



BROWARD COUNTY BOARD OF COUNTY COMMISSIONERS

APPLICATION FOR FUNDING

**BROWARD REDEVELOPMENT PROGRAM (BRP)
Fiscal Year 2013**

HAND DELIVER BY

Deadline *July 10, 2013 @ 12:00 PM*

BROWARD REDEVELOPMENT PROGRAM (BRP)

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BROWARD REDEVELOPMENT PROGRAM (BRP)
FY 2013

APPLICATION PROCESS TIMELINE

PHASE ONE – Opportunity for Assistance

- a. Notice of Funding Availability (NOFA) May 1, 2013
- b. Application Preparation Workshop May 15, 2013
- c. Deadline for Submission of Applications
(1 original, 8 copies, and 1 electronic copy) July 10, 2013, 12:00 PM

PHASE TWO – Review and Evaluation Process

- a. Review of Applications July 15, 2013 to July 26, 2013
- b. Applicant Presentations / Evaluation of
Applications July 29, 2013 to August 14, 2013
- c. Board of County Commissioners Selection of
Projects and Approval of Funding Amounts September 10, 2013

BROWARD REDEVELOPMENT PROGRAM (BRP)
FY 2013

APPLICATION INSTRUCTIONS AND FORMS

HAND DELIVER APPLICATIONS TO:

**BROWARD COUNTY PLANNING AND ENVIRONMENTAL REGULATION DIVISION
Environmental Protection and Growth Management Department
115 S. Andrews Avenue, Room 329K
Fort Lauderdale, FL 33301**

BROWARD REDEVELOPMENT PROGRAM (BRP)

FY 2013

OVERVIEW

On April 23, 2013, the Broward County Board of County Commissioners (Board) approved the Broward Redevelopment Program (BRP) for the purpose of providing County funding for eligible projects that result in redevelopment in designated areas exhibiting blighting conditions, high unemployment, and declining property values.

Total Funding Amount: \$7.5 million

Eligible Applicants: Municipalities, Community Redevelopment Agencies and Broward County*

Eligible Projects: (See “Definitions” on Pages 11-12.)

- Property acquisition for lot assemblage, provided the acquired property is placed on the tax roll within three (3) years from the acquisition, subject to a restrictive covenant;
- Public improvements; and,
- Interior build-out for economic development for a long-term tenant (minimum 5-year lease) or business/property owner that brings permanent new jobs.

Ineligible Projects:

- A project, which is permitted, underway or completed, is not eligible. A land acquisition project is eligible if a Contract for Purchase has been executed but the closing date is after the date the grant is approved.
- A project, which received funding through the Redevelopment Capital Program (RCP), is not eligible for funding through the Broward Redevelopment Program (BRP).
- A project located in a community redevelopment area that receives County tax increment financing (TIF) is not eligible.

Eligible Areas:

- Community Redevelopment Areas, created pursuant to Chapter 163, Part III, Community Redevelopment Act, Florida Statutes, that do not receive TIF; and
- Areas designated by municipal or County resolution or ordinance defining the boundary and declaring that the area has blighting conditions described in Chapter 163, Part III, F.S.

Match: Non-County match (cash or in-kind) required (See “Definitions” on Pages 11-12.)

Funding Available: Reimbursement grant of up to \$1.5 million per Application for eligible nonoverlapping/distinct property acquisition or public improvements projects; or \$15 per square foot for eligible interior build-out not to exceed \$150,000 or 50% of the interior build-out cost, whichever is less.

* County developed a companion program for the Unincorporated Area and will apply the BRP evaluation tool to score projects. Other funding sources will be used in FY 2013-15 for Unincorporated Area projects. Under the BRP, if a municipality/CRA has a project on or adjacent to County property, the County may partner with a municipality/CRA in applying for BRP funding.

OVERVIEW *cont'd*

Evaluation Process: Criteria, point system and weights will be used to rate each project (See “Evaluation Tool” on Pages 18-21.)

Funding Timeframe: Projects must be completed within three (3) years of execution of interlocal agreement between Applicant(s) and the County. (See Appendix I on Page 22.)

Prospective Applicants should review the materials presented in the remainder of this Application to meet the informational requirements for filing an Application. Technical assistance is available from the Planning and Environmental Regulation Division, upon request. Contact person is *Cathy Randazzo: (954) 357-6634 or crandazzo@broward.org.*

BROWARD REDEVELOPMENT PROGRAM (BRP)

FY 2013

Part I: COVER SHEET (To Be Completed by Applicant)

Section A. Funding Request Summary

Project Name: NE 13 th Street Complete Streets Project	2. Funding Type: Reimbursement Grant <u>X</u>	3. Project Type (check one): Public Improvement <u>X</u> Property Acquisition _____ Interior Build-out for Economic Development _____	4. \$ Amount Requested: <u>\$1,500,000.00</u> _____ _____
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Section B. Applicant Agency Information

6. Applicant(s): Fort Lauderdale Community Redevelopment Agency	
7. Administrative Address: 914 NW 6 th Street – Suite 200	
8. City & State: Fort Lauderdale, FL	9. Zip Code: 33311
10. Telephone Number: (954) 828-4514	11. Fax Number: (954) 828-4500
12. E-mail Address: abattle@fortlauderdale.gov	13. Web Site: http://www.npf-cra.com
14. Mayor/City Manager (required):	15. Office Phone Number: (954) 828-4514
16. CRA Director (as applicable)*: Alfred G. Battle, Jr.	17. Office Phone Number: (954) 828-4514
18. Contact Person's Name: Alfred G. Battle, Jr.	19. Phone Number including area code (954) 828-4514
20. Mailing Address, City, State, Zip Code 914 NW 6 Street – Suite 200, Fort Lauderdale, FL 33311	
21. Type of Entity (Check all that apply.): <input type="checkbox"/> Municipality <input checked="" type="checkbox"/> Community Redevelopment Agency <input type="checkbox"/> Broward County	
22. Prior County Funding for Redevelopment to Municipality or Community Redevelopment Agency (Check all that apply. Attach explanation, if needed.): <input checked="" type="checkbox"/> None <input type="checkbox"/> Redevelopment Capital Program <input type="checkbox"/> Tax Increment	

Section C. Certification of Accuracy and Compliance

I do hereby certify that all facts, figures, and representations made in the Application are true and correct. The filing of this Application(s) has been authorized by the Municipal, County or Community Redevelopment Agency Boards and I(we) have been duly authorized to act as the representative(s) of the Board(s) in connection with this Application. I (we) also agree to follow all Terms, Conditions, and applicable federal and state statutes.

Lee R. Feldman
Print Authorized Mayor/ Municipal/County Manager's Name (required)

City Manager/CRA Executive Director
Title

Authorized Mayor/Municipal/County Manager's Signature (required)

Date

Alfred G. Battle, Jr.
Print Authorized CRA Director's Name (as applicable)*

CRA Director
Title

Authorized CRA Director's Signature (as applicable)*

Date

* If the project is in a CRA, created pursuant to Chapter 163, Part III, F.S.

BROWARD REDEVELOPMENT PROGRAM (BRP)

FY 2013

APPLICATION CHECKLIST

1. Application Deadline: **Date – July 10, 2013**
Time – 12:00 PM

Applications received after 12:00 PM will be disqualified for FY 2013 funding and returned

2. Applications must be submitted in hard copy by **hand delivery** to the following address no later than **12:00 PM, July 10, 2013**.

Broward County Planning and Environmental Regulation Division
115 S. Andrews Avenue, Room 329K
Fort Lauderdale, Florida 33301

3. Submit one (1) original signed Application, eight (8) copies and one (1) electronic (CD/DVD) copy in the format provided in the Application Form on Pages 14-17.
4. Number all pages, including attachments.
5. Original Application – Do not staple, perforate, or bind.
6. Application copies – Do staple, clip, or use rubber bands.
7. Answer each section in the order provided.
8. A separate Cover Sheet and Application Form are required for each Application.
9. Applications must be complete and include all required documentation at the time of submittal.

10. All Applicants must provide a signed letter from the Mayor or City Manager confirming municipal and CRA, as applicable, support of the Application and project(s) with copies sent to the respective Board(s).

