLA INC (YR 3) (remaining funds \$1.4M from FY18 used as pre-payment to the YMCA).	0.00	0.00	0.00	ASSIGNED BUT NOT STARTED	0%
Development Incentive Program FY 19	613 NW 3rd Ave	613 NW 3RD AVE LLC (YR 3)	1,000,000.00	\$ (1,000,000.00)	0.00	IN PROGRESS	30%
Development Incentive Program FY 19	115 NW 6th Street	NORTH WEST 6TH INVESTMENTS LLC - Sistrunk Market (YR 2)	500,000.00	0.00	500,000.00	IN PROGRESS	90%
Development Incentive Program FY 19	1315 W. Broward Blvd	Jack and Jill (YR 1)	1,000,000.00	0.00	1,000,000.00	ASSIGNED BUT NOT STARTED	0%
Development Incentive Program FY 19	901 Progresso Drive	Avenue D'Arts .. Comfort Inn Suites (YR 1)	500,000.00	0.00	500,000.00	ASSIGNED BUT NOT STARTED	0%
Development Incentive Program FY 19	844/834/600 NW 9th Ave	Pizzeria	225,000.00	0.00	225,000.00	ASSIGNED BUT NOT STARTED	0%
Development Incentive Program FY 19	931/843 NW 8th Ave	Hoover Products Inc. (YR 1)	350,000.00	0.00	350,000.00	ASSIGNED BUT NOT STARTED	0%
Development Incentive Program FY 19	Sweeting Estates?	River Gardens Townhomes	1,500,000.00	0.00	1,500,000.00	ASSIGNED BUT NOT STARTED	0%
Development Incentive Program FY 19	1448 Sistrunk Blvd	Marglip Development (YR1)	800,000.00	0.00	800,000.00	ASSIGNED BUT NOT STARTED	0%
			<b>5,875,000.00</b>	<b>\$ (1,000,000.00)</b>	<b>4,875,000.00</b>		

**Fiscal Year 2020**

**Index Code: CRA092001**

Index Title	LOCATION	Vendor Name	Encumbered	Paid as of 10.30.2019	O/S Balance as of 10.30.2019	STATUS	% Complete
COMMERCIAL FACADE IMPR PROGRAM FY 20		Rhythm 2.0	\$ 50,000.00		50,000.00	ASSIGNED BUT NOT STARTED	0%
COMMERCIAL FACADE IMPR PROGRAM FY 20	1227 Sistrunk Blvd	V & R ENTERPRISES	125,000.00		125,000.00	PENDING	0%
COMMERCIAL FACADE IMPR PROGRAM FY 20	6160 NW 2nd Ave	NW 6TH AVENUE INVESTMENTS	125,000.00		125,000.00	PENDING	0%
CRA092001			<b>300,000.00</b>	<b>\$ -</b>	<b>300,000.00</b>		

**Index Code: CRA092002**

Index Title	LOCATION	Vendor Name	Encumbered	Paid as of 10.30.2019	O/S Balance as of 10.30.2019	STATUS	% Complete
PROPERTY & BUSINESS IMPR PROGRAM FY 20		Rhythm 2.0	100,000.00		100,000.00	ASSIGNED BUT NOT STARTED	0%
PROPERTY & BUSINESS IMPR PROGRAM FY 20	1134 NW 6th Street	1134 LLC INC (Smitty's) - Increase CHANGE ORDER	100,000.00		100,000.00	ASSIGNED BUT NOT STARTED	0%
PROPERTY & BUSINESS IMPR PROGRAM FY 20	1227 Sistrunk Blvd	V & R ENTERPRISES	225,000.00		225,000.00	PENDING	0%
PROPERTY & BUSINESS IMPR PROGRAM FY 20	6160 NW 2nd Ave	NW 6TH AVENUE INVESTMENTS	225,000.00		225,000.00	PENDING	0%
CRA092002			<b>650,000.00</b>	<b>\$ -</b>	<b>650,000.00</b>		

**Index Code: CRA092003**

Index Title	LOCATION	Vendor Name	Encumbered	Paid as of 10.30.2019	O/S Balance as of 10.30.2019	STATUS	% Complete
STREETSCAPE ENHANCEMENT PROGRAM FY 20	<b>315 NW 1 Ave</b>	<b>Flagler Village Hotel</b>	329,933.00	0.00	329,933.00	ASSIGNED BUT NOT STARTED	0%
CRA092003			<b>329,933.00</b>	<b>0.00</b>	<b>329,933.00</b>		

**Index Code: CRA092004**

Index Title	LOCATION	Vendor Name	Encumbered	Paid as of 10.30.2019	O/S Balance as of 10.30.2019	STATUS	% Complete
Development Incentive Program FY 20	710 NW 5th Ave	Thrive Progresso (YR 1)	500,000.00	0.00	500,000.00	ASSIGNED BUT NOT STARTED	0%
Development Incentive Program FY 20	710 NW 5th Ave	Thrive Progresso (YR 2)	1,000,000.00	0.00	1,000,000.00	ASSIGNED BUT NOT STARTED	0%
Development Incentive Program FY 20	901 Progresso Drive	<b>Avenue D'Arts .. Comfort Inn Suites (YR 2) - \$500,000</b>	500,000.00	0.00	500,000.00	ASSIGNED BUT NOT STARTED	0%
Development Incentive Program FY 20	931/843 NW 8th Ave	Hoover Products Inc. (YR 2)	750,000.00	0.00	750,000.00	ASSIGNED BUT NOT STARTED	0%
Development Incentive Program FY 20	1448 Sistrunk Blvd	Marglip Development (YR2)	700,000.00	0.00	700,000.00	ASSIGNED BUT NOT STARTED	0%
Development Incentive Program FY 20	1409 Sistrunk Blvd	YOUNG MENS CHRISTIAN ASSOC OF S FLA INC (YR 4)	1,250,000.00	0.00	1,250,000.00	ASSIGNED BUT NOT STARTED	0%
Development Incentive Program FY 20	115 NW 6th Street	<b>NORTH WEST 6TH INVESTMENTS LLC - Sistrunk Market (YR 3)</b>	500,000.00	0.00	500,000.00	ASSIGNED BUT NOT STARTED	0%
Development Incentive Program FY 20	501 NE 1st AVE	<b>Fat Village Limited Partners as Gap Financing for the FAT Live (YR 1)</b>	1,000,000.00	0.00	1,000,000.00	ASSIGNED BUT NOT STARTED	0%
<b>Development Incentive Program FY 20</b>			<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>NOT PRESENTED TO CRA BOARD</b>	<b>\$2Million FY20 funding</b>
CRA092004			<b>6,200,000.00</b>	<b>\$ -</b>	<b>6,200,000.00</b>		

