

RESOLUTION NO. 22- (CRA)

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE FORT LAUDERDALE COMMUNITY REDEVELOPMENT AGENCY WAIVING THE MAXIMUM FUNDING AMOUNT UNDER THE FORT LAUDERDALE COMMUNITY REDEVELOPMENT AGENCY'S PROPERTY AND BUSINESS INVESTMENT IMPROVEMENT PROGRAM FOR OPTIMAL HEALTH PHARMACY LLC; APPROVING A LOAN IN THE AMOUNT OF \$293,000; APPROVING THE PROPERTY AND BUSINESS INVESTMENT IMPROVEMENT AGREEMENT; AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE ALL RELATED INSTRUMENTS; DELEGATING AUTHORITY TO THE EXECUTIVE DIRECTOR TO TAKE CERTAIN ACTIONS; AND PROVIDING FOR AN EFFECTIVE DATE.

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WHEREAS, the Fort Lauderdale Community Redevelopment Agency ("CRA") Property and Business Investment Improvement Program (PBIIP) is intended to make investments in an amount not to exceed \$225,000.00 for each eligible project; and

WHEREAS, Optimal Health Pharmacy, LLC, has submitted an application for a forgivable loan for the build-out of a community pharmacy, Optimal Health Pharmacy ("Pharmacy"), at the newly opened L.A. Lee YMCA/Mizell Community Center; and

WHEREAS, the requested loan amount of \$293,000 exceeds the maximum funding amount; and

WHEREAS, the Pharmacy will offer convenient access to medication and provide education and service tailored to the individual needs of the customers, as well as provide discounted prescriptions, when available; and

WHEREAS, the Northwest-Progresso-Flagler Heights Community Redevelopment Area Advisory Board recommended approval of this project on July 12, 2022; and

WHEREAS, the Board of Commissioners of the CRA finds that development of the Pharmacy will facilitate the creation of a healthy community by providing access to quality health care and medications in accordance with and in furtherance of the Northwest-Progresso-Flagler Heights Redevelopment Plan and as authorized by and in accordance with the Act.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE FORT LAUDERDALE COMMUNITY REDEVELOPMENT AGENCY:

SECTION 1. That the Recitals set forth above are true and correct and incorporated herein by this reference.

SECTION 2. That the governing body of the Fort Lauderdale Community Redevelopment Agency hereby waives the maximum award for funding under the Property and Business Investment Improvement Program in order to accommodate Optimal Health Pharmacy, LLC's request for additional funding as described in Commission Agenda Memorandum (CAM) No. 22-0732.

SECTION 3. That the governing body of the Fort Lauderdale Community Redevelopment Agency approves an award of Two Hundred Ninety-Three Thousand and No/100 Dollars (\$293,000.00) for the Pharmacy and authorizes execution of the Property and Business Investment Improvement Agreement, in substantially the form attached to the CAM. Except for the authority to increase the maximum amount of the forgivable loan, the Executive Director or his designee is delegated authority to negotiate additional terms and conditions, modify the terms, take further actions, make such further determinations in furtherance of the goals and objectives of NPF CRA Plan, as he deems necessary and appropriate, and to execute the Property and Business Investment Improvement Agreement and any and all other instruments or documents reasonably necessary or incidental to providing a forgivable loan, including execution of subordination agreements and estoppel certificates without further action of this governing body.

SECTION 4. That the office of the General Counsel shall review and approve as to form all documents prior to their execution by the Executive Director.

SECTION 5. That this Resolution shall be in full force and effect upon final passage.

ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

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Chair  
DEAN J. TRANTALIS

ATTEST:

\_\_\_\_\_  
CRA Secretary  
DAVID R. SOLOMAN

APPROVED AS TO FORM

\_\_\_\_\_  
General Counsel  
ALAIN E. BOILEAU

Dean J. Trantalis \_\_\_\_\_

Heather Moraitis \_\_\_\_\_

Steven Glassman \_\_\_\_\_

Robert L. McKinzie \_\_\_\_\_

Ben Sorensen \_\_\_\_\_