

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

June 13, 2023 - 3:00 PM

**Location: Fire Station Admin. Building – 3rd Floor Conference Room
528 NW 2nd Street
Fort Lauderdale, Fl. 33311**

- | | | |
|-------|---|--------------------------|
| i. | Call to Order/Roll Call
Quorum | Rhoda Glasco F.
Chair |
| ii. | Approval of Minutes
□ 4.11.2023 Minutes | NPF CRA Board |
| iii. | Project Funding Update
CRA Business Manager | Vanessa Martin |
| iv. | Discuss Joint Meeting Agenda with City Commission | 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, July 11, 2023.**

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.

<u>Board Members</u>	<u>Attendance</u>	Cumulative Attendance June 2022-May 2023	
		<u>Present</u>	<u>Absent</u>
Rhoda Glasco Foderingham, Chair	P	6	1
Dylan Lagi, Vice Chair	P	7	0
Sonya Burrows	P	7	0
Kenneth Calhoun	P	7	0
Lisa Crawford	P	6	1
Noel Edwards	P	1	0
Michael Lewin	A	4	3
Steffen Lue	P	6	1
Christopher Murphy	P	7	0
Alfredo Olvera	P	5	2
John Quailey	P	6	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
 Bob Wojcik, 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.

New Board member Noel Edwards introduced himself.

II. Approval of Minutes

NPF CRA Board

- February 14, 2023 Minutes

Motion made by Ms. Burrows seconded by Mr. Calhoun to approve the Board's February 14, 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.

IV. Request for Status and Information Regarding CRA Ongoing Projects

CRA Staff

Mr. Woods provided a status update, a copy of which is attached to these minutes for the public record.

Mr. Woods stated there were \$31 million worth of projects in process and he, Mr. Ritchie, and Mr. Wojcik reviewed them:

- The Robert Bethel American Legion Post 220 needed permit extensions for the work to start;
- Rhythm 2.0 should be completed in 60 days;
- V & R Enterprises commercial build-out of the Bolden property had been re-bid and the CRA needed to identify additional funding they could re-allocate;
- Junny's Restaurant was complete;
- 1551 Sistrunk for B & D Trap was approximately 65% complete;
- Thrive Progresso was 85% complete;
- Dales Wheels and Tires should provide drawings for permits this week;
- The build-out of the Optimal Pharmacy in the YMCA had begun;
- Food & Friends Catering needed to identify space for a dumpster and parking, which required extending the NW RAC zoning to include the area in the rear of the site;
- Broward Partnership for the Homeless was executing the agreement and could then be reimbursed;
- Cravemadness Jamaican Jerk Restaurant must begin construction by October or the funding would be pulled back;
- Molly MaGuire/Irish Hospitality was trying to ensure they had full funding before starting the project and the plans were fully approved. This project was also a target for recapture;
- Avenue D'Arts Comfort Suites was required to close on financing in June and begin construction one month later. If they did not, they would be a target for recapture;
- Mount Hermon Housing was trying to identify additional offsite parking for the church;
- West Village – The Adderley was under site construction;
- Omegas of Broward needed to request additional funding;
- Wright Dynasty LLC was finalizing plans and should have permits soon, and had all financing;

- GreenMills Holdings housing development had submitted a second tax credit application and Mr. Woods was meeting with them on Friday. If they did not get funding from Florida Housing, they would ask the CRA for \$640,000;
- FAT Village LLC needed to provide accurate information regarding the size of the project. They were changing the scope of the project to increase the number of non-affordable units, so it would need to come back to the Board;
- A group of four of the Scattered Site /infill Housing was completed, and a group of five would be completed in two months. Both of these developers had requested another five lots, which would require amending their agreements. Another developer was making progress and two others were moving slowly;
- AK Building Services Inc. had requested their funding;
- Provident Market 1937 LLC/Checkmate Barbershop were in the build-out process;
- The 909 Sistrunk Boulevard development agreement should be finalized any day. They had already pulled permits and should begin construction in the third quarter of 2023;
- The Aldridge and the Laramore had finalized financing and should break ground by the last quarter of the year;
- Victory Entertainment Complex was in the site plan approval process.

Mr. Woods said at the recent conference meeting, they had discussed re-bidding the project near the West Side Gazette, to include more mixed-use development. He would bring a resolution to the next CRA Board of Commissioners' meeting, requesting that each commissioner appoint a member to the evaluation committee. The bid would then be issued and responses ranked by the evaluation committee. He noted this development included residential and they would highlight mixed-use to ensure a commercial component in the solicitation.

Mr. Woods said they had also discussed extending the CRA at the conference meeting. Commissioner Herbst had requested a resolution authorizing them to seek an extension from the County. They had engaged a consultant to evaluate the request. Mr. Woods said the County would probably not continue its contribution to the TIFF but may allow the City to continue. He said the County could allow their funding to continue to a redevelopment trust fund.

Regarding the Board's joint meeting with the Board of Commissioners, Mr. Woods said July 5 was the only available date and asked Board members to provide him with discussion items by the end of this month. Mr. Lagi wanted include discussion on extension of the CRA.