**119 ENCUMBERED CRA INCENTIVES FY2017-FY2020**      \$ 33,579,658.00      \$ (12,113,738.22)      \$ 21,465,919.78

\* FY2018 Year end Balance of \$1.4M in incentivized used as Pre-payment to YMCA  
 \*\*613 LLC - Escrow Agent received \$7M  
 \*\*\*\* Projected Final Balance includes all items approved by the CRA Board.

**SUMMARY - NPF CRA INCENTIVE SPEND ANALYSIS**

Incentive Index Code	Incentive Name	FAMIS Bal as of 10.1.2019	Funds used toward Debt Service	Pending Budget Transfers ( Not yet posted in FAMIS)	Projected Encumbrance	Projected Ending Balance Fiscal Year 2020
CRA092001	Commercial Façade	\$ 1,524,959			\$ 300,000	\$ 1,224,959
CRA092002	Property & Business Impr	\$ 1,783,522			\$ 650,000	\$ 1,133,522
CRA092003	Streetscape Enhancement	\$ 1,000,000			\$ 329,933	\$ 670,067
CRA092004	Development Incentive	\$ 4,925,000	\$ 388,078		\$ 6,200,000	\$ (1,663,078)
CRA092005	Property Tax Reimbursement	\$ -			\$ -	\$ -
CRA092006	Residential Rehab	\$ 563,000			\$ -	\$ 563,000
CRA092007	Purchase Assistance	\$ 350,000			\$ -	\$ 350,000
CRA092010	Residential Façade & Landscaping	\$ -			\$ -	\$ -
<b>AVAILABLE BALANCE</b>		<b>\$ 10,146,481</b>	<b>\$ 388,078</b>	<b>\$ -</b>	<b>\$ 7,479,933</b>	<b>\$ 2,278,470</b>

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## MEMORANDUM

DATE: November 12, 2019

TO: NPF CRA Advisory Board Members

FROM: Clarence E. Woods III, NPF CRA Manager

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

SUBJECT: Funding of Pilot Project for Minor Home Repair, Painting and Landscaping for the Historical Dorsey Riverbend Community, in Partnership with *Rebuilding Together Broward County*, under the NPF CRA's Residential Façade and Landscaping Program, with a budget of \$255,000

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### **PROJECT DESCRIPTION**

The NPF CRA's neighborhood housing improvement program provides for residential façade and landscaping rehabilitation and improvements and is designed to provide funding for the beautification of single-family residential homes. In this pilot project, the NPF CRA will partner with *Rebuilding Together Broward County* to rehabilitate homes primarily within the Historical Dorsey Riverbend Community. With the assistance and guidance of the Historical Dorsey Riverbend Community Civic Association, homes in need of repair in a particular quadrant will be identified and rehabilitated in a block by block approach. The improvements will include primarily external repairs, external painting and installation of low maintenance landscaping. The services will be free of cost to the homeowners.

### **BACKGROUND**

*Rebuilding Together Broward County* is a leading national nonprofit organization, creating safe housing, revitalizing communities and eliminating slum and blight in communities. Through their collective efforts of community revitalization, they are able to identify and strengthen the assets already present in the area. The removal of slum and blight is just one component to building a healthy neighborhood. Focusing their efforts in one community, in a block-by-block approach, creates momentum for a neighborhood to be transformed over time. *Rebuilding Together* works to make a sustainable impact in the community by addressing quality of life issues through the provision of critical home repairs and improvements at no cost to the homeowner. *Rebuilding Together's* activities have a direct impact on: (1) retention of low-income

home ownership and improvement of affordable housing stock, (2) health, safety and independence of vulnerable populations, and (3) community and neighborhood revitalization.

Every *Rebuilding Together Broward County* project is a product of collaboration. For each project, *Rebuilding Together* recruits skilled labor, materials, and volunteers at a discounted rate or no cost. Each year they work with more than 1,000 volunteers, skilled trades persons and companies who help them provide health, safety and quality of life enhancements for families and homes. Since its inception, *Rebuilding Together Broward* has made immediate, long-term, and significant health and safety repairs to homes, changing the lives of more than 1,200 individuals. The retail value of *Rebuilding Together* services is estimated at more than \$4,000,000 based on financial donations, volunteer labor, and donated materials and supplies offered by dozens of local businesses and companies.

*Re-Build* is a movement to repair homes and revitalize communities across the country. *Rebuilding Together* is accelerating its work to support families with young children, seniors, veterans, people with disabilities and victims of disaster. The goal of the campaign is to transform neighborhoods throughout the country into vibrant places, restoring pride, dignity and hope in the community. *Rebuilding Together* uses a block by block approach, by working with community partners and neighborhoods to improve the life for individual homeowners, blocks and entire neighborhoods.

### **Objective**

The objective of this pilot program is to improve the visual landscape of the NFP-CRA area, to enhance the pride of ownership and to improve the property values by providing the home owners a means to repair and beautify their homes and landscapes. The program is now being expanded to the Historical Dorsey Riverbend Community and will be administered and implemented by *Rebuilding Together Broward County*, a nonprofit organization striving to enhance the lives of the residents and to transform neighborhoods block by block into vibrant communities.

### **Eligible Properties**

The properties eligible for improvements under this program are single-family residential homes, either owner-occupied or tenant-occupied residential investment properties.

### **Eligible Project Cost**

The NFP-CRA will work in conjunction with *Rebuilding Together Broward County* on this pilot program. The NFP-CRA will provide on average up to \$5,000 per property for

repairs, external painting and low maintenance landscaping, while *Rebuilding Together* will procure the building materials, tradesmen and volunteers for the project. Low maintenance landscaping is designed specifically for areas that are susceptible to drought, or for properties where water conservation is indicated.

