

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

April 11, 2023 - 3:00 PM

City Hall – 8th Floor Conference Room

100 North Andrews Avenue
Fort Lauderdale, Fl. 33301

- | | | |
|-------|--|--------------------------|
| i. | Call to Order/Roll Call
Quorum | Rhoda Glasco F.
Chair |
| ii. | Approval of Minutes
□ 2.14.2023 Minutes | NPF CRA Board |
| iii. | Project Funding Update
CRA Business Manager | Vanessa Martin |
| iv. | Request for Status and Information Regarding
CRA Ongoing Projects | CRA Staff |
| v. | Communication to CRA Board of Commissioners | NPF CRA Board |
| vi. | Old/New Business | |
| vii. | Public Comments | |
| viii. | Adjournment | |

THE NEXT REGULAR NPF-CRA MEETING WILL BE HELD, **Tuesday, May 9, 2023.**

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

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



CITY OF FORT LAUDERDALE

DRAFT
REGULAR MEETING MINUTES
NORTHWEST-PROGRESSO-FLAGLER HEIGHTS
REDEVELOPMENT ADVISORY BOARD
CITY OF FORT LAUDERDALE
FEBRUARY 14, 2023 – 3:00 P.M.
FORT LAUDERDALE, FLORIDA

<u>Board Members</u>	<u>Attendance</u>	Cumulative Attendance	
		<u>June 2022-May 2023 Present</u>	<u>Absent</u>
Rhoda Glasco Foderingham, Chair	P	5	1
Dylan Lagi, Vice Chair [arrived 3:07]	P	6	0
Sonya Burrows	P	6	0
Kenneth Calhoun [arrived 3:05]	P	6	0
Lisa Crawford	A	5	1
Michael Lewin	A	4	2
Steffen Lue [arrived 3:15]	P	5	1
Lorraine Mizell	A	3	3
Christopher Murphy	P	6	0
Alfredo Olvera	P	4	2
John Quailey	P	5	1

Currently there are 11 appointed members on the Board, which means six (6) would constitute a quorum.

Staff

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

Also Present

- | | |
|-------------------------|--------------------|
| James Carras [via Zoom] | Pastor Ricky Scott |
| George Gadson | Hilary Reid |
| Stephanie Rosendorf | Hector Emporo |
| Elbert Waters | Jay Adams |
| Vincent Prince | |

Communication to the CRA Board of Commissioners

None

I. Call to Order/Roll Call

Chair Foderingham

Chair Foderingham called the meeting to order at 3:02 p.m. and roll was called. A quorum was not present.

II. Approval of Minutes

NPF CRA Board

- December 13, 2022 Minutes

This item was deferred because the Board did not have a quorum.

III. Project Funding Update

Vanessa Martin

Ms. Martin provided an update in the Board's packet and related some highlights. Of the \$16.9 million allocated this fiscal year, only \$3 million remained.

VI. Presentation: Sistrunk Arts and Culture District Plan

James Carras

James Carras, George Gadson, and Elbert Waters provided the presentation [Mr. Carras via Zoom]. Mr. Carras said the report should be ready in a couple of weeks.

**IV. Funding Request – New Hope Development Corporation
New Hope Affordable Housing Development
1316 Sistrunk Blvd.
Development Incentive Program - \$2,000,000**

CRA Staff

Mr. Wojcik said this was a request for \$2 million from the Development Incentive Program for the New Hope Affordable Housing development at 1316 Sistrunk Blvd. He explained this was a four-story, thirty-unit rental project with ground floor parking. The units were all two-bedroom, two-bath and were projected to rent from \$1,500 to \$1,700 per month to be affordable to families making 80% of the area median income (AMI). The developer, New Hope Development Corporation, was a partnership between NHB Sistrunk CDC and LandAmerica Development Corporation. NHB Sistrunk CDC was a non-profit Community Development Corporation started by New Hope Church, located across the street from the project. The site for the project was now the overflow parking lot for the church. Mr. Wojcik stated this was a great location, less than half a block from the new Mizell YMCA Multipurpose Community Facility and Provident Park. It would also be next door to the new Food Friends Restaurant approved for funding in the last fiscal year.

Mr. Wojcik said the development entity, LandAmerica Development Corporation, was led by Vincent Prince, a CPA and General Contractor with over 20 years' experience in various projects in the U.S. and abroad. He stated unit amenities included: crafted wood cabinets and natural stone counter tops, Energy Star stainless steel appliances, LED lighting, balconies and other features.

