



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

FROM: Rickelle Williams, CRA Executive Director

DATE: November 18, 2025

TITLE: Resolution Approving Budget Amendment - Appropriate Unspent Remaining Northwest Progresso Flagler Heights and Beach Community Redevelopment Agency Estimated Fiscal Year-End (FY) 2025 Fund Balances - **(Commission Districts 2 and 3)**

Recommendation

Staff recommends the Community Redevelopment Agency (CRA) Board of Commissioners approve the transfer of the Northwest-Progresso-Flagler Heights Community Redevelopment Area (NPF CRA) fiscal year-end 2025 estimated fund balance in the amount of \$666,090 to existing Community Investment Plans (CIPs) and approve the transfer of Beach Community Redevelopment Area estimated fund balances in the amount of \$1,235,110.43 to reimburse the General Fund for eligible improvement project expenses.

Background

Florida Statutes, Section 163.387 (7), which governs Community Redevelopment Agency trust funds, requires all unspent funds on the last day of the fiscal year be moved to an allowable expense, including:

- (a) Returned to each taxing authority which paid the increment in the proportion that the amount of the payment of such taxing authority bears to the total amount paid into the trust fund by all taxing authorities for that year.
- (b) Used to reduce the amount of any indebtedness to which increment revenues are pledged.
- (c) Deposited into an escrow account for the purpose of later reducing any indebtedness to which increment revenues are pledged
- (d) Appropriated to a specific redevelopment project pursuant to an approved community redevelopment plan.

A. The Northwest-Progresso-Flagler Heights CRA FY 2025 year-end estimated operating balance of \$666,090 allocated to the following:

- \$600,000 - Deposited to the CRA office space buildout project at “The Adderley” located at 501 NW 7 Ave, Fort Lauderdale, FL 33311. The CRA currently occupies 6,000 square feet of office space in suites 100 and 200, at 914 NW 6 Street, Fort Lauderdale, FL 33311, paying \$13,567.55 per month, inclusive of base rent and common area maintenance (CAM) charges which equates to twenty-seven dollars (\$27) per square foot. The current four (4)-year lease term is set to expire on November 30, 2025. After evaluating the potential cost to renew the existing lease and researching local rental rates, which average thirty dollars (\$30) per square foot, the CRA conducted a breakeven analysis comparing current costs to potential savings of relocation, including estimated buildout costs. The analysis shows that by relocating (to a 4,000 square foot space) and securing a reduced rate of ten dollars (\$10) per square foot for a minimum sixty (60)-month term with the opportunity to extend the lease term, the CRA is expected to realize significant savings, with a breakeven point projected at sixty-nine (69) months. As the CRA is set to sunset in ten (10) years, there would be an opportunity to extend the lease beyond the breakeven period. To support the move, a capital investment of \$750,000 is requested. Funding will be provided through contributions of \$600,000 from the NPF CRA and \$150,000 from the Central City CRA.
- \$66,090 - Appropriated to support the Provident Park Improvement Project in accordance with the NPF CRA Redevelopment Plan. Funds will be used to cover future construction cost increases. The Provident Park Improvement Project is consistent with the NPF CRA Community Redevelopment Plan which provides for the enhancement of public parks, open space and infrastructure.

B. The Fort Lauderdale Beach Community Redevelopment Agency (Beach CRA) was originally scheduled to sunset on September 30, 2020, after thirty (30)-years of operation. In 2019, the City entered into an Interlocal Agreement (ILA) with Broward County to extend the term of the Beach CRA through September 30, 2023, providing additional time to finalize existing CRA funded public improvement projects.

While the City and the Beach CRA worked diligently to complete these projects, several remained in progress when the extension expired. To facilitate completion of the remaining projects, City staff worked collaboratively with Broward County to prepare a First Amendment to the existing ILA, extending the agreement for an additional two (2)-years through September 30, 2025. Under this amendment, all Beach CRA projects must be completed by the new expiration date, and the CRA may reimburse the City for eligible expenses associated with completing the approved projects that were incurred after September 30, 2023.

During FY 2025, the City received a cash grant reimbursement in the amount of \$1,194,201.82, along with interest earnings of \$40,908.61. The remaining funds will

be used to support the expenses incurred for the Beach CRA's State Road (SR) A1A Streetscape Improvement Project.