### **Award Guidelines and Funding Conditions**

The NFP-CRA seeks for this program to ultimately be accessible to as many home owners in the area as possible. Only residential single-family homes, either owner-occupied or single-family tenant-occupied properties are eligible for this program. The property owners will sign a form that can be recorded that they accept the work and agree to maintain the improvements for the duration of seven (7) years. The maintenance is subject to normal City code policies.

### **Consistency with the NPF CRA Community Redevelopment Plan**

Section 8.C., titled “Other City and CRA Government Functions – CRA Incentives and Programming,” provides that the CRA will establish incentive programs as deemed appropriate to address redevelopment obstacles and these incentive programs may be modified, expanded, eliminated, or added as a new program at any time.

A major component of the redevelopment strategy for the NPF CRA is the revitalization of the residential neighborhoods. The Residential Façade and Landscaping Program is used to improve the visual impact of the residential properties and to enhance the pride of ownership, as well as the property values, in the entire redevelopment area. The project is consistent with the NPF CRA Community Redevelopment Plan which provides for physical improvements to enhance the overall environment, improve the quality of life and attract sound business and commercial development that provide employment and job opportunity.

### **Resource Impact**

There is a fiscal impact of this program to the CRA of \$255,000.00, which will be transferred from the Residential Rehabilitation Forgivable Loan Program to fund this program.

### **RECOMMENDATION**

Community Redevelopment Agency (CRA) staff recommends funding of this pilot project for minor home repair, painting and landscaping in the Historic Dorsey Riverbend Community, to be funded from the NPF CRA’s Residential Façade and Landscaping Program.

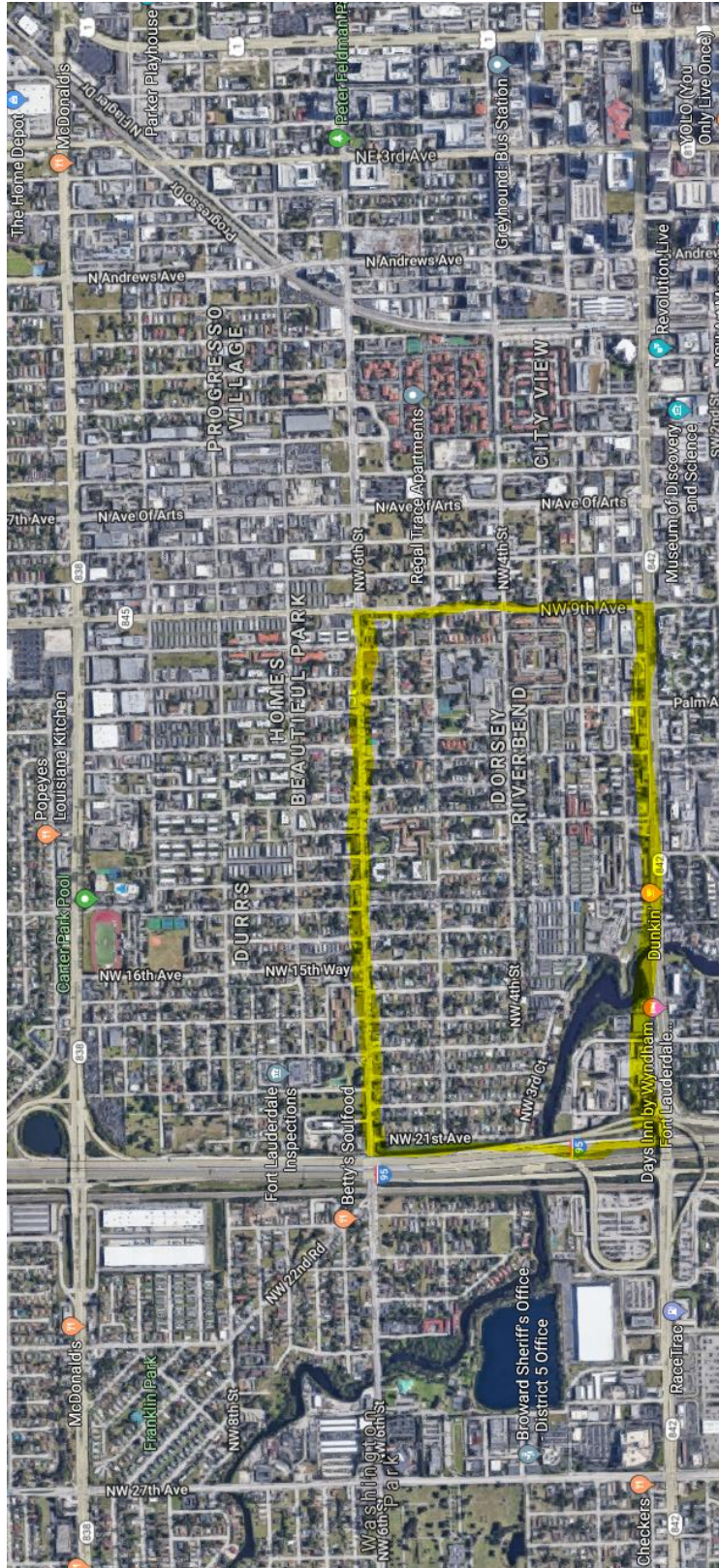
**Attachments**

Exhibit A: Location Map

Exhibit B: Photos of *Rebuilding Together Broward County's* Projects

Exhibit C: *Rebuilding Together Broward County* Program Description

**EXHIBIT "A"**  
**Location Map**



**EXHIBIT "B"**

**Rebuilding Together Broward County – Project Photos**





















## Some of Our Partners Include

Bank of America



**CBRE**  
CB RICHARD ELLIS



**JWR**  
CONSTRUCTION SERVICES



sears

Repairing homes, revitalizing communities, rebuilding lives.