Mr. Wojcik said CRA funding represented approximately 31% of the total project cost, secured by a forgivable mortgage on the property. Staff recommended approval.

Mr. Prince said they wanted to address the great need for affordable housing. He stated they had met with City representatives, who had a very favorable view of the project. The City required 5% of the units to be dedicated to 80% of AMI, but they wanted to make the entire development available to those making 80% of AMI. He said the project would include a 100-unit parking garage across the street [not part of this presentation]. The parking would serve the church and the community at large.

Mr. Wojcik clarified that the garage was not part of this funding request and Mr. Prince stated receiving funds for the apartment development would help make the garage development possible. Mr. Woods noted that the \$2 million would be provided over two fiscal years.

Mr. Murphy asked about the project timeline and Mr. Prince said they had a significant amount of the design completed and most of the funding was in place. Once they had permits, construction would take 18-24 months.

Motion made by Mr. Calhoun, seconded by Ms. Burrows, to recommend approval of the funding request. In a roll call vote, motion passed 8-0.

- V. Funding Request – 825 Progresso Drive LLC.** CRA Staff
**Indoor-Outdoor Mixed-Used Retail and Hospitality on
Repurposed Used Car Lot at 825-833 Progresso Drive
Property and Business Improvement Program - \$212,520.00
Façade Program - \$92,735.00
Streetscape Enhancement Program - \$97,440.00**

Mr. Lagi said he would abstain from this item, citing a possible conflict.

Mr. Wojcik said this was a request from 825 Progresso Drive LLC for redevelopment of a former used car lot at 825-833 Progresso Drive to an indoor/outdoor retail and hospitality project that would be called Progresso Park. The existing 10,000 square foot site included an existing 737 square foot building, asphalt, steel fencing and no landscaping. The applicant was requesting \$212,520 from the Property and Business Improvement Program, \$92,735 from the Façade Program, and \$97,440 from Streetscape Enhancement Program.

Mr. Wojcik stated this multiuse project would use refurbished shipping containers or similar preconstructed buildings for food, art, fitness, markets, music, and other indoor/outdoor venues with restrooms, a covered stage area and other amenities that could be leased out to small businesses starting at \$20 per square foot. Mr. Wojcik said this was a highly visible project and would have significant impact on the area, helping to activate Progresso Drive. With the FAT Village Arts District being redeveloped and new residential towers eliminating the existing artistic uses south of Sears Town, this area offered a great opportunity for these uses to continue in this area.

Mr. Wojcik said the project developer was Jay Adams, who had recently restored the iconic and historic Progresso Plaza just east of this project. He said Mr. Adams had been a corporate real estate broker/advisor for over 30 years and kept his own buildings at nearly 100% leased and always managed to keep his rents affordable to local small businesses. Mr. Wojcik stated this project would remove blight, improve safety and help activate the area for the community's benefit. He said this was now mostly an automotive area. Staff recommended approval.

Jay Adams said he had bought this property eight years ago and felt the time was right for redevelopment. He said the corroboration between the CRA and himself on the Patio Bar and Pizza was a perfect example of money well spent.

Mr. Murphy asked about the timeline and Mr. Adams said he had received DRC approval and applied for permits 18 months ago and they were still resubmitting plan revisions. He anticipated having a permit in two months. Construction would take approximately nine months. Mr. Adams said he would hire a partner operator as he had done with the Patio Bar. Mr. Wojcik explained the property would be leased to users who would create jobs. Mr. Adams anticipated two or three small restaurants on the property.

Motion made by Mr. Murphy, seconded by Mr. Lue, to recommend approval of the funding request. In a roll call vote, motion passed 7-0 with Mr. Lagi abstaining.

VII. Communication to CRA Board of Commissioners

CRA Staff

Mr. Woods said a workshop with the new City Commission would be scheduled.

Chair Foderingham had met with Commissioner Pamela Beasley-Pittman, and noted one of her top concerns was providing affordable housing for the northwest.

Mr. Lue said workforce development was a large part of economic development and asked if they could host an expungement fair to help get people on a career path. Chair Foderingham said the TJ Reddick Bar Association had hosted several expungement fairs. Perhaps they would partner with the Broward Bar Association and the Urban League. Mr. Woods said they had been forbidden by the CRA Board from hosting any events at all but he was unsure about an expungement fair. He agreed to investigate if this would be

possible. Mr. Lagi suggested the EDC and Mr. Woods noted this was still in the formative stages.

Mr. Woods had received a question from Commissioner Beasley-Pittman regarding past projects and whether they included a jobs component. Chair Foderingham said they should bring this up at their workshop with the City Commission, because the Commission could sponsor a workshop with partners.

