

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

August 08, 2023 - 3:00 PM

Location: Building Department – 700 NW 19th Avenue

Fort Lauderdale, Fl. 33311

Urban Desing & Planning Conference Room

- | | | |
|-------|---|--------------------------|
| i. | Call to Order/Roll Call
Quorum | Rhoda Glasco F.
Chair |
| ii. | Approval of Minutes
□ 6.13.2023 Minutes | NPF CRA Board |
| iii. | Project Funding Update
CRA Business Manager | Vanessa Martin |
| iv. | FY2024 Budget Recommendation | Vanessa Martin |
| v. | Communication to CRA Board of Commissioners | NPF CRA Board |
| vi. | Old/New Business
- Debriefing Workshop with City Commissioners | Rhoda Glasco F.
Chair |
| vii. | Public Comments | |
| viii. | Adjournment | |

THE NEXT REGULAR NPF-CRA MEETING WILL BE HELD, **Tuesday, September 12, 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 2023-May 2024	
		<u>Present</u>	<u>Absent</u>
Rhoda Glasco Foderingham, Chair	A	0	1
Dylan Lagi, Vice Chair	P	1	0
Sonya Burrows	A	0	1
Kenneth Calhoun	P	1	0
Lisa Crawford	P	1	0
Noel Edwards	P	1	0
Michael Lewin	P	1	0
Steffen Lue	A	0	1
Christopher Murphy	A	0	1
Alfredo Olvera	P	1	0
John Quailey	P	1	0

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
 Eleni Ward Jankovic, Housing and Economic Development Manager
 Vanessa Martin, Business Manager
 Jonelle Adderley, CRA Project Coordinator
 Corey Ritchie, CRA Construction Manager
 Jamie Opperee, Prototype Inc. Recording Secretary

Communication to the CRA Board of Commissioners

None

I. Call to Order/Roll Call Vice Chair Lagi

Vice Chair Lagi called the meeting to order at 3:04 p.m. and roll was called. A quorum was present.

II. Approval of Minutes NPF CRA Board

- April 11, 2023 Minutes

Motion made by Ms. Crawford, seconded by Mr. Calhoun to approve the Board's April 11, 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 said as of June 6, 2023, \$82 million had been awarded and \$35.5 million had been spent.

IV. Discuss Joint Meeting Agenda with City Commission

CRA Staff

Mr. Woods said in the single-family infill housing program, DeAngelo Homes had finished four homes and Mr. Woods had requested an additional six at the last CRA Board meeting. The other developer had buyers who had closed and was ready to apply for more. The Fort Lauderdale CDC had also closed on two homes.

Mr. Woods said commercial developments were also moving forward, with several projects in the final phases of completing plans and pulling permits. They hoped to see ground breakings by the end of the year. He had also requested the CRA Board defund projects from the CIP Projects list that had already been awarded, and \$3.2 million was being reallocated into incentive programs.

Mr. Woods stated the joint meeting with the City Commission/CRA Board would take place on July 5, and he asked for suggestions for discussion. He was certain they would discuss extending the CRA. Mr. Woods said they would also provide a presentation on the Sistrunk Arts and Culture District Plan. He stated they wanted to put together a tool for information dissemination that would function as a "call to artists." They wished to market the corridor developments to the creative communities to create a thriving arts and cultural scene that could be viable for cultural tourism. Mr. Woods stated they may want to talk about Invest Fort Lauderdale as well.

Vice Chair Lagi stated they could discuss the EDC while considering extending the CRA. He suggested talking about corridor parking as well. Mr. Woods said the funds they had just de-allocated were from three parking lots. He would prefer the sites were developments instead of surface parking lots. He also felt a centralized garage would be a mistake because it would disadvantage businesses that were not nearby. Smaller garages throughout the corridor made more sense. Mr. Woods said New Hope Baptist Church planned to add public parking as part of their development.

Mr. Woods informed the Board that someone had recently purchased the project that McGill Pilgrim was going to do near the YMCA and the new owner would have the property rezoned to extend the Northwest RAC to create affordable housing. Mr. Woods said extending the Northwest RAC on both sides of the street would help them accommodate parking. Vice Chair Lagi stated they should add zoning to their discussion with the City Commission/CRA Board. Mr. Woods stated if they extended the Northwest RAC, they should also consider partnering with property owners to create developments that incorporated parking.

Vice Chair Lagi asked about creating a committee and Mr. Woods said at an upcoming CRA Board meeting, they would bring a resolution to allow the CRANWP to appoint an Evaluation Committee member.

