

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

December 12, 2023 - 3:00 PM

Location: CRA Office – 914 Sistrunk Boulevard Suite 200

Fort Lauderdale, Fl. 33311

Conference Room – 2nd Floor

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|-------|--|--------------------------|
| i. | Call to Order/Roll Call
Quorum | Rhoda Glasco F.
Chair |
| ii. | Approval of Minutes
□ 9.12.2023 Minutes | NPF CRA Board |
| iii. | Project Funding Update
CRA Business Manager | Vanessa Martin |
| iv. | CRA Update Report | Clarence Woods |
| v. | Communication to CRA Board of Commissioners | NPF CRA Board |
| vi. | Old/New Business | Rhoda Glasco F.
Chair |
| vii. | Public Comments | |
| viii. | Adjournment | |

THE NEXT REGULAR NPF-CRA MEETING WILL BE HELD, **Tuesday, January 09, 2024.**

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
REGULAR MEETING MINUTES
NORTHWEST-PROGRESSO-FLAGLER HEIGHTS
REDEVELOPMENT ADVISORY BOARD
CITY OF FORT LAUDERDALE
September 12, 2023 – 3:00 P.M.
FORT LAUDERDALE, FLORIDA

Cumulative Attendance
June 2023-May 2024

<u>Board Members</u>	<u>Attendance</u>	<u>Present</u>	<u>Absent</u>
Rhoda Glasco Foderingham, Chair	P	2	1
Dylan Lagi, Vice Chair	P	3	0
Jinny Bissainthe (arrived 3:15)	P	1	0
Sonya Burrows	P	2	1
Kenneth Calhoun	P	3	0
Lisa Crawford	P	3	0
Noel Edwards	P	3	0
Michael Lewin	A	2	1
Steffen Lue	P	2	1
Christopher Murphy	P	2	1
Alfredo Olvera	P	3	0
John Quailey	P	3	0

Currently there are 12 appointed members on the Board, which means seven (7) would constitute a quorum.

Staff

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

Communication to the CRA Board of Commissioners

None

I. Call to Order/Roll Call

Chair Foderingham

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

II. Approval of Minutes

NPF CRA Board

- August 8, 2023 Minutes

Motion made by Mr. Olvera, seconded by Mr. Edwards to approve the Board's August 8, 2023 minutes. In a voice vote, motion passed unanimously.

III. Project Funding Update

Vanessa Martin

Ms. Martin provided an update in the Board's packet. She reminded the Board that the fiscal year would end on September 30.

IV. Funding Request Recommendations

CRA Staff

Recommended Funding to Sunshine Shipyard, LLC for the Arcadian Project – 640 NW 7 Avenue – Development Incentive Program - \$10,000,000
Recommended Changes to the Previously Approved 909 Sistrunk Project

Mr. Edwards, Mr. Calhoun, Mr. Murphy, Ms. Crawford, Ms. Burrows, Mr. Lagi, Mr. Quaily, Mr. Lue, Mr. Olvera, and Chair Foderingham disclosed that they had attended a meeting with the applicant.

Mr. Wojcik said the request was for a \$10 million Development Incentive Project [DIP] loan for the Arcadian, a new mixed-use project at 640 NW 7 Avenue. The project comprised a full City block, an area of 3.47 acres that was previously industrial and light industrial uses, including the Sunshine Auto Salvage Yard, which had been a blight on the neighborhood for many years.

The developer had rezoned the property to RAC mixed use east and the City Commission had approved the site plan with an affordable housing height bonus. The approved project was an eight-story mixed-use multi-family development with 480 residential rental units and 15,235 square feet of ground floor commercial space and 606 parking spaces. Of the 480 residential units, 48 would be permanent affordable units for residents with incomes less than or equal to 100% of the median family income in Broward County, with rents of \$1,680 to \$2,089 per month. The remainder of the units would be rented at market rate. The design was for two buildings with a central atrium in each building and two swimming pools. There would also be many amenities, including 24/7 security camera monitoring, bike racks, a kids' playground, pet park, fitness center, clubrooms, a kids' room, business center, mail/package room, a lounge area, and a 30-foot-wide pedestrian paseo.