VIII. Old/New Business

Mr. Lagi asked Mr. Woods about spreading the funding over two years for the New Hope project. Mr. Woods stated they had the \$2 million but wanted to save some for smaller projects over the course of the year.

IX. Public Comments

None

X. Adjournment

There being no further business to come before the Board at this time, the meeting was adjourned at 4:15 p.m.

The next regular NPF-CRA meeting will be held **Tuesday – March 14, 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 - COMPLETED Incentive Projects as of 3/31/2023 (FY 2017 - FY2023)					
Vendor	Index Title	Total Encumbrance as of FY 23	Total Disbursement	Remaining Awarded Incentives	Comments
Invasive Species Brewing LLC	PBIP & Comm. Façade Improvement Programs	110,353	(100,875)	9,478	PO Closed
Brody Family Investments	Comm. Façade Improvement	350,000	(288,633)	61,367	PO Closed
728 NW 7th Terrace	Comm. Façade Improvement	7,500	(7,500)	-	
723 NE 2nd Ave	Comm. Façade Improvement	15,000	(15,000)	-	
731 NE 2nd Ave	Comm. Façade Improvement	15,000	(15,000)	-	
737 NE 2nd Ave	Comm. Façade Improvement	15,000	(15,000)	-	
Rechter Holdings (913 NE 4 Ave)	PBIP & Comm. Façade & Streetscape Programs	206,267	(206,267)	-	
Moody's Insurance	PBIP & Comm. Façade & Streetscape Programs	77,500	(77,500)	-	
CHDS, LLC (1740 NW 3rd Ct)	Comm. Façade	11,300	(11,300)	-	
Italian Artisans Inc	PBIP	25,000	(25,000)	-	
Fairfield Flagler LP	Streetscape Enhancement Program	329,503	(329,503)	-	
ID Flagler Village (TRIANGLE)	Streetscape Enhancement Program	251,078	(251,078)	-	
Urban North LLC	Streetscape Enhancement Program	50,000	(50,000)	-	
LPF Realty FL LLC	Development Incentive	1,500,000	(1,500,000)	-	
613 NW 3rd Ave LLC	Development Incentive	7,000,000	(7,000,000)	-	
<i>*Florida East Coast Industries, LLC</i>		183,820	-	183,820	Management working with vendor
Wine Watch LLC	Development Incentive	50,000	(50,000)	-	Adjusted CAM
<i>**All Aboard Florida Operations LLC</i>		281,274	-	281,274	Management working with vendor
Land Acquisition 2 Properties	Property Tax Reimbursement Program	190,000	(190,000)	-	
Land Acquisition 55 Properties	Property Tax Reimbursement Program	612,291	(612,291)	-	
Land Acquisition	Property Tax Reimbursement Program	60,000	(60,000)	-	
Circle House Coffee	PBIP & Comm. Façade	187,772	(187,772)	-	
JRs Automotive & Performance	Comm. Façade Improvement	44,493	(44,493)	-	
IHL Properties	Comm. Façade Improvement	50,000	(50,000)	-	
Rechter Progresso 837 LLC	PBIP	50,000	(50,000)	-	
Rechter Progresso 835 LLC	PBIP	50,000	(50,000)	-	
Dales Properties and Tires	Comm. Façade & PBIB	350,000	(352,672)	(2,672)	PO Closed
1134 LLC (Smitty's Wings)	PBIP & Comm. Façade	450,000	(445,873)	4,127	PO Closed
McClinton Holdings	PBIP	100,000	(100,000)	-	
North West 6th Investments LLC (SISTRUNK MARKET)	Development Incentive	1,400,000	(400,000)	1,000,000	First Amendment - Sec. 2. Paragraph 6.02; Contingencies 1-3. Payment 1 made by wire transfer. Payment 2 requested on 6.15.2021
East Fort Lauderdale Rentals (Startups)		350,000	(350,000)	-	
Orchestrated Brewers, LLC	PBIP & Comm. Façade	79,778	(79,778)	-	
Batch Cookies, LLC	PBIP	21,000	(21,000)	-	
<i>*Sweeting Estates - Painting & Landscaping FY20</i>	Residential Façade & Landscaping	-	(216,326)	(216,326)	\$7500 per homeowner

