



Memorandum

Memorandum No: 24-001

Date: March 15, 2024

To: Honorable CRA Chairman and Board of Commissioners

From: Greg Chavarria, Executive Director

Re: Central City Redevelopment Area Capital Improvement Project Status Update -
(Commission Districts 2 and 3)

The purpose of this memorandum is to provide an update on the Capital Improvement Project (CIP) planning efforts for the Central City Redevelopment Area.

On January 9, 2024 the CRA Board of Commission discussed the return of Central City CRA fund balance of \$2,334,359. A decision was made to only allocate \$93,359 for the Florida Power and Light streetlight project and hold off on approving the reallocation of the fund balance total of \$2,241,000, until the Central City Redevelopment Advisory Board (CCRAB) and neighborhood associations provide feedback on expenditure preferences.

On February 22, 2024, the CCRAB held a special workshop to discuss fund balance reallocation to Non-Residential Incentive Programs and Capital Improvement Projects. A presentation titled 'Working Towards Capital Improvement Plan' provided the following topics:

- Powers of the CRA and do's and don'ts of CRAs.
- An overview of recommended improvements identified in the Central City Redevelopment Plan (the Plan).
- An overview of existing improvement needs and data gathered through the years through various efforts.
- Reallocation of fund balance, and prioritization of project types such as: roadway lighting, traffic calming improvements, underground utilities, pedestrian pathways/sidewalks, landscaping, and gateway markers was held.

The advisory board members supported the staff's recommendation to allocate \$941,000 to incentive programs, and \$1,300,000 to capital improvement projects. The advisory board was also made aware that CIP funds would cover design and construction of projects as well as area-wide streetscape design standards that may cost up to \$200,000. Funding for incentives may be reallocated sooner for immediate use by prospective

incentive applicants, whereas CIP funds will be reallocated once projects and locations are identified.

There currently are seven sitting members on the CCRAB, but only four members attended the special workshop and participated in the group exercise. Randall Klett, a resident and business owner in the area also participated. Participants were provided with (4) green stickers and asked to prioritize potential improvement projects in the area by placing stickers on project types they deemed most important.

GROUP EXERCISE PRIORITIZING PROJECT TYPES 4 VOTES PER PARTICIPANT		
	TYPE	Poll Results
1	Roadway Lighting	7
2	Traffic Calming	4
3	Underground Utilities	2
4	Landscaping	1
5	Pedestrian Pathways/Sidewalk	6
6	Gateway Markers	-

The poll results revealed that the top three project types were roadway lighting (7), pedestrian pathways/sidewalk (6), and traffic calming (4). The advisory board was informed that staff will gather additional feedback on preferred projects from the neighborhoods in the area and the next steps would be to identify the locations where the prioritized projects can be undertaken first.

On February 28, 2024, an online ranking survey was sent to neighborhood associations in and around the subject areas: South Middle River Civic Association, Middle River Terrace Neighborhood Association, Central City Alliance, Poinsettia Heights, and Lake Ridge Civic Association. The survey mirrored the advisory board exercise in gathering feedback on the types of projects the neighbors would like to see accomplished first. Respondents were asked to rank six options in order of importance. Rank 1 as most important and rank 6 as least important. The survey closed on Wednesday – March 13, 2024.

A total of 75 respondents started the survey and only 57 completed it. The data was analyzed using the preferred methodology for ranking. The project types are assigned a numerical value to each ranking: (6) points for top choice, (5) points for second choice, and so forth, down to 1 point for the least choice. Each ranking data is then multiplied by the assigned point value and added to determine the points for each project type. Here are the results that respondents ranked as top priorities.

Top Choice	Project Types	Weighted Ranking
1	Pedestrian pathways and sidewalk	281 points
2	Roadway Lighting	262 points
3	Landscaping	212 points
4	Traffic Calming Improvements	210 points
5	Underground Utilities	201 points
6	Gateway Markers	94 points

Staff will present the survey results at the next CCRAB meeting on April 3, 2024 as a follow-up to the special workshop. The goal is to obtain a recommendation on project types and priority locations within the area. To select locations, discussion will include a review of existing improvement needs data provided by the Transportation and Mobility Division, and needs input provided by the two major neighborhoods within the Central City area, South Middle River Civic Association and Middle River Terrace Neighborhood Association. Once projects and locations are identified, the justification for CIP funds will enable staff to work through the City's budget amendment process to reallocate the funds to CIP projects.

Staff anticipate submitting a request for the return and reallocation of the CRA fund balance of \$2,334,359 at the CRA Board meeting on May 7, 2024.

If you have additional questions, please contact Clarence Woods, CRA Manager, Community Redevelopment Agency, at cwoods@fortlauderdale.gov.

Attachments:

Exhibit 1 CCRAB 02.22.24 Special Workshop PowerPoint Presentation

Exhibit 2 Online Ranking Survey, Results, Additional Comments

Exhibit 3 Locations and Needs Documentation

c: Anthony G. Fajardo, Assistant City Manager
Susan Grant, Assistant City Manager
Thomas J. Ansbro, City Attorney
David R. Solomon, City Clerk
Patrick Reilly, City Auditor
Department Directors
CMO Managers