Ms. Bissainthe arrived at 3:15.

First floor retail was primarily along Sistrunk Boulevard and Avenue of the Arts and three corners would include plazas that would allow for outdoor dining spaces. There would also be 2,500 square feet of commercial space reserved for the CRA or Invest Fort Lauderdale, the CRA's Economic Development Corporation [EDC] at a cost of \$12 per square foot NNN for 15 years. This would allow them to attract small businesses to the area at an affordable rent. Key sustainability features included a 75% Green Roof and electric vehicle charging stations. The developer had also committed to the building being National Green Building Standard (NGBS) Gold certified. The developer, Sunshine Shipyards LLC was an affiliated company of Fuse Group Investment Companies, led by founder and CEO Eyal Peretz, who had been investing in the CRA, specifically in the Sistrunk area for six years.

Mr. Wojcik said the total development budget was over \$153 million and the CRA funding represented 6.5% of the budget; developer equity was 29.3% and lender financing was 64.2%. The \$10 million [DIP] loan would include an \$8 million forgivable loan, forgiven once the entire project obtained a certificate of occupancy and a \$2 million DIP loan, at 0% interest, repaid by the developer at \$200,000 per year for 10 years following the certificate of occupancy. The DIP loan repayments would be assigned to Invest Fort Lauderdale for reinvestment back into the CRA area. Community benefits from the project included over 1,600 jobs, including 68 permanent jobs, over 1,400 direct and indirect jobs from construction and 142 jobs from resident spending, and an estimated \$154 million in economic activity from construction, retail and resident spending. The project was also estimated to generate up to \$31 million in real estate taxes over the next 15 years. Mr. Wojcik stated increases in construction costs, insurance premiums and interest rates made CRA funding critical. In order to fund this project, the CRA, at the request of Fuse Group would take the \$4 million approved for the office and retail project at 909 NW 6 St LLC (A Fuse Group subsidiary) under the DIP Program and reallocate the funds from that project to the Arcadian project.

The \$4 million for the 909 Sistrunk Project was approved by the CRA Board on 12/7/21. The \$16.5 million project included a contemporary signature four story building at the northwest corner of Sistrunk Blvd and NW 9th Avenue with over 3,600 square feet of restaurant, over 7,600 square feet of retail, over 18,000 square feet of office, and 44,000 square feet of parking garage with more than 80 parking spaces. On that project, \$200,000 in rental subsidies were being set aside to allow entry level start-up neighborhood businesses the ability to afford new retail or other commercial space in the building. This project was unanimously recommended for approval by the CRA Advisory Board at their 1/12/21 meeting.

Mr. Wojcik said although the 909 Sistrunk Project was near shovel ready, an opportunity existed to create a larger and better project without the need for additional CRA funding beyond the original \$4 million CRA commitment. Fuse Group proposed to partner with

Boca Paila, LLC (the same partner as the Arcadian Project) along with 639 NW 9th Avenue, LLC, led by Developers Tal Levinson and Eric Malinasky, who purchased the property to the north on NW 9th Avenue and would expand the project to add approximately 178 units of workforce housing, which would be available to families at or below 120% of the area median income (AMI). The footprint of the project would expand from a 26,265 square foot site to a 63,339 square foot site with a total project cost of approximately \$58.9 million. This change in project scope would require additional time to secure development approvals and increase the start date of the project that was estimated to occur in December 2023. To accommodate the project changes, this project will return to the CRA Board and would be recommended to be funded from the CRA TIF in fiscal year 2024-2025 tax increment revenues.