River Gardens Townhomes	Development Incentive	\$ 1,500,000	\$ (1,500,000)	-	Funds disbursed to Escrow Agent- Final transaction (interest balance returned to CRA on 3.2.2022)
Jack and Jill	Development Incentive	\$ 2,000,000	\$ (1,500,000)	500,000	Received Certificate of Occupancy in August. Issued 8.3.2022 - See agreement per future encumbrances (FY2023 \$500K final encumbrance)
*Sweeting Estates - Painting & Landscaping FY21	Residential Façade & Landscaping	-	(155,130)	(155,130)	\$7500 per homeowner
Home Beautiful/Durrs Community - Painting & Landscaping FY21	Residential Façade & Landscaping	-	(120,366)	(120,366)	\$5,000 per homeowner
Home Beautiful/Durrs Community - Painting & Landscaping FY22	Residential Façade & Landscaping	-	(105,046)	(105,046)	\$5,000 per homeowner
Home Beautiful/Durrs Community - Painting & Landscaping FY23	Residential Façade & Landscaping	-	(19,416)	(19,416)	\$5,000 per homeowner
*Emergency Business Assistance FY20	Emergency Business Assistance	-	(145,000)	(145,000)	\$10,000 per small business
*Emergency Business Assistance FY21	Emergency Business Assistance	-	(300,000)	(300,000)	\$10,000 per small business
Rebuilding Together Broward - FY21	Residential Rehab Forgivable Loans	255,000	(255,000)	-	Final 4th quarter payment disbursed on 2/17/2021
FPA II LLC (The Pharmacy Project)	Comm. Façade Improvement	748,500	(748,500)	-	Wire sent 4.9.2021
Shipmonk - BEDA BOX	PBIP	\$ 221,917	-	221,917	Work completed. Pending proof of job creation prior to making payment
Numerous Applicants - Purchase Assistance Program	Purchase Assistance Program - not to exceed \$495,000	\$ 315,000	\$ (270,000)	45,000	3 Applicants approved in FY2020; 3 additional approved in FY21 at \$45,000 per applicant. CAM 16-0556 and CAM 18-0192. PO Closed.
BH3 DJ Flagler	Comm. Façade Improvement & PBIP	\$ 350,000	(350,000)	-	Work completed, in FY21. Final payment made late due to request to modify restrictive covenants.
Boodhwattie Persaud (BLACKSTAR)	PBIP	\$ 122,500	\$ (119,984)	2,516	An additional \$22,500 was awarded in FY21 to finalize project. Final payment made on 3.14.2022. 100% Complete
Blue Tree Café	PBIP	\$ 295,695	\$ (295,695)	(0)	Hard costs documentation submitted. Project 100% Completed, pending final payment.
YMCA Demolition	Development Incentive	\$ 600,000	\$ (645,557)	(45,557)	Received \$40K to assist with costs.
Knallhart - Abby	Comm. Façade & PBIP	\$ 275,000	\$ (275,000)	-	Certificate of occupancy received and final payment disbursed - FY 2022
Continuation & Expansion - Rebuilding Broward FY22	Residential Rehab Forgivable Loans	\$ 300,000	\$ (300,000)	-	Final Payment Disbursed in Fiscal Year 2022.
Flagler Village Hotel (315 Flagler Village)	Streetscape Enhancement Program	\$ 329,933	\$ (329,933)	-	The Dual Branded Hotel is complete. Payment disbursed on 4.26.2022
Provident Fort Lauderdale LLC	Comm. Façade Improvement	\$ 420,000	\$ (420,000)	-	Updated amended amount per signed agreement. Payment disbursed via WT 10/26/2022.
Flagler Village Land Trust (Quantum)	Streetscape Enhancement Program	\$ 500,000	\$ -	500,000	Structurally complete. Pending final payment from Developer.
Patio Bar & Pizza LLC	Incentive Program	\$ 225,000	\$ (224,994)	6	Final Payment Disbursed on 6.30.2022. PO Closed
401 NE 8th Street	PBIP, Comm. Façade & Streetscape Enhancement Programs	\$ 163,460	\$ (75,806)	87,654	Final payment disbursed. PO Closed.
Young Men's Christian Association of S Fla (YMCA)	Development Incentive	\$ 10,000,000	\$ (7,500,000)	2,500,000	Project Complete. Payment #1 paid \$6,250,000 (June 2022) and Payment #2 paid \$1,250,000(November 2022)
801 NW 1st Street	Comm. Façade & PBIP	\$ 85,678	\$ (56,811)	28,867	Project Complete. PO Closed