BROWARD REDEVELOPMENT PROGRAM (BRP)

FY 2013

Part II: ATTACHMENTS AND DOCUMENTS

Submit each of the following Attachments as an Appendix to the original Application and complete copies of the Application. Include all Attachments in the Application pagination. **Failure to include Attachments “A” through “C” shall be a Fatal Flaw and the Application shall be removed from further consideration.**

1. Signed letter from the Mayor or City Manager confirming municipal and CRA, as applicable, support for the Application and project(s) with copies sent to the respective Board(s) must be included as **Attachment “A.”**
2. Ordinance or Resolution defining the redevelopment area and declaring that the area meets the blighting conditions described in Chapter 163, Part III, Florida Statutes and legal description of the area must be included as **Attachment “B.”**
3. Documentation, including a map showing the project location which must be within the boundaries of a CRA or defined area declared as meeting blighting conditions, must be included as **Attachment “C.”**

BROWARD REDEVELOPMENT PROGRAM (BRP) APPLICATION

FY 2013

FATAL FLAW CHECKLIST

Failure to comply with or include any of the **Required Items** or failure to respond to **Required Items** will result in a Fatal Flaw and removal of the Application from further consideration.

Required Item		Yes	No
1.	Application was received by due date and time.		
2.	Original Application contains original signature(s) under Part I: Cover Sheet Section C "Certification of Accuracy and Compliance" on Page 7.		
3.	The Application is responsive, that is, it addresses an eligible project for which funds are available.		
4.	Attachments "A", "B", and "C" are attached to the Application.		

BROWARD REDEVELOPMENT PROGRAM (BRP)

APPLICATION INSTRUCTIONS

- **Please Note: Technical assistance is available upon request: 954-357-6634.**

DEFINITIONS

For the purposes of the Broward Redevelopment Program (BRP):

- “Redevelopment” shall mean projects which address public purposes of removing blighting conditions and facilitating economic development opportunities and job creation; which public purposes have long-term positive impacts on the community providing a decent, secure and attractive living and working environment.
- “Economic Development” shall mean a project or activity that creates an identified number of permanent new jobs as detailed in the Application for funding under the Broward Redevelopment Program.
- “Applicant” shall mean Broward County*, a municipality, or community redevelopment agency (CRA).
- “Property Acquisition” shall mean the acquisition of land and associated structures (if any) for the purpose of lot assemblage to facilitate economic development that brings new jobs. Acquired properties shall be placed on the tax roll within three (3) years from the acquisition. Applicant shall record a restrictive covenant in favor of the County in the public records of Broward County, Florida encumbering the property acquired, in form and substance approved by the County, regarding the number of new permanent jobs created as a result of the acquisition and that a portion (up to 100%) of the grant shall be refunded to the County in the event the acquisition and redevelopment of the property does not comply with all of the requirements of the interlocal agreement, including placement of the property on the tax roll.
- “Public Improvements” shall mean improvements which further redevelopment including:
 - Utility improvements (upsizing to accommodate development/redevelopment);
 - Transportation improvements (roadways, turn lanes, crosswalks, etc.);
 - Construction or expansion of public parking;
 - Streetscaping to facilitate access to businesses, employment, and transit; and,
 - Landscaping and irrigation associated with an eligible public improvement not to exceed 20% of the cost of the associated eligible public improvement.
- “Build-out for Economic Development” shall mean interior build-out for a long-term tenant (minimum 5-year lease) or business/property owner that brings permanent new jobs and does not include furniture and equipment. The only eligible applicants for the proposed BRP are municipalities, CRAs or the County and a grant will be awarded only to one of these entities. The County grant will be disbursed only after build-out is

* County developed a companion program for the Unincorporated Area and will apply the BRP evaluation tool to score projects. Other funding sources will be used in FY 2013-15 for

Unincorporated Area projects. Under the BRP, if a municipality/CRA has a project on or adjacent to County property, the County may partner with a municipality/CRA in applying for BRP funding.

APPLICATION INSTRUCTIONS cont'd

complete and the business has hired the number of long-term new employees identified in the Application. The grant will be paid out in annual installments in proportion to the lesser of the number of years of the term of the lease if a tenancy, or five (5) years. Funding is limited to \$15 per square foot not to exceed \$150,000 or 50% of the interior build-out cost, whichever is less.

- “Reimbursement Grant” shall mean a performance-based grant with identified milestones. When milestones are achieved, Applicant may present documentation and make a request for County disbursement, subject to County staff review and approval. For property acquisition and public improvement projects, no more than three (3) disbursements, including a final disbursement at project completion, will be made for any single project. For property acquisition and public improvement projects, the Applicant must identify milestones prior to execution of interlocal agreement otherwise one grant payment will be made when the project is complete. For interior build-out projects, the County grant will be disbursed only after the interior build-out is complete and the business has hired the number of long-term employees identified in the Application. Additionally, for interior build-out projects, the grant will be paid out in annual installments in proportion to the lesser of the number of years of the term of the lease if a tenancy, or five (5) years. All County reimbursement grants are subject to staff review and approval of documentation.
- “Non-County Match shall mean cash contributions and in-kind contributions. In-kind contributions shall mean the cost/value of dedicated or acquired real property and/or direct staff hours on a project for which funding is requested. (Documentation required)

INVITATION TO APPLY

Applications must be submitted on the **Application Form** on Pages 14-17 with all other required and supplemental materials provided as Attachments.

APPLICATIONS must include the Applicant’s return mailing address, contact person and telephone number. Applicants shall submit one (1) original, eight (8) bound copies with dividers, and one (1) electronic copy. The Applicant **must hand deliver** the Application and documentation.

The Planning and Environmental Regulation Division (Division) must receive Applications and documentation by 12:00 PM on July 10, 2013. Applications and documentation received after that date and time will not be accepted and will be returned to the Applicant.

Applicants may withdraw their Applications by notifying the Division in writing at any time. Applications and materials submitted with the Application will be returned to the Applicant upon request.

Immediately upon receipt Applications become "**public records**" and shall be subject to public disclosure consistent with Chapter 119, Florida Statutes. Applicants may invoke the exemptions to identify the data or other materials to be protected, and must state the statutory authority and the reasons why such exclusion from public disclosure is necessary.

Requests for exemption shall be subject to review and approval of the County Attorney's Office.

APPLICATION INSTRUCTIONS *cont'd*

SELECTION PROCESS:

Applications submitted shall be reviewed and evaluated by an evaluation committee. The Applicant understands that acceptance of an Application does not constitute an agreement or contract between the Applicant and Broward County.

Applicants will have an opportunity to present their Applications/projects to the evaluation committee at a time scheduled between July 29 and August 14, 2013.

The Board of County Commissioners reserves the right to reject all Applications submitted, waive any information, and re-advertise for new Applications. The Division may make a recommendation to the Board of County Commissioners not to fund any projects in the Applications submitted.

APPLICATION PREPARATION COSTS

Neither the County nor its representatives, which include County agencies and personnel, shall be liable for any expenses incurred in connection with preparation of an Application. Applicants should prepare their Applications simply and economically, providing straight forward and concise descriptions and responses to the questions on the Application Form.

ACCURACY OF APPLICATION INFORMATION

Any Applicant that submits in its Application to the Division any information which is determined to be substantially inaccurate, misleading, exaggerated, or incorrect, shall be disqualified from consideration. Answers and responses must pertain to the specific question requested on the Application Form. No consideration will be given to a response that does not relate specifically to the question. If the response to a question is contained elsewhere in the Application, it must be specifically cited (i.e. page number, question number, etc.).

INSURANCE/SOVEREIGN IMMUNITY

County, CRAs and Municipalities are state agencies or political subdivisions of the State of Florida as defined in Chapter 768.28, Florida Statutes, and each party shall be fully responsible for acts and omissions of its agents, contractors, or employees in the performance of its obligations under this Application and subsequent interlocal agreement, to the extent permitted by law. Nothing herein is intended to serve as a waiver of sovereign immunity by any party to which sovereign immunity may be applicable. Nothing herein shall be construed as consent by a state agency or political subdivision of the State of Florida to be sued by third parties, in any matter, arising out of this Application or any other contract or agreement.

FUNDING AWARD

The selected Applicant(s) (municipality and CRA, as applicable) shall be required to execute an interlocal agreement with Broward County within 90 days of project and funding approval by the Board of County Commissioners. The Funding Award is for the specific eligible project described in the Application, and is available for a reimbursement grant(s), consistent with the milestones established in the interlocal agreement, if the project is completed in compliance with the terms, conditions, and provisions of the interlocal agreement, within three (3) years

from the date of execution of the interlocal agreement, subject to County staff review and approval of documentation submitted.