Recommendations:

Mr. Wojcik recommended the CRA Advisory Board approve a Motion recommending that the CRA Board:

- 1) Approve a \$10,000,000 Development Incentive Program loan to Sunshine Shipyard, LLC for the Arcadian project, consisting of a \$8,000,000 forgivable loan and a \$2,000,000 zero interest loan repaid over 10 years with CRA loan payments assigned to Invest Fort Lauderdale, the CRA's Economic Development Corporation, and
- 2) Approve changes to the 909 NW 6 St LLC project, including scope, schedule and source of CRA funds.

Eyal Peretz, developer, provided a presentation on the projects, a copy of which is attached to these minutes for the public record. He also distributed printed copies.

Ms. Burrows asked about the EDC and Mr. Woods stated the EDC was active and the board had been meeting since March, but they were awaiting the tax-exempt status from the IRS.

Motion made by Mr. Lue, seconded by Mr. Olvera to approve the changes staff recommended to the Arcadian and 909 NW 6 St LLC projects. In a roll call vote, motion passed 11-0.

New Board member Jinny Bissainthe introduced herself.

V. Request for Funding Increase

CRA Staff

V&R Family Enterprises, Corp.

1227 Sistrunk Boulevard, Fort Lauderdale, Fl. 33311

\$400,000 CRA Property and Business Improvement Program

Ms. Ward reminded the Board that on September 3, 2020, V & R Family Enterprises, was granted \$350,000 for the renovation, modernization and build-out of their existing building

located at 1227 Sistrunk Boulevard. This was a two-story 5,246 square foot building that was constructed in 1959 on a 6,039 square foot site. The request was for the build-out of a mixed-use development with commercial space on the ground floor and five rental units on the second floor. Parking for the building was in the rear of the property on a separate lot also owned by the developer. In addition to the business and event space on the ground floor, the applicant planned to renovate five 450-square foot, one-bedroom, affordable rental units on the second floor. The space would be managed by Tommy Bolden, who has extensive experience managing the family portfolio of rental properties. The applicant projected a positive income stream from the first year of operations.

Ms. Ward said when this project was approved in 2020, the total project cost was estimated at \$735,755 and the CRA was going to contribute \$350,000, representing approximately 47% of the total project cost. Since the initial approval, the cost of construction, materials, and equipment had significantly increased, increasing the total project costs to approximately \$1,119,000. The Applicant was requesting an additional \$400,000 to be able to cover the increase. The CRA's total contribution to this project would represent 67% of the total project cost. The applicant's own contribution of \$369,268 represented the remaining 33%.

Mr. Ritchie said there had been delays due to the pandemic and seeking additional funding, but the drawings had already been approved by the Building Department

Mr. Murphy asked why the family had allowed the property to become a blight on the community. Tommy Bolden, property owner, recalled his pioneer parents had paid \$320,000 for the property in 2007 but they had been unable to develop it. Mr. Calhoun asked why the City's share had increased so much and Mr. Woods noted an applicant could apply for up to 90%. He stated the Boldens had put a significant amount of money into the project.

Mr. Ritchie said construction should take approximately nine months.

Mr. Edwards asked about maintaining affordable housing. Mr. Woods said the rent would be tied to Area Median Income.

Motion made by Mr. Edwards, seconded by Ms. Burrows to approve the recommended funding increase to V&R Family Enterprises, Corp. In a roll call vote, motion passed 10-1 with Mr. Murphy opposed.

VI. Request for Funding Increase

CRA Staff

Omegas In Broward, Inc.

