



CITY OF FORT LAUDERDALE
City Commission Agenda Memo
CRA BOARD MEETING

#14-0882

TO: CRA Board of Directors

FROM: Lee Feldman, ICMA-CM, Executive Director

DATE: August 19, 2014

TITLE: Authorization to enter into an Agreement with RD Flagler Village, LLC for The Manor at Flagler Village Project (formerly known as the Henry Square Project) and an amendment to Fiscal Year 2014 Budget

Recommendation

It is recommended that the CRA Board of Directors authorize the proper CRA Officials to execute an agreement with RD Flagler Village, LLC for a Streetscape Enhancement Grant and amend the Fiscal Year 2014 Budget.

Background

On January 22, 2014, the CRA Board approved the funding request for a streetscape enhancement grant for the project. Entering into a development agreement is the second step in the funding approval process and permits reimbursement of the grant.

The Developer, RD Flagler Village, LLC (Related Group), will utilize the streetscape grant to cover 50% the estimated costs, associated with the installation of the streetscape improvements for The Manor at Flagler Village, (not to exceed \$359,375.50). The Henry Square Project has since been renamed The Manor at Flagler Village by the developer. The streetscape improvements being made at The Manor at Flagler Village project are prescribed in the Downtown Master Plan and will include new, pedestrian-friendly sidewalks, pedestrian lighting, landscaping and on-street parking. Related Group is a national real estate company and a recognized leader in high-end, multi-family development, construction and property management. The project is a 382-unit, multi-family community with 24,750 square feet of ground floor commercial uses on 5.2 acres in the Flagler Village neighborhood of Downtown Fort Lauderdale.

The development agreement between the CRA and the Developer outlines the terms and conditions of the reimbursement process associated with the streetscape improvements completed by the developer. Reimbursement can be requested after the project receives a certificate of occupancy. A list of construction materials and associated pricing for improvements eligible for reimbursement under this agreement are outlined in detail as an exhibit of the development agreement. A copy of the

development agreement is attached as **Exhibit 1** and a copy of the construction plans is also included as **Exhibit C** of the development agreement.

CRA funds will be used to reimburse for authorized construction cost improvements without competitively bidding pursuant to Florida Statute 255.20(1)(c)(10). The statute provides for an exemption to the competitive selection process if the local government determines, upon specific substantive criteria provided in the statute, that it is in the best interest of the local government to award the project pursuant to administrative procedures established and expressly set forth in a charter, ordinance, or resolution of the local government adopted before July 1, 1994. Staff has determined that there is sufficient evidence that the Project meets the conditions outlined in Florida Statute 255.20(1)(c)(10)(b) because the improvements are being constructed in the public right of way as part of a third party managed project. City staff believes this works is proprietary as defined under the City Code.

A copy of the advertisement as required by Florida Statutes has been attached as **Exhibit 2**.

Resource Impact:

Funding for the project is specifically identified in the NPF CRA Five-Year Strategy presented to the CRA Board on October 15, 2013.

APPROPRIATE FROM:

<i>Funds available as of July 24, 2014</i>					
ACCOUNT NUMBER	INDEX NAME (Program)	OBJECT CODE/ SUB-OBJECT NAME	AMENDED BUDGET (Object Code)	AVAILABLE BALANCE (Object Code)	AMOUNT
P11986.347	NPF CRA Streetscape Grant	6599/Construction	NA	\$449,894	\$359,375.50
AMENDMENT TOTAL ►					\$359,375.50

APPROPRIATE TO:

<i>Funds available as of</i>					
ACCOUNT NUMBER	INDEX NAME (Program)	OBJECT CODE/ SUB-OBJECT NAME	AMENDED BUDGET (Object Code)	AVAILABLE BALANCE (Object Code)	AMOUNT
P12012.347	Henry Square/Streetscape	6599/Construction	\$-0-	\$-0-	\$359,375.50
AMENDMENT TOTAL ►					\$359,375.50

A budget amendment related to this fund appropriation will appear on the September 2, 2014 City Commission Agenda.

Strategic Connections:

This item is part of a Fiscal Year 2014 Commission Annual Action Plan (CAAP) top priority, included within the policy agenda, advancing the Northwest Progresso Flagler Heights CRA Five-Year Strategy.

This item is a *Press Play Fort Lauderdale Strategic Plan 2018* initiative, included within the Infrastructure Cylinder of Excellence, specifically advancing:

- **Goal 1:** Be a pedestrian friendly, multi-modal City

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

Attachments:

Exhibit 1 – Development Agreement

Exhibit 2- Newspaper Advertisement

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