DRAFT



PLANNING AND ENVIRONMENTAL REGULATION DIVISION
BROWARD REDEVELOPMENT PROGRAM (BRP)

APPLICATION FORM

(To Be Completed by Applicant)

1. Application Date: May 27, 2013
2. Applicant(s): Fort Lauderdale Community Redevelopment Agency

Address: 914 NW 6th Street – Suite 200, Fort Lauderdale, FL 33311

Contact Person: Alfred G. Battle, Jr. Title: CRA Director
Telephone #: (954) 828-4514 FAX #: (954) 828-4500
E-mail: abattle@fortlauderdale.gov
3. Project: NE 13th Street Complete Streets Project

Project Address: NE 13th Street from NE 4th Avenue to NE 9th Avenue, Fort Lauderdale, FL 33304

Project Location (Attach Map and Legal Description): GIS for Map /Surveyor for Legal: GIS Location Maps attached as Exhibits A, B & C. Legal Description & Map as Exhibit D. Surveyor is Javier De la Rocha, P.S.M. Exacta Commercial Surveyors
4. Project Start Date: December 1, 2013
Project Completion Date: December 1, 2016
5. Property Owner(s): City Of Fort Lauderdale (Public Right-Of-Way)
Property Owner(s) Address: 100 N Andrews Avenue, Fort Lauderdale, FL 33301

Telephone #: (954) 828-4514 FAX #: (954) 828-4500
E-mail: abattle@fortlauderdale.gov
6. Funds Requested: \$ \$1,500,000.00

APPLICATION FORM *cont'd*

7. Project Description:

- a. Provide brief narrative of the proposed project including project objectives, major project characteristics, number and type of permanent jobs created, removal of blighting conditions, population served, public purpose, proximity to public or other transportation, and non-County funding sources. Identify any in-kind match.

Response:

The project consists of public improvements in the Right-of-Way of NE 13th Street from NW 4th Avenue to NW 9th Avenue, a distance of approximately .35 miles. The improvements will in the form of a Complete Street in accordance with Broward County's Complete Streets Program Guidelines as approved by Broward County Commission on March 12, 2013 and the Metropolitan Planning Council in July, 2012. The project is located in the Central City Community Redevelopment Area (CRA) A.K.A. The Middle River-South Middle River- Sunrise Boulevard CRA (**See Location Maps A, B and C Pages __, __ and __**). The public improvements to the street will include transportation improvements and streetscaping. The project consists of roadway redesign, new wide sidewalks, on street parking, color enhanced bike lanes, bike racks, pedestrian level lighting, tree canopy and ADA improvements, The corridor is part of the City's Multimodal Connectivity Map (**Exhibits E and F, Pages __ and __.**) The 13th Street Complete Streets project includes streetscape elements that are designed to create a thoroughfare that provides safe access for all users. Pedestrians, bicyclists, motorist and transit riders of all ages and abilities will be able to safely move along the roadway. Originally requested by the merchant association, supported by the Central City CRA Advisory Board and consistent with recommendations of the approved Community Redevelopment Plan for the area, upon completion, the NE 13th Street Complete Streets project will encourage pedestrian activity and make it easier to walk to shops or bicycle to work. The project will improve safety, lower transportation costs, promote economic development, increase property values, foster a green environment and help create a healthier community by encouraging walking and biking.

The community redevelopment area was declared to be blighted by the City Commission of the City of Fort Lauderdale on April 20, 2010 (**Exhibit G, Page __**) and the City Commission approved the Community Redevelopment Plan for the area on January 5, 2012 by Resolution No. 12-02. (**Exhibit H, Page __**) The City Commission by Ordinance No. C-12-06 on April 3, 2012 established a Redevelopment Trust Fund for the area (**Exhibit I, Page __**), with the City of Fort Lauderdale being the only taxing authority levying ad valorem taxes within the redevelopment area that will be required to contribute to the fund, a sum equal to 95% of the incremental increase in ad valorem taxes levied each year by that taxing authority for period of 30 years.

NE 13th Street is recognized in the approved Community Redevelopment Plan as an important neighborhood shopping street and that the aging building stock, now occupied

by marginal businesses gives the impression of an area neglected and in decline. In addition, the surrounding residential uses, once solidly full of home owners has changed over the years and has now become predominantly rental, are not generally as well maintained as the owner occupied units and a primary contributor to the slum and blight in the area. These conditions are reflected in fact that the area has lower property value growth than both City of Fort Lauderdale and Broward County (**Page ____**). In addition to deterioration of building conditions in the project area, there are significant adverse environmental conditions and blighting conditions along NW 13th Street that will be eliminated with the Complete Streets Project (**Page ____**). The aging public improvements along this business corridor includes sidewalks of inadequate width and poor condition, missing ramps for ADA accessibility, inadequate street level lighting, inadequate separation between vehicular and pedestrian uses. no defined crosswalks, inadequate landscaping and no on street parking.

The Community Redevelopment Plan identifies the redevelopment of the NE 13th Street Corridor Business District as an Economic Development Strategy for this area (**P. V-2 of the Plan-Exhibit J, Page ____**) and a R.O.W and Streetscape Priority with the goal of development of the street as a pedestrian corridor and using NE 13th Street to bring people to a proposed transit station that would be recommended along the FEC Railroad corridor at NE 13th Street. The important Transit Oriented Development Design (TOD) characteristic is part of the housing strategy and economic development strategy under the CRA Plan. The City of Fort Lauderdale has been engaged in planning for the potential of Mass Transit stations along the FEC Railway corridor in conjunction with the South Florida Regional Transportation Authority's Fast Start Plan which proposes to move commuter rail service to the more centrally located FEC tracks. The potential for TOD developments near these new stations particularly in Fort Lauderdale is a major factor in the program and a proposed NE 13th Station. The 13th Street Station as proposed commuter rail stop along the FEC is identified on the City of Fort Lauderdale Multimodal Connectivity Map (**Exhibit K, Page ____**) along with a bikeway along NE 13 Street with a connecting greenway/bikeway along Dixie Highway, the FEC Railway , Andrews Avenue and NE 15th Avenue. The connecting Dixie Highway greenway/ bikeway is currently funded by the MPO and the Middle River Terrace neighborhood residents have been meeting this June to review a typical roadway section. The area is currently served by Public Transportation on NE 4th Avenue in the form of Broward County Transit with five bus stops within easy walking distance (less than a quarter mile) from the proposed project area (**Page ____**).

The NE 13th Complete Streets Project will be a catalyst for job creation as the project will result in new businesses opening along the corridor, an increase in new private investment and an increase in sales volume in existing businesses resulting in new hires. (**Page ____**) In addition, increased property values of housing in the surrounding neighborhood will attract new residents to the area with higher incomes. Currently the average household income of the district is 50% less than the City's average with poverty (having a median income less than 50% the county average) 2.3 times greater than the City. Unemployment is also greater than the City Wide average (**Page ____**). The NE 13th Street Complete Streets Project is expected to create new permanent jobs. These jobs

will primarily be in the area of neighborhood oriented commercial retail and office uses. A total of between 35 to 113 full time Equivalent (FTE) jobs will be created with a majority of these jobs being able to be filled by neighborhood area residents (**Page ____**). A cash match of \$100,000.00 will be provided to the project from City of Fort Lauderdale Storm Water Funds which have \$2,000,000 budgeted in the 2012/13 Annual Storm Drainage Contract in the CIP under _____.

- b. Property acquisition projects must provide current appraisal(s) (i.e. no older than 6 months), and environmental audits(s), in accordance with the County requirements shown in Appendix II on Page 27. A Contract for Purchase is the minimum required documentation. (See #10 on Page 16.)

Response:

There is no property acquisition proposed by this project.

In addition to the number of permanent new jobs created, interior build-out projects for economic development must identify the project to be undertaken, the long-term tenant or business/property owner, and the term of the lease.

Response:

There is no tenant build-out proposed as part of this project

Provide detailed cost information regarding the project. Include design plans and costs estimates, bids, and other available information. Attach project plans and detailed cost estimates. Plans must be to scale. Interior build-out projects must include the cost per square foot, number of square feet, and cost of the interior build-out not including furniture and equipment.

Response:

AWAITING DETAILED COST ESTIMATES FROM ENGINEERING/

Demonstrate how the project addresses the Criteria, shown on Pages 18-21.

Criteria

Proximity to Transit and Transit Accommodations. To obtain a high score of “3,” the Application must demonstrate that the project is within ¼ mile of public transportation (attach map) and that the project includes transit accommodations. The low score of “0” will be given if the Application provides no documentation or the project is one mile or more from public transportation. Transit accommodations include, but are not limited to: shuttle service, bicycle racks, private shower, etc.