1108 Sistrunk Boulevard, Fort Lauderdale, Fl. 33311

\$235,000 CRA Property and Business Improvement Program

Ms. Ward recalled that in December 2020 the Omegas had been granted a forgivable loan in the amount of \$225,000 under the PBIP program, and \$125,000 under the Commercial Façade Improvement Program to renovate and modernize their existing building located at 1108 Sistrunk Boulevard. The proposed renovation and build-out of the structure was for the creation of a modern meeting and event space for the local community and South Florida at large. Initially, the total project cost was estimated at approximately \$400,000. The originally approved CRA funding in the amount of \$350,000 represented approximately 87% of the total project cost. Since the project's approval, the cost of construction, materials, and equipment has significantly increased and now totaled approximately \$650,000. The developer was requesting a forgivable loan funding increase in the amount of \$235,000 to cover the additional costs. The total CRA contribution would be \$585,000, representing 90% of the total project cost. The developer's contribution of \$65,000 represented the remaining 10%. Omegas In Broward, Inc. planned to rent out the renovated and modernized space to the community as a business and event center. The Omega board members have over 20 years of experience in event planning and coordination and planned to hire event professionals and employees from the community. The company's personalized customer care service would ensure superior event planning and supervision. In addition to event planners and staff, the developer planned to hire a facility manager, event coordinator and a custodian to maintain the facility and set up events as needed.

Mr. Ritchey said this project had been delayed by the pandemic. He stated they had already negotiated the price with the general contractor and plans had been approved by the Building Department. They could begin construction 30 days after receiving the funding.

Anthony Wright stated the event space was 1,200 square feet and could accommodate 100 people; the conference room was approximately 400 square feet and could hold approximately 50 people. He stated there was a parking lot adjacent to the property with approximately 25 spaces, as well as on-street parking.

Mr. Wright stated they had a verbal agreement with the City regarding the parking lot to the west. Chair Foderingham pointed out this was public parking.

Motion made by Ms. Burrows, seconded by Ms. Crawford to approve the recommended funding increase to Omegas In Broward, Inc. In a roll call vote, motion passed 11-0.

Chair Foderingham stepped out of the meeting and Vice Chair Lagi took over.

VII. Communication to CRA Board of Commissioners
None

CRA Staff

VIII. Old/New Business

Ms. Burrows asked about Food and Friends Catering. Ms. Ward stated they were still working on a development agreement with the tenant. Mr. Woods stated parking and dumpster issues were also delaying the agreement. He said they needed to change the zoning in the rear to Northwest RAC to get room for a dumpster in the rear, as well as parking.

Chair Foderingham returned to the meeting.

Mr. Lagi asked about recaptures and Mr. Woods said everything was moving forward.

Chair Foderingham announced she would be unavailable to attend the October meeting.

IX. Public Comments

None

X. Adjournment

There being no further business to come before the Board at this time, the meeting was adjourned at 4:25 p.m.