Char Foderingham wanted to know the issues regarding the 2016 plan they should discuss with the Board of Commissioners. She wanted to know how much of the plan they had done and if there were issues that they needed to discuss.

Mr. Edwards asked if they could request State Sadowski Trust Fund money for residential housing components and Mr. Woods said they could. Mr. Woods informed Mr. Edwards

that they had created a 501(c)(3) to carry on some of the CRA's work once it sunsetted. He discussed the difficulty in finding a good grant writer and Ms. Burows suggested a contractor instead of an employee.

Mr. Woods said they would transfer the land they purchased from the YMCA to the EDC and it would be used to build single-family homes. He stated the City's real estate consultant, Colliers, was eager to begin marketing the commercial spaces.

Mr. Murphy estimated \$5 million to \$7.5 million in funding could be taken back and wanted to consider suitable projects that could benefit from that returned funding. Mr. Woods said the property next to the YMCA would be a great project.

Chair Foderingham said Ms. DeTorres would send an email requesting the Board's suggestions for their joint meeting with the Board of Commissioners.

V. Communication to CRA Board of Commissioners

CRA Staff

None

VI. Old/New Business

None

VII. Public Comments

None

VIII. Adjournment

There being no further business to come before the Board at this time, the meeting was adjourned at 4:23 p.m.

The next regular NPF-CRA meeting will be held **Tuesday – May 9, 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 6/6/2023 (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	\$ (287,185)	82.1%	\$ 62,815	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 and 5. Under construction. Project 90% complete.
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	Project complete. Pending reimbursement per streetscape.
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 July 2023.
Molly MaGuire/Irish Hospitality	2	9/3/2019	19-0840	\$ 500,000	\$ 500,000	\$ -	0.0%	\$ 500,000	Sept. 2024	Coordinating start of construction with landlord.
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, selected contractor. Coordinating start of construction.
Mount Hermon Housing	3	9/1/2020	20-0645	\$ 640,000	\$ 640,000	\$ -	0.0%	\$ 640,000	To be determined	Project is under construction.
West Village - The Adderley	3	1/21/2020	20-0011	\$ 12,000,000	\$ 12,000,000	\$ -	0.0%	\$ 12,000,000	Sept. 2025	Project is 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. WWA completed phase I and awarded phase II.
** AK Building Services, Inc.	3	3/3/2023	Agreement	\$ 132,863	\$ 132,863	\$ (67,151)	50.5%	\$ 65,712	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
**Velta M. Young	3	5/18/2023	Agreement	\$ 72,525	\$ 72,525	\$ -	0.0%	\$ 72,525	Oct. 2023	Non-Residential Façade Forgivable Loan - pending purchase order to start.
**Dazed Brewing LLC	3	5/17/2023	Agreement	\$ 90,638	\$ 90,638	\$ -	0.0%	\$ 90,638	Oct. 2023	Property and Business Improvement Program - pending purchase order to start.
TOTAL INCENTIVE PROJECTS IN PROGRESS (TIF) as of 6.6.2023				\$ 31,772,521	\$ 31,452,521	\$ (4,721,323)	15.0%	\$ 26,731,198		

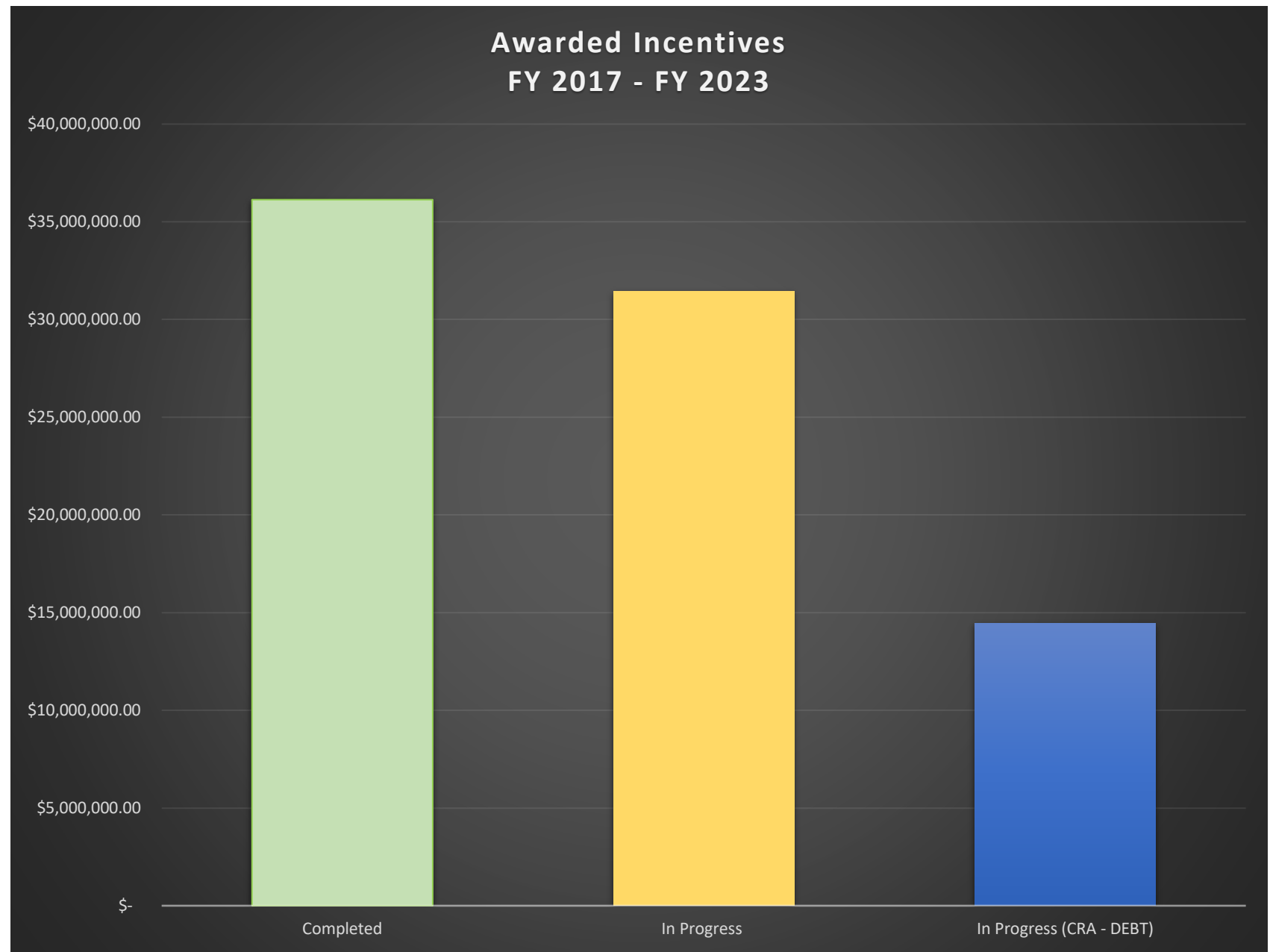
* PBIP - Property & Business Improvement