Response:

The project is served by Broward County Transit Bus Route 50 which has 5 bus stops within a ¼ mile distance from the project. These include north bound bus stops at 1122 NE 4th Avenue (.165 miles from the project), 1316 NE 4th Avenue (.052 miles from the

project), 1428 NE 4th Avenue (.187 miles from the project) and south bound bus stops at 1211 NE 4th Avenue (.110 miles from the project) and 1401 NE 4th Avenue (.151 miles from the project). Route 50 runs north and south starting at the Broward Central Bus Terminal downtown traveling north along NE 4th Avenue to Wilton Drive to Dixie Highway terminating at Hillsboro Boulevard in Deerfield Beach at the Northeast Transit Center (where there is also a Tri-Rail and Amtrak Station). The bus stop wait for Route 50 Buses is from 15 to 30 minutes depending on weekday or weekend services. The distance traveled by Buses on Route 50 to the Broward Central Bus Terminal, starting from where it can be boarded in the project area is only 1.5 miles (less than 5 minutes away). From there, the traveler can transfer onto to any one of 17 other bus routes, including the WAVE to anywhere in Broward County. All Route 50 buses include Wheelchair Accessible Bike Racks (transit accommodations) which correlate well to the transit accommodations - ie. bike lanes and bike racks to be constructed and installed as part of NE 13th Street Complete Streets Project. A copy of the Broward County Transit Map, Bus Schedule for Route 50 and GIS mapping showing the bus stop locations are within a quarter mile of the Project Area is provided under Exhibit ____

Environmental Sustainability Components (solar technology, LEED standards, sea-level rise mitigation/adaptation, etc.). To obtain a high score of “3,” the Application must demonstrate that the project contains two (2) or more components that address environmental sustainability. The low score of “0” will be given if the Application provides no documentation or there are no environmental sustainability components.

Response:

AWAITING ENGINEERING REVIEW (Draft)

The NE 13 Street Reconstruction and Corridor Project incorporates a variety of Sustainable Components. These include:

Bicycle Lanes and continuous ____ foot wide sidewalks provided on both sides of the Roadway to encourage alternative transportation;

LED traffic signals and LED street lighting for energy savings;

A bi-filtration system to manage storm water runoff and improve water quality and storm water management techniques including depressed roadway terraces to slow the runoff and sediment sumps in all inlets;

Increased landscape areas. More that ____ trees will be planted along the corridor which is a replacement ratio of approximately 2:1 for existing trees that were removed;

Existing pavement removed will be crushed, recycled and reused, keeping it out of landfills;

Improved traffic flow will reduce emissions and fossil fuel use;

Existing street widths will be reduce by ____% as a result of eliminating two traffic lanes and replacing them with on street parking, planting bulb-outs and a designated bike lane.

Wide streets are problematic for both mobility and ecology. Reduced street width reduces the amount of imperious pavement affecting water quality and quantity. It also reduces the urban heat island effect and increases pedestrian safety;

The project will utilize paving material with a high Solar Reflective Index (SRI) further reducing the heat absorption of the street;

The street design will follow Complete Streets guidelines ensuring benefits for mobility, community and environment. Materials selected for construction will be readily maintained and durable over an extended period of time in consideration of long term maintenance needs;

On-Street Parking will reduce ____

Street design will be cost effective taking into consideration lifecycle costing Street Design will also be context sensitive to help define the character of the area;

The street design will expand usable public space by reallocating underutilized roadway space to create pedestrian plazas, expanded sidewalks for improved walkability, corner and mid block curb extensions and opportunities for green planted areas;

Bike racks will be installed along the corridor to accommodate bicycle transit stops; and All plant material will be drought resistant and native to South Florida.

Ability to Timely Complete Project. To obtain a high score of “3,” the Application must include a Project Development Schedule and demonstrate that the project will be completed in accordance with the Project Development Schedule. The low score of “0” will be given if the Application provides no documentation regarding a Project Development Schedule or ability to complete within the Project Development Schedule.

Response:

NEED SCHEDULE (ENGINEERING INPUT)

Contribution from non-County Sources. To obtain a high score of “3,” the Application must provide detailed project costs and all funding including County and non-County funding, including an in-kind match as defined on Page 12. The low score of “0” will be given if the Application provides no documentation regarding the contribution or there is no non-County contribution.

Response:

STORMWATER FUND: AWAITING COST ESTIMES FROM ENGINEERING DETERMINE WHETHER CONTRACTING AND PROJECT MANAGEMENT SERVICES WILL BE IN-KIND (ENGINEERING); INCLUDE \$5,000 MATCH FROM 15th STREET ALLIANCE.

Increase in Tax Base. To obtain a high score of “3,” the Application must provide calculations of the expected increase in the tax base due to private redevelopment, document the private redevelopment, and show the increase in the tax base. The low score of “0” will be given if the Application provides no calculations or insufficient documentation of private redevelopment or no increase in the tax base.

Response:

On March 12, 2013, the Broward County Commission unanimously approved Complete Streets, approved coordinating efforts with municipalities, the MPO, FDOT and others, to work with partners to identify funding sources to finance improvements associated with Complete Streets and directed staff to take all steps to implement the same including amendments to the Traffic-ways Plan, Comp Plan, Land Use Plan, Administrative Code and all other documents to fully implement the Complete Street Guidelines. Broward’s

Complete Street Guidelines were approved by the Broward Metropolitan Planning Organization in July, 2012. The National Complete Streets Coalition is a national organization that advocates adoption of complete streets policies, provides technical assistance and research into impacts of this important national initiative. They have documentation that complete streets raise property values. According to their research, In a survey of real estate markets from Jacksonville Florida to Stockton California, a one-point increase in the walkability of a neighborhood as measured by WalkScore.com increased home values by \$700 to \$3,000. For neighborhoods in the Washington DC region, becoming one step more walkable on a five-point scale can add \$9 per square foot to retail rents and nearly \$82 per square foot to home values. This increase is amplified when walkable neighborhoods are near each other, demonstrating the value of networks of Complete Streets connected throughout a community, (such as The NE 13th Street Project which is part of the City's Multi-Modal Connectivity Network). Its not just sidewalks that add value, bike paths add value to neighboring properties as well. One North Carolina neighborhood saw property values rise \$5,000 due to a nearly bikeway, while research showed that bike paths in Delaware could be expected to add \$8,800 to neighboring home values. Even design elements like street trees can raise property values. Having trees on a street in front of homes in Portland Oregon added more than \$7,000 to selling prices. The US Environmental Protection Agency (EPA) Office of Sustainable Communities have also documented the economic Impacts of public projects that make walking safer and more appealing, such as improving sidewalks, reducing traffic speeds, adding streetlights and street trees and beautifying the streetscape as would occur with the NE 13th Street Complete Street Project. According to their 2012 research, in Lodi California, a \$4.5 million streetscape retrofit of a five block area helped attract 60 new businesses, reducing the vacancy rate from 18 to 6 percent. Similarly in West Palm Beach, Florida, streetscape improvements changed the vacancy rate from 80% vacant to 80% occupied with property values increasing more than six fold. EPA has conclude that walkable neighborhoods have higher home prices with one study finding that homes with above average levels of walkability command a premium of about \$4,000 to \$34,000 above homes with average levels of walkability. The walkability premium exist for commercial real estate as well . An analysis of more that 4,200 properties found that walkability was associated with higher property values and higher net operating income for offices, retail and industrial properties. They state that an extensive body of research exist that correlate such transit accessibility to increased property values. The size of the premium will varies among studies and markets with the greatest increase occurring in the office and retail markets as follows:

PROPERTY TYPE	PREMIUM
Single Family Home	2 to 32%
Condominium	2 to 18%
Apartment	4 to 45%
Office	9 to 120%
Retail	1 to 167%

A study by the Wharton School at the University of Pennsylvania examined the economic impact on property values of a range of place-based public investments including

commercial corridor improvements and streetscapes in the City of Philadelphia. While it is a well understood in principle that investments in blighted area raise property values, their research quantifies these benefits through econometric analysis and integration of data from multiple city sources. The study uses 200,000 property sales price observations over a 14 year period and constructed a spatial database at their GIS Lab. They concluded that while being located within $\frac{1}{4}$ to $\frac{1}{2}$ mile of a commercial corridor adversely affects house values by 13% to 9%, the negative effect of the commercial corridor is reversed if it is in excellent condition increasing their value by as much as 36% and a commercial corridor that was improved with streetscape impacts a considerable increase in surrounding home values as well on the order of a 28% gain in value relative to similar homes in comparable areas without streetscape improvements.