9

**EXHIBIT "C"**

**Rebuilding Together Broward County Program Description**



# PROVIDENT PARK IMPROVEMENTS

*PROPOSAL BY FORT LAUDERDALE COMMUNITY REDEVELOPMENT AGENCY*

# PROVIDENT PARK

- 1412 NW 6<sup>th</sup> Street
- 1.4 Acres
- Currently Open Area & Picnic Area
- Events / Community Programming  
Rockin at Provident Park



# CRA DOLLARS AT WORK

- Interactive water splash pad
- Walking trail
- Bandstand / amphitheater
- Monuments to honor the neighborhoods history
- Additional trees and landscape



# **PROPOSED SITE PLAN**

**Design by ACAI Associates Inc.**



Monument Pedestal



Entrance Features



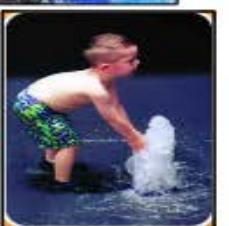
Entrance Features



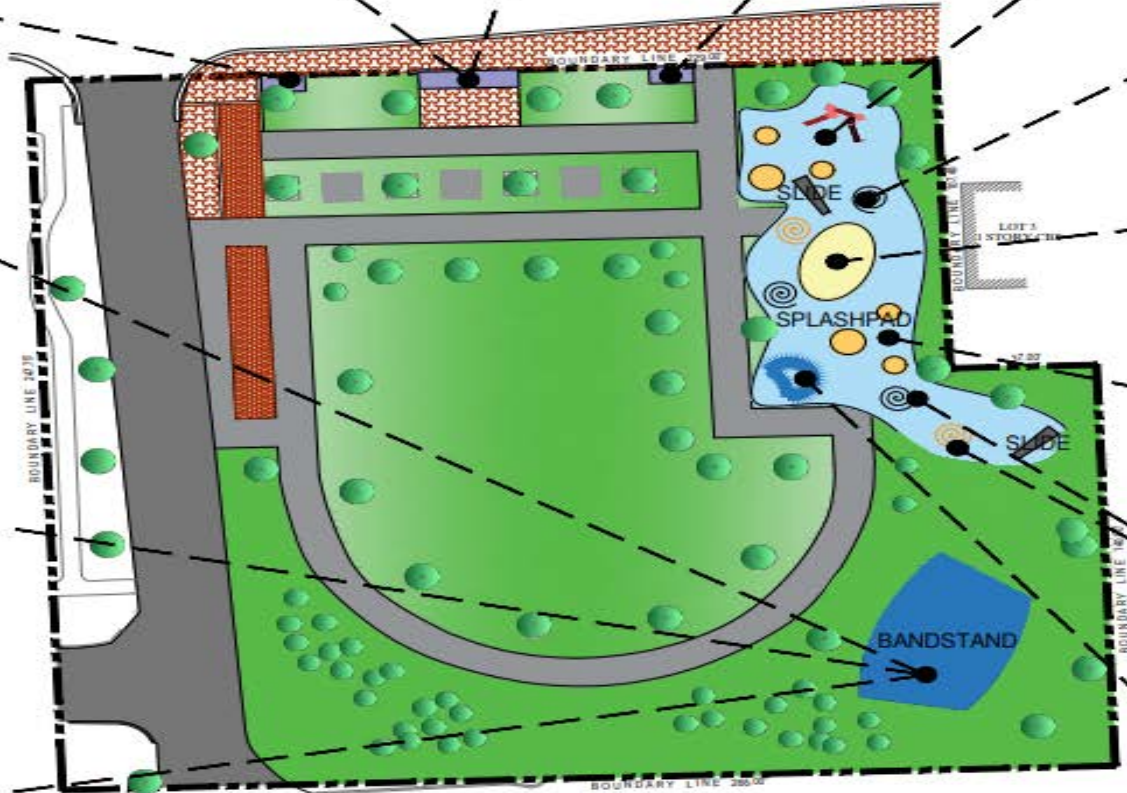
Monument Pedestal



Splash Pad Features

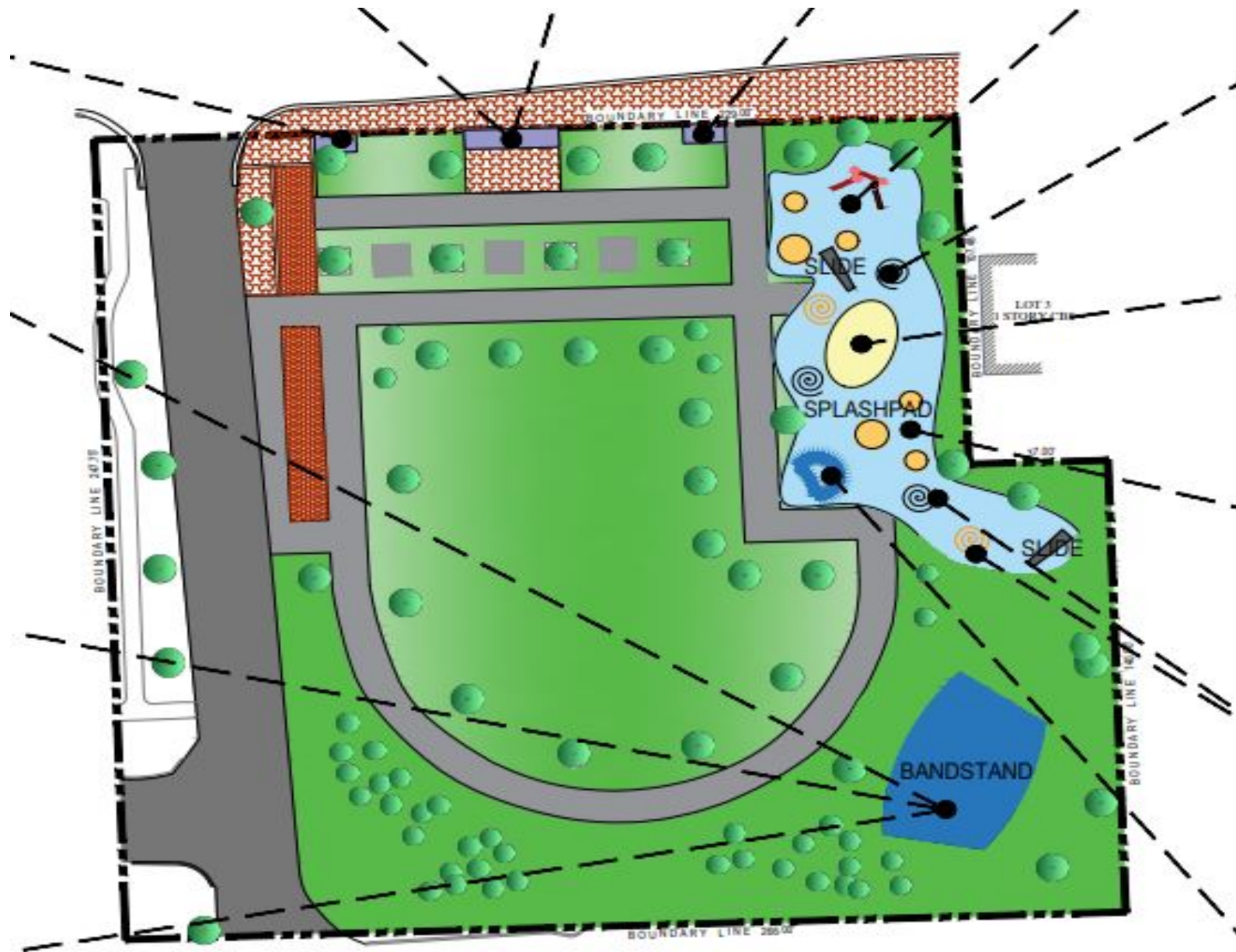


Bandstand



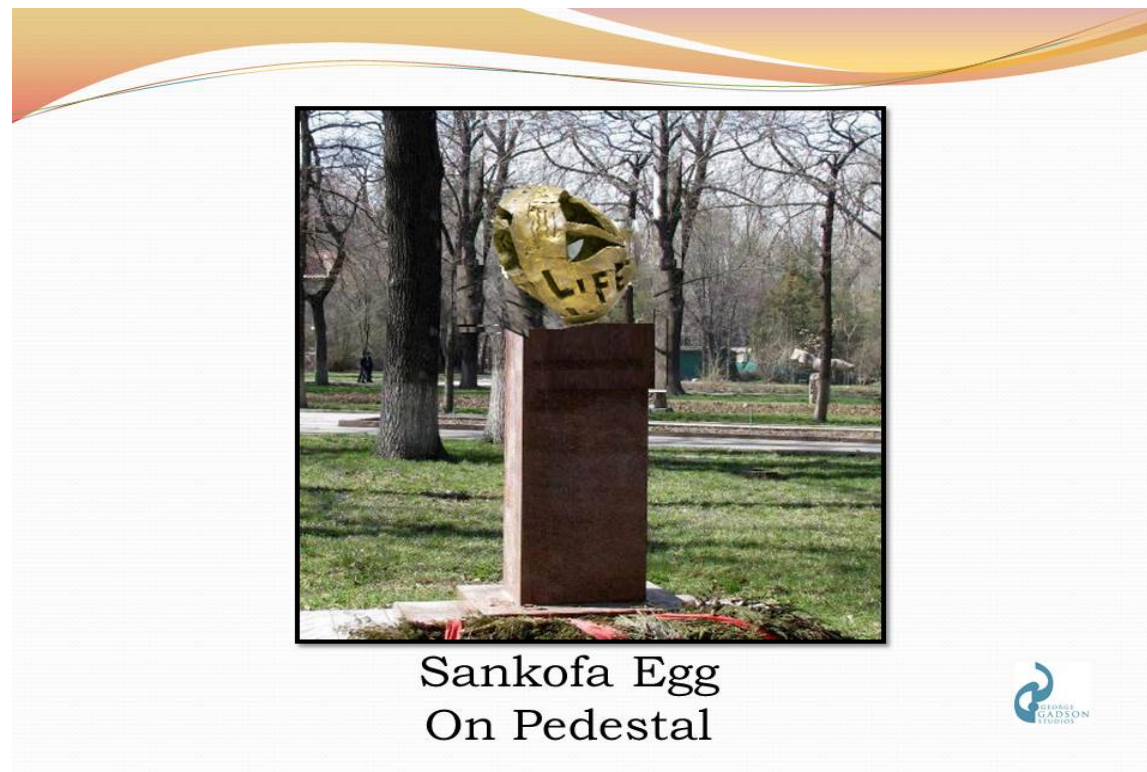
SITE PLAN  
SCALE: 1"=20'-0"





# PROPOSED HISTORIC RIVERBEND MONUMENT

- Concept Design by George Gadson Studios



# NEXT STEPS



City of Fort Lauderdale  
Community Redevelopment Agency  
Northwest –Progresso-Flagler Heights Area  
914 Sistrunk Blvd | Fort Lauderdale FL 33311  
[www.fortlauderdalecra.com](http://www.fortlauderdalecra.com)

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## MEMORANDUM

DATE: November 12, 2019

TO: NPF CRA Advisory Board Members

FROM: Clarence E. Woods III, NPF CRA Manager

BY: Eleni Ward-Jankovic, Housing and Economic Development Manager  
James Carras, Principal, Carras Community Investment, Inc.

SUBJECT: Economic Development Corporation Update

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### **BACKGROUND**

