



CITY OF FORT LAUDERDALE
City Commission Agenda Memo
CRA BOARD MEETING

#26-0052

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

FROM: Rickelle Williams, CRA Executive Director

DATE: February 3, 2026

TITLE: Resolution Approving Budget Amendment – Appropriate Unspent Central City Community Redevelopment Area Fiscal Year-End (FY) 2025 Fund Balance – **(Commission Districts 2 and 3)**

Recommendation

Staff recommends the Community Redevelopment Agency (CRA) Board of Commissioners approve the appropriation of the Central City Community Redevelopment Area fiscal year-end (FY) 2025 estimated fund balance in the amount of \$898,998 to the City of Fort Lauderdale for reallocation back to the Central City Community Redevelopment Area for Fiscal Year (FY) 2026 eligible expenditures.

Background

At the end of FY 2025, the Central City Community Redevelopment Area had an estimated year-end balance of \$898,998.

The City of Fort Lauderdale is the sole taxing authority contributing Tax Increment Financing (TIF) to the Central City Community Redevelopment Area. Subsection 163.387(7), Florida Statutes provides the following:

On the last day of the fiscal year of the community redevelopment agency, any funds which remain in the trust fund after the payment of expenses shall be:

- (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 later reducing any indebtedness to which increment revenues are pledged; or
- (d) Appropriated to a specific redevelopment project pursuant to an approved community redevelopment plan. The funds appropriated for such project may

not be changed unless the project is amended, redesigned, or delayed, in which case the funds must be re-appropriated pursuant to the next annual budget adopted by the Board of Commissioners of the Community Redevelopment Agency.

As the City of Fort Lauderdale is the sole taxing authority contributing TIF to the Central City Community Redevelopment Area, the CRA recommends returning the unspent paid increment to the City for reallocation back to the Central City Community Redevelopment Area to be used to further the goals and objectives of the Central City Redevelopment Plan.

The Central City Community Redevelopment Area FY 2025 year-end unspent funds of \$898,998 will be allocated to the following:

- \$150,000 – Deposited to the CRA office buildout project at “The Adderley” located at 501 NW 7 Avenue. The CRA currently leases 6,000 square feet of office space in suites 100 and 200 at 914 NW 6 Street. The monthly rent, inclusive of base rent and common area maintenance (CAM) charges, is \$15,440.75. To maintain operations at the current location until the new buildout is completed, a six (6)-month extension that runs through May 31, 2026, was approved by the CRA Board. To facilitate the move, a capital investment of \$750,000 is being requested. The funding will be provided through contributions of \$600,000 from the Northwest-Progresso-Flagler Heights (NPF) CRA and up to \$150,000 from the Central City CRA. On December 3, 2025, at the Central City Community Redevelopment Area Advisory Board meeting, the buildout budget was presented and recommended for approval for up to \$150,000.
- \$250,000 – Allocated to the Property and Business Improvement Program to provide incentives in the form of forgivable loans. These funds are designed to attract and support businesses that undertake both interior and exterior improvements.
- \$298,998 – Allocated to the Commercial Façade Improvement Program to offer incentives in the form of forgivable loans. These funds are designed to attract and support businesses by funding exterior improvements.
- \$100,000 – Allocated to Central City Community Redevelopment Area services and materials ad/marketing for increased advertising and community outreach engagement for the Central City land use plan amendment project.
- \$100,000 – Allocated to Central City Community Redevelopment Area for the creation of a new position to assist with the implementation of the Central City Redevelopment Plan and related incentive programs.

Resource Impact

Funds for the Central City Community Redevelopment Area transfer in the amount of \$898,998 are available in the accounts listed below.

Future expenditures are contingent upon the approval of the Consolidated Budget Amendment CAM 26-0059.

Source:

Funds available as of January 8, 2026					
ACCOUNT NUMBER	COST CENTER NAME	CHARACTER CODE/ ACCOUNT NAME	AMENDED BUDGET (Character)	AMOUNT RECEIVED (Character)	AMOUNT
20-102-0000-000-399-999	Central City Redevelopment Area	Balances & Reserves/Appropriated Fund Balance	N/A	N/A	\$19,430
20-121-0000-000-399-999-	Central City Business Incentives	Balances & Reserves/Appropriated Fund Balance	N/A	N/A	\$879,568
TOTAL AMOUNT ►					\$898,998

Use:

Funds available as of January 8, 2026					
ACCOUNT NUMBER	COST CENTER NAME (Program)	CHARACTER/ ACCOUNT NAME	AMENDED BUDGET (Character)	AVAILABLE BALANCE (Character)	AMOUNT
20-121-9200-581-90-9002	Central City Business Incentives	Other Uses/Transfer to Central City Redevelopment Area Fund	N/A	N/A	\$180,570
20-121-9200-581-90-9348	Central City Business Incentives	Other Uses/Transfer to Central City CRA CIP	N/A	N/A	\$150,000
TOTAL AMOUNT ►					\$330,570

Source:

Funds available as of January 8, 2026					
ACCOUNT NUMBER	COST CENTER NAME	CHARACTER/ ACCOUNT NAME	AMENDED BUDGET (Character)	AMOUNT RECEIVED (Character)	AMOUNT
20-102-9200-581-381-121	Central City Redevelopment Area	Other Sources/Transfer from Central City Business Incentives	N/A	N/A	\$180,570
20-348-9200-581-381-121	Central City CRA CIP	Other Sources/Transfer from Central City Business Incentives	N/A	N/A	\$150,000
TOTAL AMOUNT ►					\$330,570

Use:

Funds available as of January 8, 2026					
ACCOUNT NUMBER	COST CENTER NAME (Program)	CHARACTER/ ACCOUNT NAME	AMENDED BUDGET (Character)	AVAILABLE BALANCE (Character)	AMOUNT
20-121-1521-552-40-4203-CRA092608	Property & Business Improvement Program Central City FY 26	Other Operating Expense/Redevelopment Projects	\$298,112	\$298,112	\$250,000
20-121-1521-552-40-4203-CRA092607	Commercial Façade Improvement Program Central City FY 26	Other Operating Expense/Redevelopment Projects	\$325,000	\$325,000	\$298,998
20-102-1520-552-30-3201	Central City Redevelopment Area	Services & Materials/Ad/Marketing	\$26,862	\$22,250	\$100,000
20-102-1520-552-40-4328	Central City Redevelopment Area	Other Operating Expenses/Servchg-Comm Dev	\$302,490	\$302,490	\$100,000
20-348-9100-541-60-6599-P13059	CRA Office Buildout CC	Capital Outlay/Construction	\$0	\$0	\$150,000
TOTAL AMOUNT ►					\$898,998

Strategic Connections

This item is an eligible reallocation within the Community Redevelopment Agencies.

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

#26-0059

Attachment

Exhibit 1 – Resolution

Prepared by: Vanessa Martin, Acting CRA Manager

CRA Executive Director: Rickelle Williams