Sistrunk Station/Market - NW 6th	Comm. Façade & PBIP	\$ 350,000	\$ (350,000)	-	100% completed. Final invoice submitted for payment in December 2022.
Hoover Products Inc.	Development Incentive	\$ 1,100,000	\$ (1,060,860)	39,140	97% complete
Broward College	Development Incentive	\$ 1,000,000	\$ -	1,000,000	No Construction/ \$500k Scholarships & \$500K Equipment. \$250k allocated FY's 2021,2022,2023 and 2024. Pending Invoice.
TOTAL INCENTIVE PROJECTS COMPLETED as of 3/31/2023		\$ 35,631,612	\$ (30,275,960)	\$ 5,355,652	

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

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

NORTHWEST PROGRESSO FLAGLER HEIGHTS CRA - IN PROGRESS Incentive Projects as of 3/31/2023 (FY2017 - FY2023)										
Vendor	Commission District	DATE Awarded	Commission Agenda Memo #/Agreement /Administrative Approval	Total Award	Total approved Encumbrance as of FY 23	Total Disbursement	Percentage of Funds Disbursed	Remaining Awarded Incentives	ESTIMATED DATE OF COMPLETION	Comments
Robert Bethel American Legion Post 220	3	8/20/2019	19-0714	\$ 766,900	\$ 766,900	\$ (122,847)	16.0%	\$ 644,053	Nov. 2023	Awarded contract to general contractor. Construction to begin in 30 days.
**Rhythm 2.0	2	8/4/2019	Agreement/CAM 22-0038	\$ 350,000	\$ 350,000	\$ (24,558)	7.0%	\$ 325,442	Sept. 2023	Started construction on 9.1.2022. Pending redesign from Architect for dumpster area, per building department comments.
V & R Enterprises	3	11/5/2019	19-1068	\$ 350,000	\$ 350,000	\$ (8,593)	2.5%	\$ 341,408	Dec. 2023	Received two (2) bids. Will return to CRA board for additional funding.
**Junny's Restaurant - Donna's Carr.	3	10/6/2020	20-0654	\$ 325,000	\$ 325,000	\$ (298,732)	91.9%	\$ 26,268	April. 2023	Payments 1-4 disbursed - 95% completed. Pending electrical power to the building (FPL).
**1551 Sistrunk Blvd for B& D Trap	3	11/5/2020	20-0812	\$ 350,000	\$ 350,000	\$ (193,537)	55.3%	\$ 156,463	Sept. 2023	Drawings approved. Ground breaking ceremony 10/25/2022. First disbursement presented 1/31/2023 for \$193,537
**Thrive Development Group	2	7/9/2019	19-0625	\$ 3,990,375	\$ 3,990,375	\$ (3,836,050)	96.1%	\$ 154,325	Sept. 2023	Reimbursement Payment 1, 2, 3 & 4. Under construction. Increase approved on 1/10/2023 for an additional \$1M.
Dales Wheels & Tires	2	4/19/2022	22-0309	\$ 727,000	\$ 727,000	\$ -	0.0%	\$ 727,000	Dec. 2023	Agreement signed and mortgage recorded. Pending documents from closing agent.
**Optimal Pharmacy	3	8/16/2022	22-0732	\$ 293,000	\$ 293,000	\$ -	0.0%	\$ 293,000	Sept. 2023	Purchase order established.
Food and Friends Catering, LLC	3	8/16/2022	22-0733	\$ 1,125,000	\$ 1,125,000	\$ -	0.0%	\$ 1,125,000	Aug. 2024	Pending development agreement
**Broward Partnership for the Homeless	2	9/6/2022	22-0803	\$ 285,000	\$ 285,000	\$ -	0.0%	\$ 285,000	Sept. 2023	Pending signed agreement.
Cravemadness - Jamaican Jerk Res.	2	1/8/2019	19-0038	\$ 592,220	\$ 592,220	\$ -	0.0%	\$ 592,220	Dec. 2023	Construction scheduled to begin in May 2023.
Molly MaGuire/Irish Hospitality	2	9/3/2019	19-0840	\$ 500,000	\$ 500,000	\$ -	0.0%	\$ 500,000	Sept. 2024	Plans approved pending start up construction.
Avenue D'Arts - Comfort Suites	3	5/21/2019	19-0408	\$ 3,000,000	\$ 3,000,000	\$ -	0.0%	\$ 3,000,000	Sept. 2024	Closed on acquisition of the CRA lot, pending start of construction.
Mount Hermon Housing	3	9/1/2020	20-0645	\$ 640,000	\$ 640,000	\$ -	0.0%	\$ 640,000	To be determined	Finalized Parking Issue, will start construction by second quarter of 2023.
West Village - The Adderley	3	1/21/2020	20-0011	\$ 12,000,000	\$ 12,000,000	\$ -	0.0%	\$ 12,000,000	Sept. 2025	Under construction.
**Omegas Broward	3	12/15/2020	20-0939	\$ 350,000	\$ 350,000	\$ -	0.0%	\$ 350,000	Sept. 2023	Drawings complete, received 2 BIDS, will request additional funding. Price increase to \$765,000.
Wright Dynasty LLC	3	11/17/2020/ 12/6/2022	20-0849 & 22-1011	\$ 3,500,000	\$ 3,500,000	\$ -	0.0%	\$ 3,500,000	May. 2025	Award Increased from \$3M to \$3.5M.
GreenMills Holding	2	8/17/2021	21-0723	\$ 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	2	11/1/2022	22-0898	\$ 1,500,000	\$ 1,500,000	\$ -	0.0%	\$ 1,500,000	To be determined	Pending signed agreement.
Scattered Site Infill Housing	2 & 3	6/15/2021	21-0531	\$ -	\$ -	\$ -	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.
** AK Building Services, Inc.	3	3/3/2023	Agreement	\$ 132,863	\$ 132,863	\$ -	0.0%	\$ 132,863	Sept. 2023	PBIP and Façade Improvement in progress. First payment requested on 3/14/2023. Pending review.
**Provident Market 1937, LLC	3	1/10/2023	Agreement	\$ 98,500	\$ 98,500	\$ (34,142)	34.7%	\$ 64,358	Sept. 2023	Café/specialty food store - PBIP. First draw request
**Checkmate Barbershop	3	1/11/2023	Agreement	\$ 93,500	\$ 93,500	\$ (42,065)	45.0%	\$ 51,435	Sept. 2023	Unisex Barber shop - PBIP. First draw request
TOTAL INCENTIVE PROJECTS IN PROGRESS (TIF) as of 3.31.2023				\$ 31,609,358	\$ 31,289,358	\$ (4,560,523)	14.6%	\$ 26,728,835		