The next regular NPF-CRA meeting will be held **Tuesday – October 10, 2023.**

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

NORTHWEST PROGRESSO FLAGLER HEIGHTS CRA - IN PROGRESS Incentive Projects as of 11/27/2023 (FY2017 - FY2024)												
Vendor	VENDOR ADDRESS	Commission District	DATE Awarded	Commission Agenda Memo #/Agreement /Administrative Approval	Index Title	Total Award	Total approved Encumbrance as of FY 24	Total Disbursement	Percentage of Funds Disbursed	Remaining Awarded Incentives	ESTIMATED DATE OF COMPLETION	STATUS SUMMARY
Robert Bethel American Legion Post 220	1455 NW 6th Street Fort Lauderdale, FL 33311	3	8/20/2019	19-0714	Comm. Façade Improvement & Property & Business Improvement Program	\$ 766,900	\$ 766,900	\$ (137,876)	18.0%	\$ 629,024	Feb. 2024	Final drawings submitted. Construction started.
Rhythm 2.0	733-735 Sistrunk Blvd Fort Lauderdale, FL 33311	2	8/4/2019	Agreement/CAM 22-0038	Comm. Façade Improvement & Property & Business Improvement Program	\$ 350,000	\$ 350,000	\$ (24,558)	7.0%	\$ 325,442	Jan. 2024	Construction to begin within 30 days.
V & R Enterprises	1227 Sistrunk Blvd. Fort Lauderdale, FL 33311	3	11/5/2019 & 11/7/2023	19-1068 & 23-0295	Comm. Façade Improvement & Property & Business Improvement Program	\$ 750,000	\$ 750,000	\$ (8,593)	1.1%	\$ 741,408	Dec. 2023	Additional \$400,000 approved on 11.7.2023. Pending construction start date within 45 days from 11/27/2023
1551 Sistrunk Blvd for B& D Trap	1551-1559 Sistrunk Blvd. Fort Lauderdale, FL 33311	3	11/5/2020	20-0812	Comm. Façade Improvement & Property & Business Improvement Program	\$ 350,000	\$ 350,000	\$ (287,185)	82.1%	\$ 62,815	Feb. 2024	Drawings approved. Ground breaking ceremony 10/25/2022. 95% complete.
Thrive Development Group	748 NW 5th Avenue Fort Lauderdale, FL	2	7/9/2019	19-0625	Development Incentive	\$ 3,990,375	\$ 3,990,375	\$ (3,836,050)	96.1%	\$ 154,325	Feb. 2024	<i>Reimbursement Payment 1, 2, 3 & 4. Under construction. Increase approved on 1/10/2023 for an additional \$1M. 99% complete.</i>
Dales Wheels & Tires	200-250 West Sunrise Blvd. Fort Lauderdale, FL 33311	2	4/19/2022	22-0309	Development Incentive	\$ 727,000	\$ 727,000	\$ -	0.0%	\$ 727,000	Dec. 2023	Agreement signed and mortgage recorded. Pending documents from closing agent. Drawings pending DRC approval.
Optimal Pharmacy	1409 Sistrunk Blvd. Fort Lauderdale, FL 33311	3	8/16/2022	22-0732	Property & Business Improvement Program	\$ 293,000	\$ 293,000	\$ (21,351)	7.3%	\$ 271,649	Jan. 2024	Purchase order established. Drawings submitted to building department.
Food and Friends Catering, LLC	1310-1312 Sistrunk Blvd. Fort Lauderdale, FL 33311	3	8/16/2022	22-0733	Development Incentive	\$ 1,125,000	\$ 1,125,000	\$ -	0.0%	\$ 1,125,000	Aug. 2024	Pending development agreement/ Executed Letter of Intent
<i>Cravemadness - Jamaican Jerk Res.</i>	560 NW 7th Avenue Fort Lauderdale, FL 33311	2	1/8/2019	19-0038	Property & Business Improvement Program	\$ 592,220	\$ 592,220	\$ -	0.0%	\$ 592,220	Feb. 2024	<i>Construction scheduled to begin in December 2023.</i>
Molly McGuire/Irish Hospitality	550 NW 7th Avenue Fort Lauderdale, FL 33311	2	9/3/2019	19-0840	Property & Business Improvement Program	\$ 500,000	\$ 500,000	\$ -	0.0%	\$ 500,000	Sept. 2024	Pending selection of contractor and coordinating same with Landlord.
Avenue D'Arts - Comfort Suites	713 717 723 NW 3rd Street Fort Lauderdale, FL 33311	3	5/21/2019	19-0408	Development Incentive	\$ 3,000,000	\$ 3,000,000	\$ -	0.0%	\$ 3,000,000	Sept. 2024	Closed on acquisition of the CRA lot. Plans approved, contractor selected and construction projected to begin in August 2023.
Mount Hermon Housing	750 NW 4th Street Fort Lauderdale, FL 33311	3	9/1/2020	20-0645	Development Incentive	\$ 640,000	\$ 640,000	\$ -	0.0%	\$ 640,000	To be determined	Construction commenced. 60% complete.
West Village - The Adderley	501 NW 7th Terrace Fort Lauderdale, FL 33311	3	1/21/2020	20-0011	Development Incentive	\$ 12,000,000	\$ 12,000,000	\$ (807,740)	6.7%	\$ 11,192,260	Sept. 2025	Construction commenced. 45% complete.
Omegas Broward	1108 Sistrunk Blvd Fort Lauderdale, FL 33311	3	12/15/2020 & 10/3/2023	20-0939 & 23-0294	Comm. Façade Improvement & Property & Business Improvement Program	\$ 585,000	\$ 585,000	\$ -	0.0%	\$ 585,000	Feb. 2024	Pending General Contractor. Drawings complete. CRA board approved \$400k increase
Wright Dynasty LLC	1217-1223 Sistrunk Blvd. Fort Lauderdale, FL 33311	3	11/17/2020/ 12/6/2022	20-0849 & 22-1011	Development Incentive	\$ 3,500,000	\$ 3,500,000	\$ -	0.0%	\$ 3,500,000	May. 2025	Demolition of site completed. Award increased from \$3M to \$3.5M. Development review and plans are completed and have been submitted to permitting. General contractor has been selected.
GreenMills Holding	Pantry Lofts	2	8/17/2021	21-0723	Development Incentive	\$ 640,000	\$ 320,000	\$ -	0.0%	\$ 320,000	To be determined	Design Phase. Vendor applying for tax credits/pending application approval.
FatVillage, LLC for the Gallery	600 N. Andrews Avenue Fort Lauderdale, FL 33311	2	11/1/2022 / 7/5/2023	22-0898/23-0632	Development Incentive	\$ 1,900,000	\$ 1,900,000	\$ (1,900,000)	100.0%	\$ -	To be determined	Pending signed agreement. Funding increased on July 5, 2023 by \$400,000. Wire Transfer disbursed October 2023. Multi-funding project.
Scattered Site Infill Housing	See Attached	2 & 3	6/15/2021	21-0531	Development Incentive	\$ -	\$ -	\$ -	0.0%	\$ -	To be determined	Under construction by: RFP BID# 12385-105 - Fort Lauderdale CDC/Ges Mac Development/Lemon City Development/Oasis of Hope & WWA Development LLC.WWA completed phase I and were awarded phase II.
AK Building Services, Inc.	718-720 NW 7th Terrace Fort Lauderdale, FL 33311	3	3/3/2023	Agreement	Comm. Façade Improvement & Property & Business Improvement Program	\$ 132,863	\$ 132,863	\$ (67,151)	50.5%	\$ 65,712	Feb. 2024	PBIP and Façade Improvement in progress. First payment requested on 3/14/2023.
Provident Market 1937, LLC	900 NW 6th Street Unit C Fort Lauderdale, FL 33311	3	1/10/2023	Agreement	Property & Business Improvement Program	\$ 98,500	\$ 98,500	\$ (34,142)	34.7%	\$ 64,358	Feb. 2024	Café/specialty food store - PBIP. First draw request. Under construction
825 Progresso Drive, LLC	825-833 Progresso Drive	2	7/5/2023	23-0266	Property & Business Improvement Program/Commercial Façade/NPF Streetscape	\$ 309,960	\$ 309,960	\$ -	0.0%	\$ 309,960	Feb. 2024	Purchase Order established. Pending start date.
New Hope	1316 Sistrunk Boulevard	3	5/2/2023	23-0267	Development Incentive	\$ 2,000,000	\$ 2,000,000	\$ -	0.0%	\$ 2,000,000	Sept. 2024	PO established