Vice Chair Lagi said the micro mover [Circuit] was an awesome addition to the corridor. They could add this topic to their parking discussions.

Mr. Woods reminded the Board that they City owned 4,000 square feet in the Adderly, at \$12 per square foot, as well as some retail space in the Larimar and Aldridge at \$5 per square foot. He noted they wanted to make some of that space available to local entrepreneurs. He recalled they had done this not just to allow entrepreneurs to open businesses, but to help sustain them.

Vice Chair Lagi listed discussion items:

Extension of CRA/EDC

Sistrunk Arts and Culture District Plan

Transit/parking

Zoning

The joint meeting was scheduled for July 5 at 11:30 AM at the Parker Playhouse.

V. Communication to CRA Board of Commissioners

CRA Staff

None

VI. Old/New Business

Vice Chair Lagi asked if there was a timeline to recapturing funds and Mr. Woods said the concern about having some projects that were not started as of the CRA sunset date was unfounded; the CRA would be permitted to see those projects through.

Mr. Edwards suggested adding addresses to the funding update.

VII. Public Comments

Austin Estape requested a copy of the funding update.

VIII. Adjournment

There being no further business to come before the Board at this time, the meeting was adjourned at 4:00 p.m.

The next regular NPF-CRA meeting will be held **Tuesday – July 11, 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 8/3/2023 (FY2017 - FY2023)											
Vendor	VENDOR ADDRESS	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	STATUS SUMMARY
Robert Bethel American Legion Post 220	1455 NW 6th Street Fort Lauderdale, FL 33311	3	8/20/2019	19-0714	\$ 766,900	\$ 766,900	\$ (122,847)	16.0%	\$ 644,053	Nov. 2023	8.3.23 update - Pending water certificate from Broward County.
**Rhythm 2.0	733-735 Sistrunk Blvd Fort Lauderdale, FL 33311	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. 8.3.23 update - Drawings submitted to City for review.
V & R Enterprises	1227 Sistrunk Blvd. Fort Lauderdale, FL 33311	3	11/5/2019	19-1068	\$ 350,000	\$ 350,000	\$ (8,593)	2.5%	\$ 341,408	Dec. 2023	Received two (2) bids. 8.3.23 update - Additional funding request will be presented on the 8.22.2023 agenda.
**1551 Sistrunk Blvd for B& D Trap	1551-1559 Sistrunk Blvd. Fort Lauderdale, FL 33311	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. 8.3.23 update - 65% complete.
**Thrive Development Group	748 NW 5th Avenue Fort Lauderdale, FL	2	7/9/2019	19-0625	\$ 3,990,375	\$ 3,990,375	\$ (3,836,050)	96.1%	\$ 154,325	Sept. 2023	<i>Reimbursement Payment 1, 2, 3 & 4. Under construction. Increase approved on 1/10/2023 for an additional \$1M. 8.3.23 update - 90% complete.</i>
Dales Wheels & Tires	200-250 West Sunrise Blvd. Fort Lauderdale, FL 33311	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. 8.3.23 update -drawings pending DRC approval.
**Optimal Pharmacy	1409 Sistrunk Blvd. Fort Lauderdale, FL 33311	3	8/16/2022	22-0732	\$ 293,000	\$ 293,000	\$ -	0.0%	\$ 293,000	Sept. 2023	Purchase order established.
Food and Friends Catering, LLC	1310-1312 Sistrunk Blvd. Fort Lauderdale, FL 33311	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	920 NW 7th Avenue Fort Lauderdale, FL 33311	2	9/6/2022	22-0803	\$ 285,000	\$ 285,000	\$ -	0.0%	\$ 285,000	Sept. 2023	<i>Pending signed agreement.</i>
<i>Cravemadness - Jamaican Jerk Res.</i>	560 NW 7th Avenue Fort Lauderdale, FL 33311	2	1/8/2019	19-0038	\$ 592,220	\$ 592,220	\$ -	0.0%	\$ 592,220	Dec. 2023	<i>Construction scheduled to begin in May 2023.</i>
Molly MaGuire/Irish Hospitality	550 NW 7th Avenue Fort Lauderdale, FL 33311	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	713 717 723 NW 3rd Street Fort Lauderdale, FL 33311	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. 8.3.23 update - construction commenced.
Mount Hermon Housing	750 NW 4th Street Fort Lauderdale, FL 33311	3	9/1/2020	20-0645	\$ 640,000	\$ 640,000	\$ -	0.0%	\$ 640,000	To be determined	Finalized Parking Issue. 8.3.23 update - construction commenced.
West Village - The Adderley	501 NW 7th Terrace Fort Lauderdale, FL 33311	3	1/21/2020	20-0011	\$ 12,000,000	\$ 12,000,000	\$ -	0.0%	\$ 12,000,000	Sept. 2025	8.3.23 update - construction commenced. 15% complete.
**Omegas Broward	1108 Sistrunk Blvd Fort Lauderdale, FL 33311	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. 8.3.23 update - Pending CRA Board approval on the 8.22.2023 agenda.
Wright Dynasty LLC	1217-1223 Sistrunk Blvd. Fort Lauderdale, FL 33311	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	Pantry Lofts	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.