Impact on House Values - Philadelphia	
Variable	% Impact
<+ 1/4 Mile to a Commercial Corridor in Excellent Condition	36%
1/4 to 1/2 Mile to a Commercial Corridor in Excellent Condition	20%
Improvements in Streetscapes of Commercial Corridors	28%
Near New Tree Plantings	9%
Adjacent to a Stabilized and Greened Lot	17%
Located in a Business Improvement District	30%

Copies of these reports are provided as Exhibit _____. Considering that the Central City CRA has experienced lower property growth than both the City and the County as documented in Evaluation Criteria # 6 below, and that the existing commercial corridor along NE 13th Street is not in excellent condition, it is reasonable to assume that the NE 13th Street Complete Street Project streetscape improvements will increase property values along NE 13th Street where the improvements are constructed and in the immediate surrounding areas. The increase in property values directly equate to an increase in the tax base in ad valorem property tax. Using the data produced by the Wharton School at the University of Pennsylvania and conservatively estimating that property values within a $\frac{1}{2}$ mile radius of the streetscape project will increase in value by 20% as a result of the project, the estimated increase in property value of affected properties in the Central City CRA Community Redevelopment Area would be \$17,899,094.00 resulting in an increase in ad valorem property tax revenues of \$360,724.02. This is based on using last years taxable values and the 2012 millage rate for the area of 20.1532 Mills. Because Homesteaded properties are capped at a tax increase of ____ annually, the taxable value of homesteaded properties were subtracted from the total taxable value of all property within a $\frac{1}{2}$ mile radius of the project and are not part of these calculations. If you just look at the impact on surrounding residential property (less homesteaded property) within a $\frac{1}{2}$ mile radius of the NE 13th Street project area, the estimated increase of taxable values within the CRA would be \$4,507,716.00

resulting in an annual increase in ad valorem property tax revenues of \$ 90,844.90. A copy of the Excel Spread sheet and calculations which provides the backup for this information is provided as Exhibit ____.

- 1. Higher Unemployment than Municipality and County and/or Lower Property Value Growth for Redevelopment Area than for Municipality and County.** To obtain a high score of “3,” the Application must demonstrate higher unemployment and/or lower property value growth in the redevelopment area than those of the Municipality or the County. The low score of “0” will be given if the Application provides no documentation regarding unemployment and property values or if unemployment in the redevelopment area is lower than those of the Municipality and the County and/or property value growth is higher than those of the Municipality and the County.

Response:

There is higher unemployment in the Central City Community Redevelopment Area (CRA) than in the City of Fort Lauderdale and Broward County. In the Central City CRA, 73.3% of the labor force is estimated to be employed for the currently year. By comparison, in the City of Fort Lauderdale 87.4% of the labor force is estimated to be employed in the current year, while in Broward County, 87.6% of the labor force is estimated to be employed for the current year. This information is based on Neilsen (Claritas) site reports for the Central City CRA area, City of Fort Lauderdale and Broward County. The 2013 Executive Summary Reports documenting this information along with their methodology is included under Exhibit _____. The data was compiled by Neilson who uses the American Community Survey which provides annual data down to the block group level.

There is Lower Property Value Growth for the Central City Community Redevelopment Area than for the City of Fort Lauderdale and Broward County. In the Central City CRA, the market value of all property (consisting of 1,232 parcels) decreased from \$227,612,780 in 2011 to \$215,098,080 in 2012. This is a decrease of \$12,514,700, which equates to a deduction in market value from 2011 to 2012 of 5.4%. By comparison, in the City of Fort Lauderdale, the market value of all property increased from \$30,502,248,310 in 2011 to \$30,544,430,690 in 2012, which equates to a increase in market value from 2011 to 2012 of \$42,182,380, which is 0.13%. By comparison, in Broward County, the market value of all property decreased less than it did in the Central City CRA. In Broward County the market value of all property decreased by only 0.12% as compared to the Central City CRA which decreased by 5.4%. This information is based on Broward County Property Appraiser Reports for the Central City CRA, City of Fort Lauderdale and Broward County (2011 and 2012 _____Reports). Copies of these reports documenting these values along with the Excel Spread Sheet providing the comparison is attached as Exhibit ____.

- 2. Removal of Blighting Conditions.** To obtain a high score of “3,” the Application must demonstrate the blighting conditions and how the project will

remove such conditions. The low score of “0” will be given if the Application provides no documentation regarding blighting conditions.

Response:

By Resolution No. 10-108, On April 20th 2010, the City Commission found the Central City CRA Community Redevelopment Area to be Blighted as defined in Part III, Chapter 163, Florida Statutes. The “Predominance of defective or inadequate street layout, parking facilities, roadways, or public transportation facilities”, “Faulty layout in relation to size, adequacy, accessibility or usefulness” and “Deterioration of improvements “ are some of the factors under this statute which defines whether an area is blighted when such conditions are present. The inadequacy of NE 13th Street and conditions of blight have been documented by a Conditions Survey which surveyed NE 13th Street between NE 4th Avenue and NE 9th Avenue. Only the area within the Right-of Way of NE 13th Street was surveyed and the locations where the various blighting conditions exist is referenced by their location along the street in reference to the street address of the adjacent properties. A copy of the surveys and summary tables of blighting conditions are provided in Exhibit

—.

The results of the survey indicate that NE 13th Street between NW 4th Avenue and NW 19th Avenue is blighted as follows:

- Missing sidewalk was present in the R.O.W. fronting 17.24% of the adjacent properties;
- Inadequate sidewalk width was found in the R.O.W adjacent to 34.48% of adjacent properties;
- Deteriorating sidewalks were found in the R.O.W. fronting 62.07% of the adjacent properties; Obstacles or protrusions in the sidewalk were present in the R.O.W. fronting 13.79% of the adjacent properties;
- Changes in sidewalk grade was present in the R.O.W fronting 41.79% of the adjacent properties;
- Missing ADA curb ramps with detectable warnings were found in the R.O.W fronting 65.51% of the adjacent properties;
- Inadequate existing curb ramps were found in the R.O.W fronting 31.03% of the adjacent properties;
- Other hazardous sidewalk conditions such as tripping hazards, signs or trees blocking sidewalks, storm drains in the pathway, raised sidewalks and cars parking in the sidewalk were found in the R.O.W fronting 44.82% of the adjacent properties;
- Standing street water was present in the R.O.W fronting 34.48% of the adjacent properties;
- Deteriorating street surface was found in the R.O.W fronting 37.93% of the adjacent properties;
- Inadequate on-street parking facilities was present in the R.O.W fronting 100% of the adjacent properties;
- Inadequate crosswalks was present in the R.O.W fronting 100% of the adjacent properties;

- Inadequate pedestrian level lighting was found in the R.O.W fronting 100% of the adjacent properties;
- Lack of street trees or landscape exist in the R.O.W fronting 100% of the adjacent properties;
- Dead or dying street trees or landscaping exist in the R.O.W fronting 13.79 of the adjacent properties;
- Deteriorated or inadequate driveways were present in the R.O.W fronting 34.48% of the adjacent properties; and
- Other inadequate or deteriorated street conditions were present including missing curb, damaged curb and obsolete driveways located where sidewalk should be in the R.O.W fronting 37.93% of the adjacent properties.

The existing aging street was primarily constructed in 19__ and the lack of the road meeting current standards and deteriorating conditions creates safety and design issues. The NE 13th Street Complete Streets Project will redesign and reconstruct the entire roadways in accordance with the Complete Streets Guidelines and Department of Transportation criteria and standards for roadway design. This will eliminate all the blighting conditions described and documented from the Conditions Survey.

In addition to the clear physical indicators of blight that will be removed as a result of the project, other factors leading to economic distress in the blighted area as defined under Florida Statutes will be corrected as a result of the project. These other factors include assessed values of property in the surrounding area failing to show any appreciable increase, and Incidence of crime higher in the area than in the county or municipality and Unsafe conditions. A copy of 2012 Florida Statutes definition of “Blighted Area” is attached as Exhibit ____.

Assessed values of property in the surrounding area failing to show any appreciable increase: In question No 1 (p__) it was documented that there is Lower Property Value Growth for the Central City Community Redevelopment Area than for the City of Fort Lauderdale and Broward County, whereby this area experienced a drop in property value from 2011 to 2012 of 5.4%. In the question regarding Increase in the Tax Base as a result of the project, it was shown on p.__ of the Application that the project would remove the blight associated with lower property values by increasing property values of property within a ½ mile radius of the project.

Incidence of Crime Higher Than in the City: Crime Statistics for the Middle River Terrace Neighborhood Association area, where the NE 13th Street Complete Street Project is located, show that while crimes such as residential burglaries and vehicles burglaries and theft have improved from 2011 to 2012, robberies and business burglaries have not. Robberies in the neighborhood area have increased 120 % over this period while robberies in the City have increased only 18%, and business burglaries in the neighborhood have increased 50% over this period while business burglaries for this City have decreased 15%. A copy of the crime statistics for the area and the City as provided by the Fort Lauderdale Police Department are attached as Exhibit ____.