Bashful Daisy Florist	730 N. Andrews Avenue, Fort Lauderdale, FL 33311	3	3/28/2022	Agreement	Property & Business Improvement Program	\$ 67,940	\$ 67,940	\$ -	0.0%	\$ 67,940	Feb. 2024	Pending Purchase Order
Blue Diamond Fitness, LLC	710 NW 5th Street, Suite 1000. Fort Lauderdale FL 33311 (Thrive Progresso)	3	8/17/2023	Agreement	Property & Business Improvement Program	\$ 74,325	\$ 74,325	\$ -	0.0%	\$ 74,325	Feb. 2024	Pending Purchase Order
Natural Trend Setters, Inc,	1409 NW 6th St. Fort Lauderdale, FL 33311	3	8/19/2023	Agreement	Property & Business Improvement Program	\$ 85,500	\$ 85,500	\$ -	0.0%	\$ 85,500	Jan. 2024	Pending Purchase Order
The salad boss, Inc	1409 NW 6th St. Fort Lauderdale, FL 33311	3	8/19/2023	Agreement	Property & Business Improvement Program	\$ 95,000	\$ 95,000	\$ -	0.0%	\$ 95,000	Feb. 2024	Pending Purchase Order
Regal Development, Inc	733 NW 6th Street Fort Lauderdale, FL 33311	3	8/26/2023	Agreement	Comm. Façade Improvement & Property & Business Improvement Program	\$ 180,000	\$ 180,000	\$ -	0.0%	\$ 180,000	Feb. 2024	\$90,000 PBIP / \$90,000 façade. Pending Purchase Order
Miso FTL - Japanese Tapas Restaurant	815 NE 2nd Avenue, Suite 400. Fort Lauderdale, FL 33304 (BH3 Fabrik)	3	9/15/2023	Agreement	Property & Business Improvement Program	\$ 43,999	\$ 43,999	\$ -	0.0%	\$ 43,999	Feb. 2024	Pending Purchase Order
Arcadian - Sunshine Shipyard	640 NW 7th Avenue	3	10/17/2023	23-0958	Development Incentive	\$ 3,000,000	\$ 3,000,000	\$ -	0.0%	\$ 3,000,000	April. 2024	CAM 23-0958 - Approved 11/7/2023
TOTAL INCENTIVE PROJECTS IN PROGRESS (TIF) as of 11.27.2023						\$ 37,797,582	\$ 37,477,582	\$ (7,124,645)	19.0%	\$ 30,352,937		