** Projects projected to be completed in FY 2023

NORTHWEST PROGRESSO FLAGLER HEIGHTS CRA - IN PROGRESS CRA DEBT - Incentive Projects as of 6/6/2023 (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. - Changes to development agreement. Currently under review.
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	Legal is working on the Agreement. (Executed letter of intent)
TOTAL INCENTIVE PROJECTS IN PROGRESS (DEBT) as of 6.6.2023				\$ 14,450,000	\$ 14,450,000	\$ -	0%	\$ 14,450,000		

NORTHWEST PROGRESSO FLAGLER HEIGHTS INCENTIVE SUMMARY - FISCAL YEAR 2023 SUMMARY			
INCENTIVE STATUS	Awarded Incentives FY2017 - FY2023	SPEND as of 6.6.2023	Remaining Awarded Incentives
Completed	\$ 36,131,611.84	\$ (30,775,959.64)	\$ 5,355,652.20
In Progress	\$ 31,452,520.89	\$ (4,721,322.50)	\$ 26,731,198.39
In Progress (CRA - DEBT)	\$ 14,450,000.00	\$ -	\$ 14,450,000.00
INCENTIVE SUMMARY	\$ 82,034,132.73	\$ (35,497,282.14)	\$ 46,536,850.59

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



Multiple Awarded Incentives

Project Name	Location	CRA FUNDING	Developer
FPA II LLC	900/914/930 Sistrunk Blvd	\$ 748,500.00	Eyal Petetz
Provident LLC	909 Sistrunk	\$ 420,000.00	Eyal Petetz
Northwest 6th Inv. - Sistrunk Market	115 NW Sistrunk	\$ 1,400,000.00	Steven J. D'Apuzzo Sir
Northw 6th Inv. - Sistrunk Market	6160 NW 2nd Ave	\$ 350,000.00	Steven J. D'Apuzzo Sir
TOTAL		\$ 2,918,500.00	

Preliminary List of Potential Projects \$1,000,000 or Greater				
Project	Location	Estimated CRA Contribution	Estimated Proje	Developer
Fuse Group	824 Sustrunk	\$ 3,760,000.00	\$ 18,089,070.00	Eyal Petetz
Fuse Group	Sistrunk/NW 7th Ave	\$ 10,000,000.00	\$ 40,000,000.00	Eyal Petetz
Fuse Group	NW 7th Ave/NW 2nd St	\$ 4,000,000.00	\$ 16,000,000.00	Eyal Petetz
Cone Plaza	1000 Block Sistrunk	\$ 1,500,000.00	\$ 3,000,000.00	William Cone
Elks Club	NW 7th Ave/NW 2nd Street	\$ 1,500,000.00	\$ 3,000,000.00	Keven Eutsy
Performing Art Centre	1435 Sistrunk	\$ 3,000,000.00	\$ 6,000,000.00	Miguel Pilgram
Boys and Girls Club	832 NW 2nd Street	\$ 1,000,000.00	\$ 1,500,000.00	Boys and Girls Club
TOTAL		\$ 24,760,000.00	\$ 87,589,070.00	

* Assigned but not started projects were moved to the IN Progress report. Once the project has been approved/awarded, internal staff are making sure funds are encumbered and vendor begins work.