* PBIP - Property & Business Improvement

** Projects projected to be completed in FY 2023

NORTHWEST PROGRESSO FLAGLER HEIGHTS CRA - IN PROGRESS CRA DEBT - Incentive Projects as of 3/31/2023 (FY2017 - FY2023)										
Vendor	Commission District	DATE Awarded	Commission Agenda Memo # / Agreement / Administrative Approval	Total Award	Total approved Encumbrance as of FY 23	Total Disbursement	Percentage of Funds Disbursed	Remaining Awarded Incentives	ESTIMATED DATE OF COMPLETION	Comments
909 Sistrunk Blvd - Mixed use Commercial Dev.	3	11/16/2021	21-0319	\$ 4,000,000	\$ 4,000,000	\$ -	0%	\$ 4,000,000	To be determined	CRA submitted agreement to developer, pending review with developer's attorney.
The Aldridge and The Laramore - Mixed use	3	11/16/2021	21-0321	\$ 8,000,000	\$ 8,000,000	\$ -	0%	\$ 8,000,000	Aug. 2025	Development agreement is complete and approved by Invest FLL.
Victory Entertainment Complex	3	11/16/2021	21-0320	\$ 2,450,000	\$ 2,450,000	\$ -	0%	\$ 2,450,000	Sept. 2024	Working on Agreement. (Executed letter of intent)
TOTAL INCENTIVE PROJECTS IN PROGRESS (DEBT) as of 3.31.2023				\$ 14,450,000	\$ 14,450,000	\$ -	0%	\$ 14,450,000		