* PBIP - Property & Business Improvement

NORTHWEST PROGRESSO FLAGLER HEIGHTS CRA - IN PROGRESS CRA DEBT - Incentive Projects as of 11/27/2023 (FY2017 - FY2024)												
Vendor	VENDOR ADDRESS	Commission District	DATE Awarded	Commission Agenda Memo #/Agreement /Administrative Approval	Index Title	Total Award	Total approved Encumbrance as of FY 24	Total Disbursement	Percentage of Funds Disbursed	Remaining Awarded Incentives	ESTIMATED DATE OF COMPLETION	STATUS SUMMARY
909 Sistrunk Blvd - Mixed use Commercial Dev. - (AMEND to fund Arcadian)	909 NW 6th Street	3	11/16/2021	21-0319	Comm. Façade Improvement & PBIP	\$ -		\$ -	0%	\$ -	To be determined	PENDING
Arcadian - Sunshine Shipyard	640 NW 7th Avenue	3	10/17/2023	23-0958	Development Incentive	\$ 4,000,000	\$ 4,000,000	\$ -	0%	\$ 4,000,000	Sept. 2024	Awarded 11/7/2023. Construction started.
The Aldridge and The Laramore - Mixed use	1204 Sistrunk Blvd/1620 NW 6 Court	3	11/16/2021	21-0321	Development Incentive	\$ 8,000,000	\$ 8,000,000	\$ -	0%	\$ 8,000,000	Aug. 2025	Development agreement is complete and approved by Invest FLL. Project is in development review.
Victory Entertainment Complex	1017 Sistrunk Blvd	3	11/16/2021	21-0320	Comm. Façade & PBIP	\$ 2,450,000	\$ 2,450,000	\$ -	0%	\$ 2,450,000	Sept. 2024	Agreement Executed. Project is in development review.
TOTAL INCENTIVE PROJECTS IN PROGRESS (DEBT) as of 11.27.2023						\$ 14,450,000	\$ 14,450,000	\$ -	0%	\$ 14,450,000		