On April 2, 2019, a presentation was made to the CRA Advisory Board followed by a presentation to the CRA Board, on the feasibility of creating an economic development corporation (EDC) along with affiliated entities, a community development financial institution (CDFI) and a community development entity (CDE). In addition, the presentation outlined strategies to leverage Opportunity Zone Funds as well for projects and businesses in the CRA. The CRA plans to increase its financial resources for current and future area development, which will not only benefit the area presently, but also reach beyond the CRA's sunset in 2025 to provide the CRA's residents and businesses with increased financial resources for continued development. The goal is to leverage federal and other capital resources to assist in implementing the CRA's vision and plan. An EDC would create an additional development arm for the CRA and potentially include housing and mixed-use development, the development of commercial, office and retail uses, as well as serve as an organizational umbrella to other tools, such as the CDFI, and CDE. The following is a summary of each proposed activity:

### **OBJECTIVE**

1. *Economic Development Corporation:* The purpose of the EDC is to provide the CRA with an implementation vehicle that will provide resources to continue redevelopment after the CRA sunsets in 2025. The EDC will serve as a "development and investment arm" for the CRA. The potential activities of the EDC may include housing development, developing and operating community facilities, and the development of commercial/office/retail uses including business incubators. In addition, the EDC will provide assistance in leveraging other financing resources for development

projects and enterprise development through resources such as Opportunity Zone Funds, Section 108, EB5 and other development finance tools.