CRIME STATISTICS						
OFFENCE	MIDDLE RIVER TERRACE			CITY OF FORT LAUDERDALE		
	2011	2012	% CHANGE	2011	2012	% CHANGE
ROBBERY	10	22	120%	183	216	18%
BURGLERY - RESIDENTIAL	87	68	-22%	735	810	10%
VEHICLE BURGLERY	25	20	-20%	777	576	-25%
BURGLERY-BUSINESS	2	3	50%	153	130	-15%
VEHICLE THEFT	17	15	-12%	168	184	-9%

Source: Fort Lauderdale Police Department

The Middle River Terrace Civic Association has proactively patrolled streets to fight crime. They have invested a lot of time and money. Every Friday night, about 20 residents patrol the neighborhood, work closely with the Fort Lauderdale Police and have recently had a special anti-crime meeting with City staff. While these actions help, additional tools are needed to help reduce crime.

Installing improved lighting along NE 13th Street as part of the Complete Street Project will have an impact on reducing crime in the area. Prime Prevention Through Environmental Design (CPTED) has been promoted and endorsed by the US Department of Justice Office of Community Policing, National Crime Prevention Council as a best Practice and numerous local policing agencies across the county and internationally for 40 years. It is a multi-disciplinary approach to deterring criminal behavior through the implementation of four principles which can reduce the incidence and fear of crime. The first principle of CPED is Natural Surveillance. Natural surveillance is facilitated by adequate sightlines and lighting. Based on the fundamental premise that criminals do not wish to be observed, the primary aim of surveillance is to keep intruders under observation which can be achieved in part (according to the Crime Prevention Through Environmental Design Guidebook), through improved street lighting. CPED minimum standards is that pedestrian walkways and access routes open to the public spaces provide adequate lighting to allow identification of a face at a distance of about 10 meters (33 feet) for a person with normal vision. With NE 13th Street being the main business corridor in the Middle River Terrace neighborhood, the blight associated with burglary of business, which has been on the rise and victim crimes such robbery, which has significantly increased, will be reduced along NE 13th Street with improved pedestrian lighting as recommended by CPTED. A copy of THE CPTED Guidebook highlighting the section on Lighting and background on US Department of Justice involvement with CPTED is attached as Exhibit ____

Unsafe Conditions: The US Department of Transportation – Federal Highway Administration created an Office of Safety to work with state and local partners to promote roadway safety. Their engineering solutions to improve pedestrian safety include buffer or planting strips separating pedestrian on sidewalks from moving vehicles on the road, marked crosswalks indicating where pedestrians can cross the street, curb ramps for a smooth transition between sidewalk and street, raised medians and crossing islands providing pedestrians a safe place to wait while crossing the street, curb extensions

extending the sidewalk that reduces the distance for pedestrians to cross, improved signage and signals, narrowing or eliminating travel lanes and improved street lighting. They recognize that the absence of these elements in a street create an unsafe condition. The NE 13th Street Conditions Survey provided in Exhibit ____ not only documents blight associated with deteriorating conditions along the street, but also unsafe conditions as recognized by the US Department of Transportation. These unsafe conditions will all be eliminated through redesign and construction of a Complete Street which incorporates the The US Department of Transportation Office of Safety engineering solutions to improve street safety.

Number of Jobs Created. To obtain a high score of “3,” the Application must demonstrate the number of permanent jobs created and how the project contributes to long-term job creation. The low score of “0” will be given if the Application provides no documentation regarding the permanent number of jobs created or how the project contributes to long-term job creation. The number of jobs created must be calculated in accordance with the American Recovery and Reinvestment Act of 2009 (ARRA), as described at http://www.whitehouse.gov/omb/assets/memoranda_2010/m10-08.pdf. The number of jobs must be expressed as Full-Time Equivalents (FTE) and must not include indirect and induced jobs.

Response:

The National Complete Streets Coalition and The US Environmental Protection Agency Office of Sustainable Communities has documented the impact of Complete Street policies and smart growth on private investment including job creation. Based on their finding, the investment communities made in implementing Complete Streets-smart growth streetscapes can stimulate far greater private investment especially in retail districts. In Washington DC, \$8.5 million in design improvements along a three-quarter mile corridor in Barracks Row, including new patterned sidewalks, street trees and lighting helped attract 44 new businesses and 200 new jobs (one job per \$42,500 in streetscape improvements), along with increases in sales and foot traffic. Lancaster, California added pedestrian safety features as part of their revitalization effort including wider sidewalks, landscaping and traffic calming that resulted in \$125 million in private investment, a 26% increase in sales tax revenue and 800 new jobs after a public investment of \$10.6 million (one job per \$13,250 in streetscape improvements).

As described in Evaluation Criteria # 5 above, in Lodi California a \$4.5 million streetscape retrofit of a five block area helped attract 60 new businesses and corresponding job creation. There are numerous examples of economic revitalization where public investment in roadway infrastructure which improves safety and comfort create conditions favorable for economic activity to occur and lead to a surge in private investment at adjacent properties. As documented by the Victoria Transport Policy Institute. in New York City on Ninth Avenue in Manhattan, retail sales increased 49% after the installation of parking protected bike lanes, or 16 times the borough wide retail sales growth. In Brooklyn on streets adjacent to public improvements at Pear Street Plaza, retail sales went up 172%. In Times Square rents doubled following the 2009 Green Light for Manhattan Improvement Project and new flagship stores opened generating \$110 billion

in economic activity. Commercial vacancies decreased 49% in the Union Square area following public street improvements including protected bike lanes. Similar impacts occurred on First and Second Avenue in New York where similar improvements resulted in 47% fewer commercial vacancies. Decrease in vacancy rates and attraction of new businesses to an area directly results in an increase in jobs. Vacancy rates along the NE 13th Street Corridor proposed to be improved with a Complete Street streetscape are also expected to decrease, new businesses will be attracted to the area and an increase in sales for existing businesses is expected to occur based on documented impacts in other areas where similar improvements have occurred. This will result in long term job creation as new permanent jobs will be created. Based on the number of jobs created on similar projects nationally as described above correlated to the dollar amount of public investment in streetscape improvements, one job created for every \$13, 250 to \$42,500 in public improvements along NE 13th Street would result in 35 to 113 permanent jobs created as a result of the NE 13th Street Complete Street Project. The jobs would be the result of the attraction of new businesses to the area and new hires by existing businesses from increased sales. The jobs would occur along the commercial corridor of NE 13th Street. The 35 to 113 jobs would be 35 to 113 Full-Time Equivalent (FTE) based on all positions working a full time work week schedule of 40 hours using guidance for reporting on job estimates from Memoranda M-10-08 from the US Director of the Office of Management and Budget. These jobs are not temporary construction jobs as a result of the project but permanent jobs that contribute to long term job growth as a result of new businesses opening along the corridor, expanded business as a result of increased investment and an increase in sales volume in existing businesses resulting in new hires. There are 40 existing businesses along the NE 13 Street Complete Street project area (Exhibit ____). The creation of one new job by each existing business as a result of an improved business climate created by this revitalization activity could create 40 jobs alone.

The likelihood of new job opportunities being created along NE 13th Street as a result of the project is further supported by the demographics of the area. Retail spending by area residents shows that consumer expenditures of Central City CRA residents far exceed retail sales in the Central City CRA in the following area:

- Food and Beverage – \$2,331,636 Surplus
- Clothing – \$1,477,426 Surplus
- Sporting, Hobby, Books and Music - \$217,103 Surplus
- General Merchandise - \$4,994,310 Surplus; and
- Food Service - \$1,676,227 Surplus

This demonstrates that an opportunity exist for redevelopment of new retail and service establishments along NE 13th Street once the street is significantly improved since the spending patterns of area residents and their surplus spending outside the area would support new business opportunities in the neighborhood. These would include restaurants, retail shops and specialty stores. A copy of the analysis based on Claritas Reports for the Central City CRA area is attached as Exhibit ____.