Vendor	VENDOR ADDRESS	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	STATUS SUMMARY
FatVillage, LLC for the Gallery	600 N. Andrews Avenue Fort Lauderdale, FL 33311	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	See Attached	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.	718-720 NW 7th Terrace Fort Lauderdale, FL 33311	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	900 NW 6th Street Unit C Fort Lauderdale, FL 33311	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	900 NW 6th Street Fort Lauderdale, FL 33311	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	1120 NW 6th Street Fort Lauderdale, FL 33311	3	5/18/2023	Agreement	\$ 72,525	\$ 72,525	\$ (20,000)	27.6%	\$ 52,525	Oct. 2023	Non-Residential Façade Forgivable Loan - 8.3.2023 update - Construction to commence the second week in August.
** Dazed Brewing LLC	710 NW 5th Avenue Unit 1071 Fort Lauderdale, FL 33311	3	5/17/2023	Agreement	\$ 90,638	\$ 90,638	\$ -	0.0%	\$ 90,638	Oct. 2023	Property and Business Improvement Program
825 Progresso Drive, LLC	825-833 Progresso Drive	2	7/5/2023	23-0266	\$ 212,520	\$ 212,520	\$ -	0.0%	\$ 212,520	Oct. 2023	Pending purchase order - Property and Business Improvement Program
825 Progresso Drive, LLC	825-833 Progresso Drive	2	7/5/2023	23-0266	\$ 97,440	\$ 97,440	\$ -	0.0%	\$ 97,440	Oct. 2023	Pending purchase order - Streetscape Enhancement
TOTAL INCENTIVE PROJECTS IN PROGRESS (TIF) as of 8.3.2023					\$ 31,757,481	\$ 31,437,481	\$ (4,442,590)	14.1%	\$ 26,994,891		

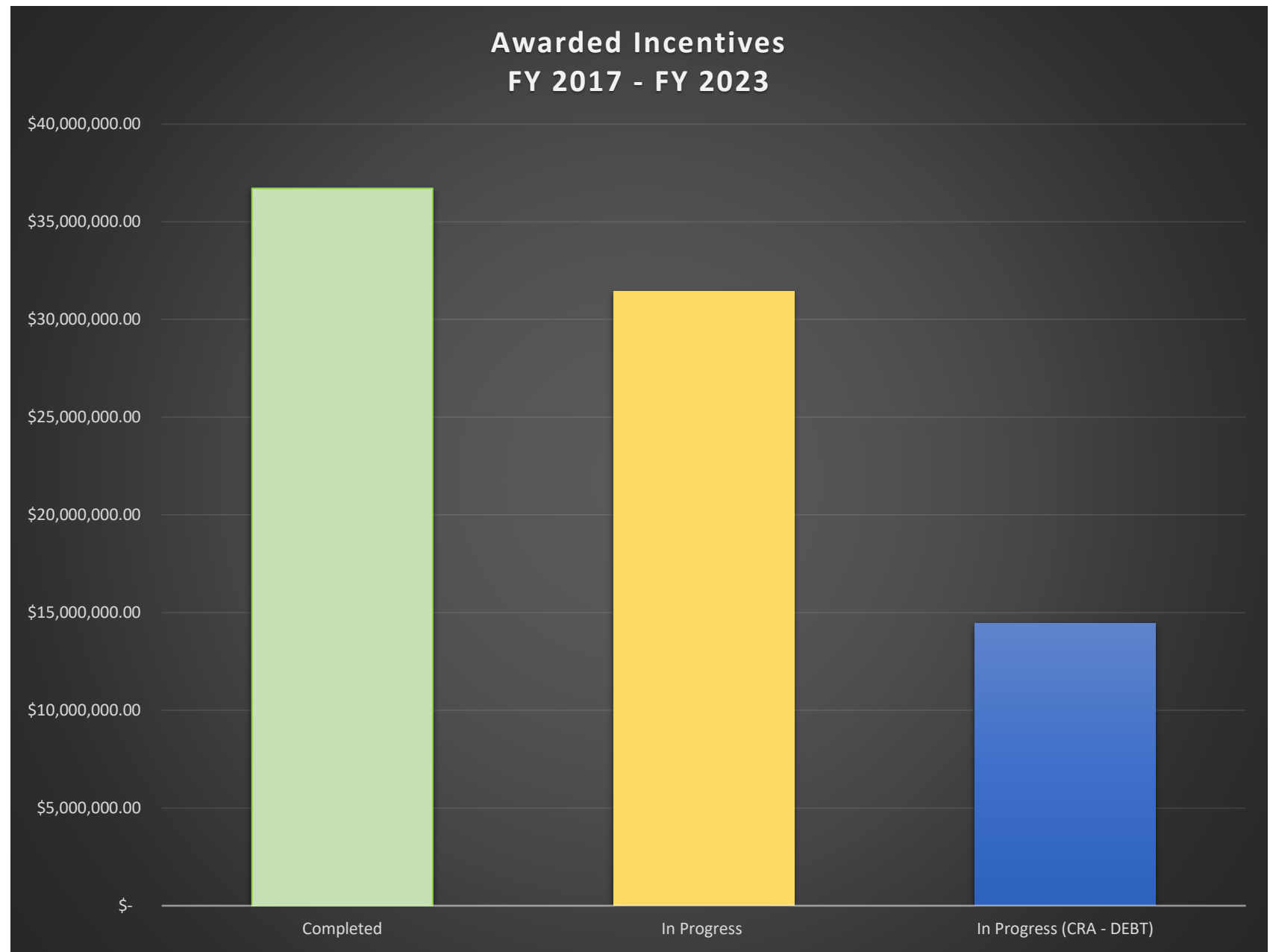
* PBIP - Property & Business Improvement