2. *Community Development Financial Institution:* The purpose of the CDFI will be to promote community development through the provision of capital lending and investing for housing and/or economic development purposes (e.g. micro and small business loans). CDFIs are certified by the U.S. Department of Treasury CDFI Fund which also provides financial assistance awards for capitalization and technical assistance purposes. Certification also helps leverage private sector (e.g. banks) loans and investments to grow the capital base of the CDFI. The CDFI, as mandated by the CDFI Fund, will also provide “development services” (i.e. technical assistance) to potential borrowers.

3. *Community Development Entity:* The purpose of the CDE is to create an entity with a mission to promote community development through the deployment of capital to businesses and real estate projects utilizing federal New Markets Tax Credits (NMTC). Certified CDFIs automatically qualify as certified CDEs. Capital is raised from private investors (e.g. banks, insurance companies) in exchange for tax credits valued at 39% over seven years that are competitively allocated by the U.S. Treasury Department CDFI Fund. The New Markets Tax Credit program is the largest federal economic development program with a budget of \$3.5 billion per year and is being considered for permanent extension.

Through the creation of these community and economic development entities, the CRA is laying the foundation to creating a model development and investment ecosystem for the CRA’s current activities as well as the future, beyond the CRA’s sunset. This investment model relies heavily on the principles of detailed market data and analysis, enhancing capacity of all stakeholders, inclusion of current residents and businesses in the implementation process and the leveraging of capital resources, including the CRA’s as well as the private sector and federal sources.

### **Consistency with the NPF CRA Community Redevelopment Plan**

Section 8.C., titled “Other City and CRA Government Functions – CRA Incentives and Programming,” provides that the CRA will establish incentive programs as deemed appropriate to address redevelopment obstacles and these incentive programs may be modified, expanded, eliminated, or added as a new program at any time.

A major component of the redevelopment strategy for the NPF CRA is the revitalization of the residential neighborhoods. The Residential Façade and Landscaping Program is used to improve the visual impact of the residential properties and to enhance the pride of ownership, as well as the property values, in the entire redevelopment area. The

project is consistent with the NPF CRA Community Redevelopment Plan which provides for physical improvements to enhance the overall environment, improve the quality of life and attract sound business and commercial development that provide employment and job opportunity.

### **Resource Impact**

There is no fiscal impact of this program to the CRA.

### **Consistency with the NPF CRA Community Redevelopment Plan**

Section 8.C., titled “Other City and CRA Government Functions – CRA Incentives and Programming,” provides that the CRA will establish [incentive] programs as deemed appropriate to address redevelopment obstacles and these incentive programs may be modified, expanded, eliminated, or added as a new program at any time.

This item is a *Press Play Fort Lauderdale Strategic Plan 2018* initiative, included within the Neighborhood Enhancement Cylinder of Excellence, specifically advancing:

- Goal 2: Be a sustainable and resilient community
- Goal 3: Be a community that finds opportunities and leverages partnerships to create unique, inviting, and connected gathering places that highlight our beaches, waterways, urban areas, and parks
- Goal 7: Be a well-positioned City within the global economic and tourism markets of the South Florida region, leveraging our airports, ports and rail connections.
- Goal 12: Be a leading government organization, managing our resources wisely and sustainably
- Objective 2: Facilitate a responsive and proactive business climate.
- Initiative 1: Evaluate and expand our existing portfolio of business attraction Incentives.

This item advances the *FastForward Fort Lauderdale 2035 Vision Plans*:

- We Are Community
- We Are Prosperous

### **RECOMMENDATION**

Community Redevelopment Agency (CRA) staff recommends creating an economic development corporation (EDC) along with affiliated entities, a community development financial institution (CDFI) and a community development entity (CDE) to increase its financial resources for current and future area development and to leverage private sector resources, in order to reach beyond the CRA’s sunset in 2025 and to provide the CRA’s residents and businesses with increased financial resources for continued development.

**Attachments**

Exhibit 1 - NPF CRA Joint Workshop Meeting Minutes (April 2, 2019)

# City of Fort Lauderdale

City Hall  
100 North Andrews Avenue  
Fort Lauderdale, FL 33301  
[www.fortlauderdale.gov](http://www.fortlauderdale.gov)



## Meeting Minutes

Tuesday, April 2, 2019

12:00 PM

Joint Workshop with Northwest-Progresso-Flagler Heights

Redevelopment Advisory Board

City Commission Conference Room

### **CITY COMMISSION WORKSHOP**

*FORT LAUDERDALE CITY COMMISSION*

*DEAN J. TRANTALIS Mayor - Commissioner*  
*BEN SORENSEN Vice Mayor - Commissioner - District IV*  
*HEATHER MORAITIS Commissioner - District I*  
*STEVEN GLASSMAN Commissioner - District II*  
*ROBERT L. McKINZIE Commissioner - District III*

*CHRIS LAGERBLOOM, City Manager*  
*JOHN HERBST, City Auditor*  
*JEFFREY A. MODARELLI, City Clerk*  
*ALAIN E. BOILEAU, Interim City Attorney*

**CALL TO ORDER**

Mayor Trantalis called the meeting to order at 12:12 p.m.