**RETAIL SALES GENERATED BY POPULATION OF THE
CENTRAL CITY CRA AND DOLLARS SPENT BY THAT
POPULATION**

CATEGORY	2010 Demand (Consumer Expenditures)	2010 Supply (Retail Sales)	Opportunity Gap/Surplus
Motor Vehicle	\$ 4,005,856	\$ 19,580,527	\$ (15,574,671)
Furniture	\$ 560,501	\$ 6,097,711	\$ (5,537,210)
Electronics	\$ 747,782	\$ 400,897	\$ 346,885
Building Material	\$ 2,577,994	\$ 52,687,766	\$ (50,109,772)
Food/Beverage	\$ 5,866,487	\$ 3,534,851	\$ 2,331,636
Health & Personal	\$ 2,338,699	\$ 9,295,884	\$ (6,957,185)
Gas Stations	\$ 3,559,671	\$ 4,746,881	\$ (1,187,210)
Clothing	\$ 2,032,838	\$ 555,412	\$ 1,477,426
Sporting, Hobby, Book & Music	\$ 629,807	\$ 412,704	\$ 217,103
General Merchandise	\$ 5,714,639	\$ 720,329	\$ 4,994,310
Miscellaneous	\$ 869,346	\$ 1,406,381	\$ (537,035)
Non-Store	\$ 2,599,188	\$ 6,937,218	\$ (4,338,030)
Food Service	\$ 3,840,712	\$ 2,164,485	\$ 1,676,227
TOTAL RETAIL	\$ 35,343,520	\$ 108,541,046	\$ (73,197,526)

Source Claritas, Inc 2011

3. The Final Score will be up to two (2) points based on the responses to each of the following:
 - a. **Number of Jobs Created for Area Residents.** To obtain the full “2” points, the Application must demonstrate that the permanent jobs created are for residents of the redevelopment area. No points will be given if the Application provides no documentation or none of the jobs created are for residents of the redevelopment area.

Response:

In the Central City CRA, 2.39% walk to work and 0.63% bicycle to work (3.02% combined) with the travel time for 21.5% of the estimated workers age 16+ less than 15 minutes. Based on this demographic profile it can be assumed that of the 35 to 113 new permanent jobs that will be created as a result of new business and improved sales of

existing businesses along the corridor, that between 3.02% and 21.5% will be area residents who have less than 15 minutes of travel time to the new jobs created and who would include those that walk or bicycle to work.

Therefore, of those with less than 15 minutes travel time to work, a minimum of 7.5 and a maximum of 24.3 (rounded to a minimum of 7 to a maximum of 24 Full Time Equivalent Jobs) of the new permanent jobs would be filled by area residents. Within this group, of those that walk or bicycle to work, a minimum of 1.1 and a maximum of 3.4 (Rounded to a minimum of 1 to a maximum of 3 Full Time Equivalent Jobs) of the new permanent jobs would be filled by area residents. With new transit facilities to be constructed along NE 13th Street as part of the complete streets project, including a designated bicycle lane and bicycle racks, along with new wide handicap accessible sidewalks, these facilities will encourage and attract area residents to new jobs along NE 13th Street who are most likely to walk and bicycle to work or whose from households who may not own a car (which is 18.68% of all households in this CRA area)

This information is based on Neilsen (Claritas) site reports for the Central City CRA area as provided in Exhibit _____. The data was compiled by Neilson, a nationally recognized demographic source and drawn from Claritas Reports designed from the specific boundaries of the CRA, using American Community Surveys down to the block group level.

NUMBER OF JOBS CREATED FOR AREA RESIDENTS		
Est. Minimum Number of Total Permanent Jobs Created as a Result of the Project: 35 Jobs		
Est. Number of Total Permanent Jobs Created For Area Residents		
Total	Percent	Worker Demographic Profile
1.1	3.02%	Minimum (Workers that Walk or Bicycle to Work)
7.5	21.50%	Maximum (Workers with Less than 15 Minutes Travel Time to Work)
Est. Maximum Number of Total Permanent Jobs Created as a Result of the Project: 113 Jobs		
:		
Est. Number of Total Permanent Jobs Created For Area Residents		
Total	Percent	Worker Demographic Profile
3.4	3.02%	Minimum (Workers that Walk or Bicycle to Work)
24.3	21.50%	Maximum (Workers with Less than 15 Minutes Travel Time to Work)

Existing businesses in the area predominantly consists of service and retail establishments making up ¾ of the businesses in the Central City CRA district. They also employ the same percentage of workers with ¾ of the CRA workforce employed in the service and retail sector. The new jobs created along NE 13th Street as a result of the Complete Streets Project will also primarily consists of service and retail establishments. With the majority of the CRA workforce experienced and employed in service and retail jobs, the new service and retail jobs that will be created along NE 13th Street will attract area residents who will be the likely recipients of these new jobs. This would suggest that the number of jobs for area residents could very well be higher than the estimated 24 jobs presented above and could be as high as three times that based on 75% of the new businesses and jobs being in the service and retail area.

BUSINESS ESTABLISHMENTS IN THE CENTRAL CITY CRA BY INDUSTRY AND EMPLOYEES

CATEGORY	Number of Businesses	Percent of Total Businesses	Number of Employees	Percent of Total Businesses
Agriculture	5	1.90%	15	0.80%
Construction	13	5.00%	99	5.30%
Manufacturing	8	3.10%	88	4.70%
Transportation and Communications	17	6.60%	56	3.00%
Wholesale Trade	10	3.90%	43	2.30%
Retail	81	31.30%	706	37.50%
Finance	18	6.90%	158	8.40%
Service	106	40.90%	713	37.90%
Government	1	0.40%	4	0.20%
TOTAL	259	100.00%	1,882	100.00%
Source Claritas, Inc 2011				

- b. Number of High-Paying Jobs.** To obtain the full “2” points, the Application must demonstrate that the jobs created are permanent high-paying jobs. No points will be given if the Application provides no documentation or no high-paying jobs are created. High-paying jobs are jobs paying at least 115% of the County average wage. Effective January 1, 2013, the Broward County Average Wage, as defined by the “State of Florida Incentives Average Wage Requirements,” is \$43,091; and, 115% of this amount is \$49,555.

Response:

On Page __ is provided information on the types of businesses that would be attracted to the area as a result of the project, that would primarily be in the form of restaurants, retail shops and specialty stores. These businesses would be supported by over \$10.600,000 in CRA resident consumer spending surpluses in the following areas, where as spending in these areas is presently spent at businesses outside the area.

- Food and Beverage
- Clothing Sporting, Hobby, Books and
- General Merchandise; and
- Food Service

Department Of Labor Statistics Occupational Employment and Wage Estimates for the Fort Lauderdale-Pompano Beach-Deerfield, FI Metropolitan Division provide the Annual Mean Wage for a full range of Occupational Titles. Some of the typical Occupational Titles for occupations related to the Food and Beverage, Clothing, Sporting, Hobby, Books, General Merchandise and Food Service businesses include the following:

**DEPT OF LABOR OCCUPATIONAL
EMPLOYMENT STATISTICS
Fort Lauderdale-Pompano-Deerfield Metro Division
May, 2012**

Occupation Title	Occupation Code	Mean Hourly Wage	Annual Mean Wage
Food Service Manager.	11 9051	\$ 29.75	\$ 61,890
Head Cook	35 1011	\$ 23.73	\$ 49,350
First Line Super.of Food Prep.	35 1012	\$ 16.45	\$ 34,220
Cook-Restaurant	35 2014	\$ 12.61	\$ 26,240
Food Prep Worker	35 2021	\$ 10.57	\$ 21,990
Waitress-Waiter	35 3031	\$ 10.26	\$ 21,350
Counter Attendant	35 3022	\$ 10.47	\$ 21,780
Hostess	35 9031	\$ 9.70	\$ 20,180
Dishwasher	35 9021	\$ 8.91	\$ 18,530
Supervisor of Retail Sales Workers	41 1011	\$ 20.98	\$ 43,640
Cashier	41 2011	\$ 9.96	\$ 20,130
Retail Sales Person	41 2031	\$ 11.36	\$ 23,640
Sales Rep	41 3099	\$ 29.56	\$ 61,490

Within these occupations there is some opportunity for employment in High-paying jobs paying at least 115% of the County average wage. This would occur in the management positions in the food service and retail sales area.