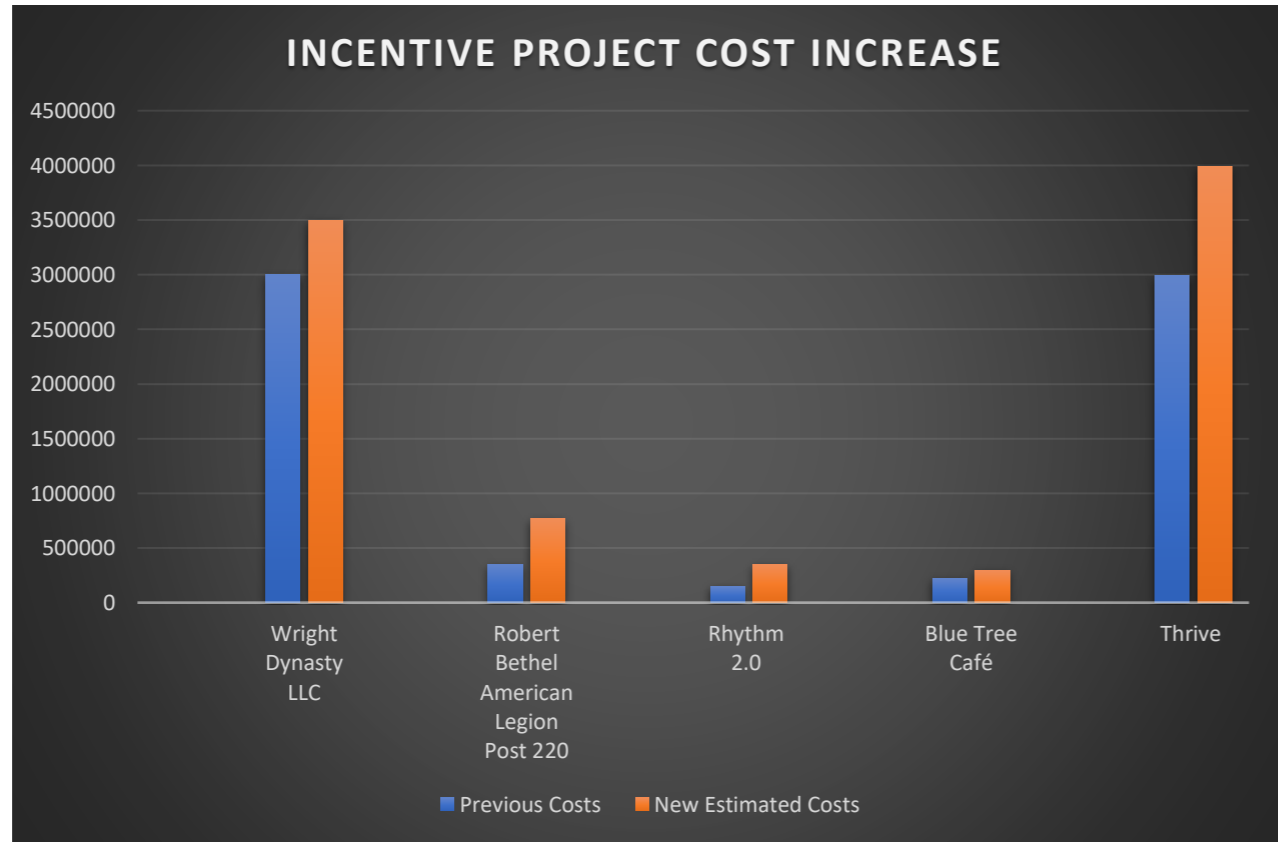
by the CRA, then the CRA would receive incremental revenue on around January 1, 2022.
 Based on the 2016 projections of assessed value for the Project, the pay out for year 1 is \$361,450, for year 2 is \$372,294, for year 3 is \$383,463 and for year 4 is \$394,966 for an estimated total of \$1,512,203. However, the total payments shall not exceed \$1,711,020. No payment would be made in year 5 since the life of NW CRA will have expired.

Approved Incentive COST Increase as of 3.31.2023

Vendor	Previous Costs	New Estimated Costs	Increase/Decrease	Cost Increase
Wright Dynasty LLC	\$ 3,000,000.00	\$ 3,500,000.00	\$ 500,000.00	16.7%
Robert Bethel American Legion Post 220	\$ 350,000.00	\$ 766,900.00	\$ 416,900.00	119.1%
Rhythm 2.0	\$ 150,000.00	\$ 350,000.00	\$ 200,000.00	133.3%
Blue Tree Café	\$ 225,000.00	\$ 295,695.00	\$ 70,695.00	31.4%
Thrive	\$ 2,990,000.00	\$ 3,990,000.00	\$ 1,000,000.00	33.4%
TOTAL INCREASE			\$ 2,187,595.00	