**ROLL CALL**

**Commission Members Present:** Commissioner Heather Moraitis, Commissioner Steven Glassman, Commissioner Robert L. McKinzie, Vice Mayor Ben Sorensen, and Mayor Dean J. Trantalis

**Northwest-Progresso-Flagler Heights Community  
Redevelopment Agency (NWPFH CRA) Advisory Board Present:**

**Present:** Chair Rhoda Glasco Foderingham, Vice Chair Dylan Lagi (Arrived at 12:18 P.M.), Leann Barber, Sonya Burrows, Kenneth Calhoun, Lisa Crawford, Alan L. Gabriel, Esq., John D. Hooper (Arrived at 12:20 P.M.), Michael Lewin, Steffen Lue, Christopher Murphy, Michelle Nunziata, Diane Randolph

**Not Present:** John P. Wilkes, Esq., Tina Teague

**QUORUM ESTABLISHED**

**Also Present:** City Manager Chris Lagerbloom, City Clerk Jeffrey A. Modarelli, City Attorney Alain E. Boileau and City Auditor John Herbst

**OLD/NEW BUSINESS****BUS-1** [19-0374](#)

## Incentives Discussion

1. Job Creation
2. Area of Focus
3. Training Programs

Mayor Trantalis reviewed the purpose and goals of the meeting. Chair Rhoda Glasco Foderingham commented on the need for discussion regarding the Northwest-Progresso-Flagler Heights Community Redevelopment Agency (NWPFH CRA) direction and goals moving forward. This includes housing, building development, job creation, training programs, transit concerns, WAVE reimbursement and the NWPFH CRA's sunseting timeline.

Mayor Trantalis commented on incentivizing job creation development goals through redevelopment, expounding on details. He also noted the need to identify priorities in anticipation of the NWPFH CRA sunseting.

Chair Foderingham commented on the need to inform neighbors of development projects, expounding on public relation details that would include announcement signage.

Mayor Trantalis recognized Clarence Woods, Area Manager for the NWPFH CRA. Mr. Woods acknowledged Chair Foderingham's comments, confirming that marketing of development projects would be addressed. Commissioner McKinzie said that all new development in the NWPFH CRA should be implemented in a robust manner to include CRA project branding.

Mayor Trantalis commented on the need for residents to be connected and involved in a tangible manner, i.e., ribbon cutting ceremonies. Chair Foderingham discussed the need to notify and involve NWPFH CRA neighbors throughout the process. Mr. Woods concurred.

Commissioner Glassman cited examples of how this topic is addressed within the Beach CRA. It includes "wrapping" the project site with conceptual drawings and additional pertinent information. Commissioner McKinzie concurred with Chair Foderingham's comments, stating that going forward project sites should have similar visibility.

In response to Mayor Trantalis' question, Mr. Woods discussed interaction with the Advisory Board regarding job creation opportunities. Job opportunities include temporary construction development and permanent employment, expounding on details and the availability of talent within the community to staff mandated job creation positions required for development project approval. Mr. Woods said developers are being requested to provide training for specific skill sets, expounding on details and related language contained in the current development agreement. The Advisory Board would like this language to be guaranteed, not aspirational. Mayor Trantalis commented on the need for developers to address training and education resources for residents within the NWPFH CRA. Further discussion ensued.

Vice Mayor Sorensen recommended working with Broward College to address job training programs for local residents, commenting on the efforts of its *Broward Up Program*. Board Member Alan Gabriel confirmed that the Advisory Board is focused on this topic and is working towards having developers make a job training commitment. Discussions ensued on Staff follow-through. Further discussion ensued on the process and the NWPFH CRA's expectations for projects recommended for approval.

Board Member Leann Barber commented on the difficulty surrounding employment monitoring and management. She discussed the following strategic approach and related details: 1) moving towards developing partnerships with employers to create training programs; 2) grantee/employers bearing this responsibility and monitoring; and 3) training programs and apprenticeship programs that could be incentivized as part of a grant.

Mr. Woods concurred with Vice Mayor Sorensen's comments regarding training programs for local residents, stating he would partner with other entities who are currently working with Broward College. He also commented on monitoring employer training programs, recommending third-party monitoring. In response to Mayor Trantalis' question, Mr. Woods expounded on Staff's ability to address monitoring. Further comment ensued.

Commissioner McKinzie commented on the revised process for incentive programs. He discussed development agreement recommendations addressing training compliance to ensure goals are met prior to funding reimbursements. Detailed language regarding training should be included in development agreements. Further comments ensued on developers who have agreed to training in the hospitality industry and communicating those results to stakeholders.

In response to Commissioner Glassman's question about how incentive dollars are paid, Mayor Trantalis confirmed there is a schedule. Commissioner Glassman commented on grantees submitting a detailed compliance report. Commissioner McKinzie commented on the current funding process. Further comment and discussion ensued on efforts by NWPFH CRA Staff to address this topic.

In response to Chair Foderingham's question regarding additional Commission priorities, Vice Mayor Sorensen said Affordable Housing is an important component.

Mayor Trantalis commented on details contained in the CRA Ordinance which dove-tails with the Affordable Housing component, noting additional incentive programs within the NWPFH CRA to address other needs.

Commissioner McKinzie discussed Triangle Services, commenting on its reduction in initial employment projections. Mr. Woods said Triangle Services is in operation and NWPFH CRA Staff is working to provide talent for their aviation services personnel at Fort Lauderdale Executive

Airport (FXE). He noted the high-level of screening for positions at FXE. Mayor Trantalis commented on the expectations of Triangle Services that includes training. Further comment and discussion ensued.

Mayor Trantalis confirmed job creation as a goal along with methodologies to ensure compliance. Commissioner Moraitis discussed the importance of adequate transportation and child care to supplement job-related needs. Mayor Trantalis commented on the ability to use NWPFH CRA funds to facilitate residents' transportation needs for jobs located outside the NWPFH CRA. Commissioner Moraitis explained a successful program in another area of the country that addresses transportation and child care needs for individuals with good paying job opportunities outside the CRA area. She discussed her support of exploring appropriate training for high-paying job opportunities both within and outside the NWPFH CRA. Commissioner Moraitis expounded on the need to consider and address job training and the workforce skills gap within the NWPFH CRA at all levels of education.

**BUS-2** [19-0375](#)

## Marketing Discussion - Technical Assistance Panel (TAP) Report

In response to Mayor Trantalis' question, Mr. Woods explained that the 2015 Technical Assistance Panel (TAP) document is the footprint for the NWPFH CRA development through 2020. Mayor Trantalis requested an Executive Report on successes to date and what could be done to achieve TAP expectations.

Commissioner McKinzie discussed the success of a shared space project on Ninth Avenue. He suggested that the Advisory Board visit the project as an example of what type of industry could be attracted to other areas of the NWPFH CRA, expounding on advantages of this type of project which provides local small business opportunities.