Accordingly, staff recommends that the City Commission amend the FY 2025 Operating Budget to appropriate a total of \$1,235,110.43 to reimburse the City for eligible Beach CRA's State Road (SR) A1A Streetscape Improvement Project expenses and to facilitate the financial closeout of the Beach CRA funds.

Resource Impact

A. Funds for the NPF CRA transfer in the amount of \$666,090 are available in the accounts listed below. Future expenditures are contingent upon the approval and appropriation of the Consolidated Budget Amendment, CAM #25-0932.

SOURCE:

Funds available as of September 30, 2025					
ACCOUNT NUMBER	COST CENTER NAME	CHARACTER / ACCOUNT NAME	AMENDED BUDGET (Character)	AVAILABLE BALANCE (Character)	AMOUNT
20-101-1530-552-399-999	NW Progresso Flagler Heights Redevelopment Area	Balances & Reserves/Appropriated Fund Balance	\$N/A	\$N/A	\$666,090
TOTAL AMOUNT ►					\$666,090

USE:

Funds available as of September 30, 2025					
ACCOUNT NUMBER	COST CENTER NAME	CHARACTER /ACCOUNT NAME	AMENDED BUDGET (Character)	AVAILABLE BALANCE (Character)	AMOUNT
20-347-9100-552-60-6599-P13045	CRA Buildout	Capital Outlay/Construction	\$N/A	\$N/A	\$600,000
20-347-9100-572-60-6599-P12621	Provident Park Improvements	Capital Outlay/Construction	\$1,228,214	\$1,228,214	\$66,090
TOTAL AMOUNT ►					\$666,090

B. Funds for the Beach CRA transfer in the amount of \$1,235,110.43 are available in the accounts listed below.

SOURCE:

Funds available as of September 30, 2025					
ACCOUNT NUMBER	COST CENTER NAME	CHARACTER / ACCOUNT NAME	AMENDED BUDGET (Character)	AVAILABLE BALANCE (Character)	AMOUNT
20-106-0000-000-399-999	CRA - Beach Redevelopment Area	Balances & Reserves/Appropriated Fund Balance	\$N/A	\$N/A	\$40,908.61

20-346-0000-000-399-999	CRA - Beach Redevelopment Area - CIP Fund	Balances & Reserves/Appropriated Fund Balance	\$NA	\$NA	\$1,194,201.82
TOTAL AMOUNT ►					\$1,235,110.43

USE:

Funds available as of September 30, 2025					
ACCOUNT NUMBER	COST CENTER NAME	CHARACTER/ACCOUNT NAME	AMENDED BUDGET (Character)	AVAILABLE BALANCE (Character)	AMOUNT
20-106-9100-541-90-9331	CRA - Beach Redevelopment Area	Other Uses/ Transfer to General Capital Projects Fund	\$N/A	\$N/A	\$40,908.61
20-346-9100-541-90-9331	CRA - Beach Redevelopment Area - CIP Fund	Other Uses/ Transfer to General Capital Projects Fund	\$N/A	\$N/A	\$1,194,201.82
TOTAL AMOUNT ►					\$1,235,110.43

SOURCE:

Funds available as of September 30, 2025					
ACCOUNT NUMBER	COST CENTER NAME	CHARACTER / ACCOUNT NAME	AMENDED BUDGET (Character)	AVAILABLE BALANCE (Character)	AMOUNT
10-331-0000-000-381-106	General Capital Projects Fund	Other Sources/Transfer from CRA – Beach Redevelopment Area	\$N/A	\$N/A	\$40,908.61
10-331-0000-000-381-346	General Capital Projects Fund	Other Sources/Transfer from CRA – Beach Redevelopment Area – CIP Fund	\$NA	\$NA	\$1,194,201.82
TOTAL AMOUNT ►					\$1,235,110.43

USE:

Funds available as of September 30, 2025					
ACCOUNT NUMBER	COST CENTER NAME	CHARACTER /ACCOUNT NAME	AMENDED BUDGET (Character)	AVAILABLE BALANCE (Character)	AMOUNT
10-331-9100-519-90-9901	General Capital Projects Fund	Other Uses/ Transfer to Fund Balance	\$N/A	\$N/A	\$1,235,110.43
TOTAL AMOUNT ►					\$1,235,110.43

Strategic Connections

This item is a FY 2026 Commission Priority, advancing the Bolster Thriving Communities 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

Related CAM

#25-0932

Attachment

Exhibit 1 - Resolution

Prepared by: Vanessa Martin, CRA Business Manager
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CRA Executive Director: Rickelle Williams