** **Projects projected to be completed in FY 2023**

NORTHWEST PROGRESSO FLAGLER HEIGHTS CRA - IN PROGRESS CRA DEBT - Incentive Projects as of 8/3/2023 (FY2017 - FY2023)											
Vendor	VENDOR ADDRESS	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	STATUS SUMMARY
909 Sistrunk Blvd - Mixed use Commercial Dev.	909 NW 6th Street	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	1204 Sistrunk Blvd/1620 NW 6 Court	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	1017 Sistrunk Blvd	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 8.3.2023					\$ 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 8.3.2023	Remaining Awarded Incentives
Completed	\$ 36,713,981.34	\$ (31,249,868.28)	\$ 5,464,113.06
In Progress	\$ 31,437,480.89	\$ (4,442,590.28)	\$ 26,994,890.61
In Progress (CRA - DEBT)	\$ 14,450,000.00	\$ -	\$ 14,450,000.00
INCENTIVE SUMMARY	\$ 82,601,462.23	\$ (35,692,458.56)	\$ 46,909,003.67

** 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 Project	Developer
Fuse Group	824 Sistrunk	\$3,760,000.00	\$18,089,070.00	Eyal Peretz
Fuse Group	Sistrunk/NW 7th Ave.	\$10,000,000.00	\$40,000,000.00	Eyal Peretz
Fuse Group	NW 7th Ave/NW 2nd St.	\$4,000,000.00	\$16,000,000.00	Eyal Peretz
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
Mixed Use	1435 Sistrunk	\$3,000,000.00	\$6,000,000.00	Sale Pending
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 in progress of ensuring funds are encumbered and vendor begins work.

City of Fort Lauderdale NorthWest Progresso Flagler Heights Community Redevelopment Agency
 NPF CRA Area Fund
 FY 2024 Proposed Budget Summary

Revenue Sources	Adopted FY 2023	*Proposed FY 2024	FY 2023 Adopted vs. Proposed FY 2024 % Change
Tax Increment Revenue (TIF)			
City of Fort Lauderdale	8,405,345	9,578,682	14.0%
Intergovernmental Revenue	14,819,337	17,640,058	19.0%
Total Revenues	\$ 23,224,682	\$ 27,218,740	17.2%
Expenditures			
Services & Materials	654,827	680,980	
Other Operating Expenses	2,208,072	2,178,233	
Fringe Benefits	1,311	1,352	
**Debt Service Payment	3,361,184	7,474,152	
CRA Incentives			
Funds Available for Incentive Projects	16,999,288	16,884,023	
Total Expenditures	23,224,682	27,218,740	
Surplus/(Deficit)	-	-	

* Proposed budget may change.