AVG % Increase

67%





Memorandum

Memorandum No: 23-003

Date: March 31, 2023

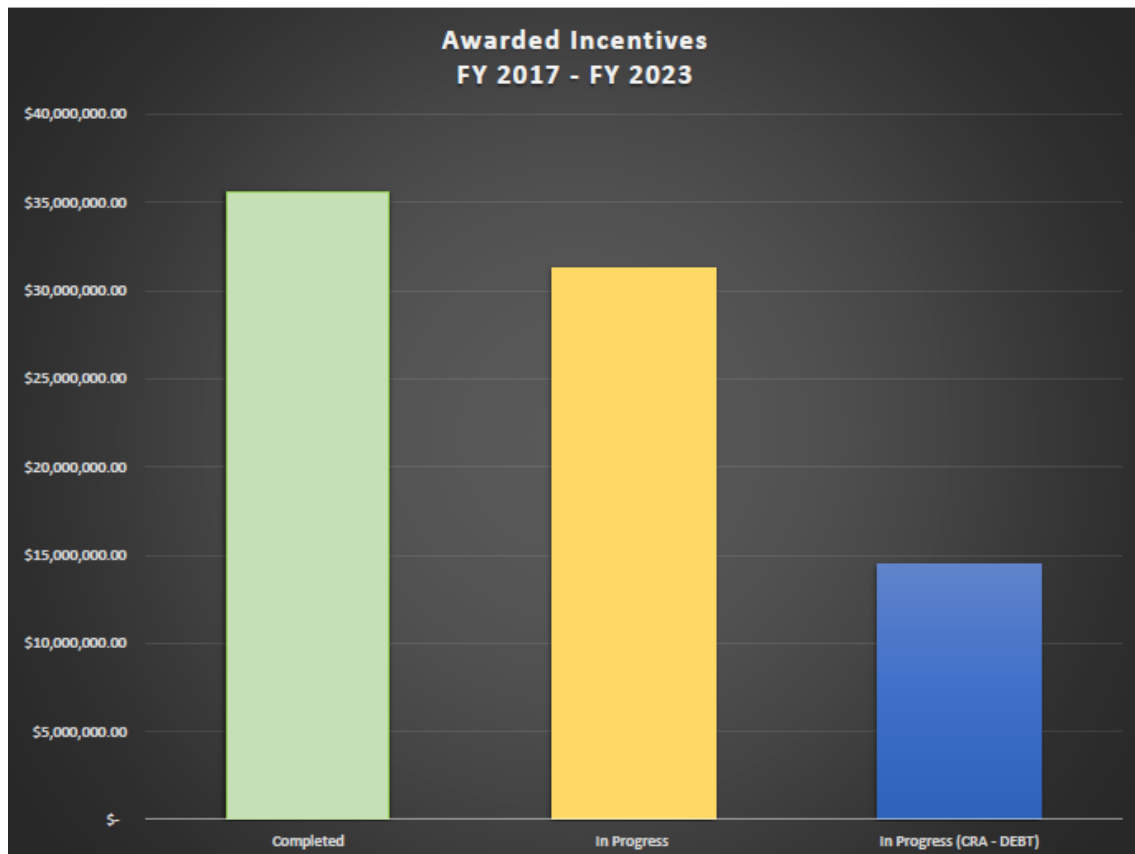
To: Honorable CRA Chairman and Board of Commissioners

From: Greg Chavarria, Executive Director

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

In response to Commissioner Glassman's request for an update on the CRA's funded projects, included in this report is a status of completed, in progress, and in progress (CRA-Debt). This report captures updates as of March 31, 2023.

FY 2017 – FY 2023 Awarded Incentives



NORTHWEST PROGRESSO FLAGLER HEIGHTS INCENTIVE SUMMARY - FISCAL YEAR 2023 SUMMARY			
INCENTIVE STATUS	Awarded Incentives FY2017 - FY2023	SPEND as of 3.31.2023	Remaining Awarded Incentives
Completed	\$ 35,631,611.84	\$ (30,275,959.64)	\$ 5,355,652.20
In Progress	\$ 31,289,357.89	\$ (4,560,523.05)	\$ 26,728,834.84
In Progress (CRA - DEBT)	\$ 14,450,000.00	\$ -	\$ 14,450,000.00
INCENTIVE SUMMARY	\$ 81,370,969.73	\$ (34,836,482.69)	\$ 46,534,487.04

Should the members of the Board of Commissioners require further clarification, please do not hesitate to contact Clarence Woods, CRA Director at (954) 828-4519 or cwoods@fortlauderdale.gov.

Attachments:

- Attachment 1 - Completed Incentive Projects as of 03/31/2023 (FY 2017 - 2023)
- Attachment 2 - In Progress Incentive Projects as of 03/31/2023 (FY 2017 - 2023)
- Attachment 3 – Average Cost Increase Incentive Projects as of 03/31/2023 (FY 2017 – 2023)

c: Anthony G. Fajardo, Assistant City Manager
 Susan Grant, Assistant City Manager
 Alain Boileau, City Attorney
 David Solomon, City Clerk
 Patrick Reilly, Interim Auditor