**BUS-3** [19-0376](#)

## Projects, Scale and Program Discussion

1. Village of the Arts - Transmission Lines Relocation
2. Sistrunk Cultural and Entertainment District
3. Transit Mobility Master Plan Study

Mr. Woods updated attendees on the development of the *Village of the Arts* that includes the relocation of transmission lines and will ensure the viability of three parcels. Discussions ensued on costs. Commissioner McKinzie commented on the importance of this project and related details.

Mr. Woods updated attendees on the status of the *Sistrunk Cultural and Entertainment District* (District). The goal is for the District (Sistrunk

Boulevard from 9th Avenue to 15th Avenue) to be recognized as a cultural tourism and entertainment destination. The District would have special event related codification to ensure best practices. In response to Mayor Trantalis, Mr. Woods confirmed Staff's request for the Advisory Board to undertake and conceptualize the direction, components and recommendations for the District. This would be followed by involvement and input from District stakeholders. The goal is for a consensus from all stakeholders.

Board Member Sonya Burrows commented on previous efforts and the framework for attracting visitors from Port Everglades (Port) to the District, noting the need to move forward. Commissioner McKinzie concurred with Ms. Burrows comments. He discussed the creation of Cultural Entertainment Districts in other areas, progress moving forward and activity addressing the evolution of entertainment and cultural business development in the NWPFH CRA. He commented that creation of an Entertainment District could impede other uses. Further comment and discussion ensued on this topic and mixed use.

Commissioner Glassman commented on the rich cultural history of this area. He inquired if Mr. Woods had considered what the National Trust for Historic Preservation could offer through its *Main Street Program*, noting the associated opportunities. Mayor Trantalis concurred with this recommendation.

Mayor Trantalis recognized Karen Warfel, Program Manager, Department of Transportation and Mobility (TAM). Ms. Warfel gave an update regarding the NWPFH CRA Transit Mobility Master Plan Study (Study) and efforts to address challenges and prioritization. In response to Mayor Trantalis' question regarding the timeline for completion of the Study, Ms. Warfel confirmed the Study would be complete by the end of 2019. She commented on stakeholder meetings and interviews, community outreach and surveys. The next meeting scheduled on April 17, 2019 will illustrate the results of TAM data collection efforts and community outreach to date. Final prioritization will occur prior to the end of 2019. In response to Mayor Trantalis, Ms. Warfel confirmed several meetings with the NWPFH CRA Advisory Board as a whole, as well as one-on-one meetings with members. Mayor Trantalis requested accelerating the process for completing the Study.

In response to Commissioner Moraitis' question regarding TAM looking at new modes of transportation and a comparison to what already exists, Ms. Warfel confirmed TAM is looking at all available transportation options.

Mayor Trantalis requested an update from City Manager Lagerbloom regarding the status of the WAVE refund to the NWPFH CRA. City Manager Lagerbloom explained what has occurred to date, noting a determination has not yet been made. Commissioner McKinzie noted the need to revisit this topic, expounding on details related to how those funds were expended. Mayor Trantalis concurred. Chair Foderingham confirmed Commissioner McKinzie's statement is the position of the Advisory Board. Mayor Trantalis commented on the recommendation from the previous City Manager. Mayor Trantalis confirmed the amount owed to the NWPFH CRA refund is \$8,000,000.

Commissioner Moraitis inquired about the NWPFH CRA investing in 5G infrastructure to develop into a *smart* area. Further comment ensued. Mayor Trantalis noted that this is targeted for the downtown area.

## PRESENTATIONS

### PRES- [19-0377](#)

1

#### Leverage Opportunities

James Carras, Principal, Carras Community Investment, Inc.

Mayor Trantalis recognized James Carras. Mr. Carras reviewed his background and experience in community and economic development. He narrated the slide presentation that included current CRA challenges, an overview of implementation tools and related details to leverage capital resources for funding CRA projects.

#### ***A copy of the presentation is attached to these minutes.***

In response to Board Member Michelle Nunziata's question regarding the State of Florida's lack of progress regarding these opportunities, Mr. Carras explained it is due to capacity and the fractionalization of forms of government, commenting on specific examples. In South Florida, there are over 150 forms of government (local, county and CRA's) all with some CRA responsibility. He noted challenges and resistance to approaching CRA projects in a regional manner. Mr. Carras also commented on capacity. He explained that CRA community development and redevelopment have been stationed in different forms of government which have remained in a programmed manner, expounding on details. Consideration of leveraging opportunities have not been considered.

Mayor Trantalis discussed *Opportunity Zones*. He confirmed that the private sector has actively participated and numerous projects are being presented. Mayor Trantalis noted the need for Board discussions on the other leveraging opportunities, commenting on related details. Further

comment and discussion ensued on sources of capital.

In response to Mayor Trantalis' question regarding sources of capital funding, Mr. Carras confirmed they would be primarily from the private sector, expounding on details related to tax credits and tax incentives.

In response to Commissioner Glassman's question regarding the applicability of these leveraging opportunities throughout the City currently and following the sunset of CRAs, Mr. Carras said *Opportunity Zones* will be limited to those respective identified areas. Tax credits would be limited to economically distressed census tracts, not the entire City and would be similar to Community Development Block Grant (CDBG) Census Tracts. Economic Development Corporations (EDC) can go beyond the bounds of the CRAs. An EDC can be a partner organization with the City. Mr. Carras explained previous work with the Newark EDC, a private sector partnership with the City of Newark, New Jersey, to implement private development. This type of partnership is common around the country and spearheads many of the other incentives listed in the presentation.

Commissioner Glassman commented that this is an additional avenue that needs to be pursued. Chair Foderingham asked if there was a consensus to pursue recommendations in Mr. Carras' presentation. Further comment and discussion ensued. Mayor Trantalis confirmed a consensus to move forward following a determination regarding the next steps in the process. Mayor Trantalis noted the need to enhance EDC efforts and the need to actively pursue these leveraging opportunities, expounding on details.

## ADJOURNMENT

Mayor Trantalis adjourned the meeting at 1:30 p.m.