



CITY OF FORT LAUDERDALE
City Commission Agenda Memo
CRA BOARD MEETING

#25-0740

TO: CRA Chairman & Board of Commissioners
Fort Lauderdale Community Redevelopment Agency

FROM: Rickelle Williams, CRA Executive Director

DATE: September 3, 2025

TITLE: Resolution Approving Final Community Redevelopment Agency Operating Budget and Community Investment Plan Allocations for Fiscal Year 2026 – **(Commission Districts 2 and 3)**

Recommendation

Staff recommends the Community Redevelopment Agency (CRA) Board of Commissioners adopt the final CRA Operating Budget and Community Investment Plan (CIP) Allocations for Fiscal Year (FY) 2026, approve the reappropriation of prior year's unspent CIP funds, and recommend approval of the CRA budget to the City Commission.

Background

Chapter 163, Florida Statutes, Part III requires the CRA Board of Commissioners to formally approve the annual budget. This action approves the CRA operating budget and CIP for the Northwest Progresso Flagler Heights Community Redevelopment Area (NPF CRA), and the Central City Community Redevelopment Area (Central City CRA).

The Northwest Progresso Flagler Heights (NPF) CRA ordinance, approved on second reading on August 19, 2025, amended the Tax Increment Financing (TIF) revenue to be deposited into the Redevelopment Trust Fund from ninety-five percent (95%) to fifty percent (50%) of annual TIF generated by the City of Fort Lauderdale and extends the Redevelopment Area's sunset date by ten (10) years. Additionally, the City of Fort Lauderdale will be the only contributing tax authority.

Similarly, the Central City Redevelopment Area TIF revenue contribution is only generated by the City of Fort Lauderdale. The TIF revenue will be used for the implementation of each Redevelopment Area's respective Redevelopment Plans. Interest for each fund and miscellaneous revenue are also included as revenue for FY 2026.

The estimates from the two (2) Redevelopment Areas are expected to provide \$7,219,563 in total TIF revenue based on the table below.

Redevelopment Area	FY 2026 Revenue Source	FY 2026 Estimated Revenue Amount
Northwest-Progresso-Flagler Heights	TIF	\$5,817,099
Northwest-Progresso-Flagler Heights	Other	\$96,000
Central City	TIF	\$1,402,464
Total Fort Lauderdale CRA Revenue		\$7,315,563

The total combined Operating Budget for NPF and Central City for FY 2026 is \$2,953,010; and the total recommended for NPF and Central City Incentives in FY 2026 is \$4,362,553.

The budgets for each are shown in the table below.

Redevelopment Area	Operating Budget	CRA Incentives	Total CRA Budget
Northwest-Progresso-Flagler Heights	\$2,623,658	\$3,289,441	\$5,913,099
Central City	\$329,352	\$1,073,112	\$1,402,464
Total CRA Budget	\$2,953,010	\$4,362,553	\$7,315,563

NPF CRA

NPF CRA is expected to receive \$5,817,099 in tax increment revenue and \$96,000 in other revenue sources in FY 2026. The proposed operating budget expenditure complies with the goals, objectives and policies of the NPF CRA Community Redevelopment Plan. The proposed operating budget totals \$2,623,658 with the remaining funding of \$3,289,441 to be allocated for NPF CRA Incentive Programs.

At the July 8, 2025 NPF CRA Advisory Board meeting, the NPF CRA Advisory Board unanimously recommended approval of the NPF CRA Fiscal Year 2026 Budget.

Central City CRA

Central City CRA is expected to receive \$1,402,464 in tax increment revenue for FY 2026. The proposed operating budget expenditure complies with the goals, objectives and policies of the Central City CRA Community Redevelopment Plan. The proposed operating budget is \$329,352 with the remaining funding of \$1,073,112 to be allocated for the Central City CRA Incentive Programs.

At the June 16, 2025 Central City Advisory Board (CCRAB) meeting, the CCRAB unanimously recommended approval of the Fiscal Year 2026 Central City CRA Budget with changes to the incentive allocations. The proposed changes reduced the Property and Business Improvement incentive allocation from \$489,806 to \$298,112 and increased the Commercial Façade incentive allocation from \$125,000 to \$325,000. These changes have been incorporated into the final budget.

Resource Impact

There is no fiscal impact for Fiscal Year 2025.

Strategic Connections

This item is a FY 2025 Commission Priority, advancing the Affordable Housing and Economic Development initiative.

This item supports the *Press Play Fort Lauderdale 2029* Strategic Plan, specifically advancing:

- The Business Growth and Support Focus Area, Goal 6: Build a diverse and attractive economy.

This item advances the *Fast Forward Fort Lauderdale 2035* Vision Plan: We Are Community

Attachments

Exhibit 1 – NPF CRA FY 2026 Budget and CIP

Exhibit 2 – Central City CRA FY 2026 Budget and CIP

Exhibit 3 – Incentives FY 2026 Budget

Exhibit 4 – NPF CRA Advisory Board Draft Minutes - July 8, 2025

Exhibit 5 – Central City CRA Advisory Board Draft Minutes - June 16, 2025

Exhibit 6 – Resolution

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