In addition to jobs created by new businesses opening along NE 13th Street, there would also be jobs created as a result of increased sales of existing businesses along NE 13th Street following completion of the project and favorable conditions for economic activity resulting in an increase in private investment including expansion of existing businesses. The types and number of businesses along NE 13th Street from NW 4th Avenue to NW 9th Avenue was determined by business license holders (Exhibit __) and from survey information provided on the Survey of Street Conditions (Exhibit __). In addition to jobs in the retail and service sector, a review of business license holders along NE 13th Street reveals that among existing businesses there are businesses in the Entertainment and Media, Arts and Publishing, Legal and Property Management fields. Expansion of these flagship businesses along NE 13th Street would result in a variety of high paying jobs paying 115% or greater of the County average wage. These businesses include two large construction companies. One has grown to be nationally recognized offering a mix of preconstruction, construction management, general contracting and design/build services to a broad spectrum of market sectors to clients nationwide. The other provides a full range of construction service including value engineering, project management, architectural services for new construction and renovation projects. In addition, one of the largest property management companies in Broward County is located along NE 13th Street. NE 13th Street also houses a major established law firm that specializes in immigration law servicing the Haitian community in Dade and Broward county and the company headquarters for one of the leading environmental art galleries specializes in African art with galleries on Las Olas in Fort Lauderdale and Naples, Florida. The company, which started in 1991 expanded further into the art market in 1994 founding the Environmental Art Awareness Group, Inc a fine art publishing company. NE 13th Street is also home to a full service talent agency serving the music, film and television industries. They have a 2380 SF recording studio and a record company that produces music for the marketplace. Their services include promotional video creation, distribution, engineering, mastering and mixing for recording sessions for creation of custom sound tracks, radio airplay, online TV broadcast and a vocational school that teaches recording, audio editing, mastering, sound design, the music business and other industry courses with hands on training for internship and studio positions. A list of high paying Full Time Equivalent Jobs that could result from expansion of these businesses along NE 13th Street as a result of the project are as follows:

**DEPT OF LABOR OCCUPATIONAL
EMPLOYMENT STATISTICS
Fort Lauderdale-Pompano-Deerfield Metro Division
May, 2012**

Occupation Title	Occupation Code	Mean Hourly Wage	Annual Mean Wage
Lawyer	23-1011	\$ 50.48	\$ 105,000
Paralegal and Legal Assistant	23-20111	\$ 20.98	\$ 43,650
Entertainment Producers	27-2012	\$ 33.88	\$ 70,480
Audio Visual Equipment Technician	27-4011	\$ 21.42	\$ 44,560
Sound Engineering Technician	27-40141	\$ 17.59	\$ 36,580
Entertainment Coaches & Scouts	27-2022	\$ NA	\$ 61,290
Music Directors	27-2041	\$ 25.24	\$ 52,490
Construction First Line Supervisor	47-1011	\$ 29.05	\$ 60,430
Construction Manager	11-9021	\$ 44.95	\$ 93,490
Property Manager	11-9141	\$ 29.93	\$ 62,260
Vocational Education Teachers Post Secondary	25-1194	\$ 29.33	\$ 61,000
Editors	27-3041	\$ 32.12	\$ 66,810
Wholesale and Retail Buyers	13-1022	\$ 29.67	\$ 61,700

The information is taken from Department Of Labor Statistics Occupational Employment and Wage Estimates for the Fort Lauderdale-Pompano Beach-Deerfield, FI Metropolitan Division provide the Annual Mean Wage for a full these specific Occupational Titles listed.

Project Costs and Funding Sources

As an attachment, provide cost information regarding the project. Provide detail

necessary to identify funding sources (which may be less detail than in #7d).

PROJECT COSTS					
Itemized Cost	Total Cost	County BRP	Municipal Funds	CRA Funds	Other Funds
A. Acquisition Cost 1. Contract Purchase Price 2. Appraisals 3. Survey 4. Environmental Audit(s)					
B. Public Improvement 1. Architectural/Engineering Fees 2. Construction Costs 3. Contingency Costs 4. Other					
C. Interior Build-out 1. Architectural/Engineering Fees 2. Construction Costs 3. Contingency Costs 4. Other					
Total Project Costs					

APPLICATION FORM *cont'd*

9. Funding Source Information (Include Match information. See "Definitions" on Pages 11-12.)

NEED ENGINEERING INPUT

As an attachment, provide the following for each funding source currently in place to complete this project.

- Funding provided
- Name, address, telephone number, contact person
- Type of funding provided (e.g., grant, loan, other-specify), funding timeframes, and special terms and conditions (e.g., performance-based, interest rate, etc.)
- Date funded, requested and expected (Attach commitment or award letters)

SOURCES OF FUNDS		
Funding Amount	Name of Source	Type of Funding and Terms and Conditions

SOURCES OF FUNDS		
Funding Amount	Name of Source	Type of Funding and Terms and Conditions
Total Funding		

10. Project Site Control

a. Applicant currently has control of project site through:

_____ Fee Simple Title

_____ Lease

_____ Other (describe) Public Right of Way

b. Provide Evidence of Site Control (i.e., copy of Warranty Deed, etc.)

RIGHT OF WAY MAP

c. If site is not under Applicant's control, provide time line and schedule for establishing control. (Contract for Purchase is the minimum required documentation.)

Legal Description and Map (attach):

Street Address: _____

Current Owner: _____

APPLICATION FORM *cont'd*

d. If the project site is vacant, describe any prior known use. Also indicate the age of any buildings or other structures currently located on the site.

Response:

Not applicable to this project

e. Provide a layout of the project site showing details, including the locations of any existing buildings or other structures and any public improvement projects addressed in the Application.

NEED MORE DETAILED LAYOUT/SECTION FROM ENGINEERING-

f. Provide a location map, showing location of the project to the surrounding area.

g. Attach Phase 1 and Phase 2 environmental assessments, as required. Provide mitigation plan, if required.

Response:

Not applicable to this project

10. Project Development Schedule: Provide a Project Development Schedule from start date to completion date and note milestones.

NEED SCHEDULE FROM ENGINEERING

DRAFT

BROWARD REDEVELOPMENT PROGRAM (BRP) FY 2013

EVALUATION TOOL

Criteria, scoring points, and weights for project selection are described on the following pages. For each project, eight “**Criteria**” will be rated from 0 to 3 points, with the lowest score of “**0**” and the highest score of “**3**.”

Applicants are **required** to identify, through narrative statements or through referencing by Application page number(s), how the “**Criteria**” are addressed. If the Application does not address a criterion, then that should be indicated with an “N/A.” Applicants may provide Attachments, as needed.

At a minimum, the Application should address the “**Criteria**.” “**Weights**” will be applied to the “**Criteria**.” While all the “**Criteria**” are important to redevelopment, the “**Weights**” provide higher “**Final Scores**” to projects directly related to removal of blighting conditions, job creation, and economic development.

Each **Evaluation Committee** member will assign 0 to 3 points to each “**Criteria (1-8)**” based on the documentation provided in the Application. The “**Points**” will be multiplied by the “**Weight**” to obtain the “**Final Score**” for each of the “**Criteria**.” For the ninth criterion, the “**Final Score**” will be **up to 2 points each** for “**Number of Jobs Created for Area Residents**” and “**Number of High-Paying Jobs**”.

The sum of the Final Scores for the nine “**Criteria**” is the “**Final Project Score**.” However, “**YES**” responses to the following questions will add **10 points each** to the “**Final Project Score**.”

- A. Is the project within a redevelopment area that has never received funding through the Redevelopment Capital Program (RCP)?
- B. Is the project within a municipality that has never received County Tax Increment Financing (TIF)?

The minimum “**Final Project Score**” is **0 points** and the maximum is **120 points**.

The “**Average Final Project Score**” for each project will be an average of the “**Final Project Score**” of all members of the Evaluation Committee. Projects will be recommended for funding consideration by the Board of County Commissioners based on the average “**Average Final Project Score**” and the availability of BRP funds.

No project with an “**Average Final Project Score**” of **less than 75 points** will be recommended for BRP funding.

EVALUATION TOOL *cont'd*

Criteria

- 4. **Proximity to Transit and Transit Accommodations.** To obtain a high score of “3,” the Application must demonstrate that the project is within ¼ mile of public transportation (attach map) and that the project includes transit accommodations. The low score of “0” will be given if the Application provides no documentation or the project is one mile or more from public transportation. Transit accommodations

include, but are not limited to: shuttle service, bicycle racks, private shower, etc.

5. **Environmental Sustainability Components (solar technology, LEED standards, sea-level rise mitigation/adaptation, etc.).** To obtain a high score of “3,” the Application must demonstrate that the project contains two (2) or more components that address environmental sustainability. The low score of “0” will be given if the Application provides no documentation or there are no environmental sustainability components.
6. **Ability to Timely Complete Project.** To obtain a high score of “3,” the Application must include a Project Development Schedule and demonstrate that the project will be completed in accordance with the Project Development Schedule. The low score of “0” will be given if the Application provides no documentation regarding a Project Development Schedule or ability to complete within the Project Development Schedule.
7. **Contribution from non-County Sources.** To obtain a high score of “3,” the Application must provide detailed project costs and all funding including County and non-County funding, including an in-kind match as defined on Page 12. The low score of “0” will be given if the Application provides no documentation regarding the contribution or there is no non-County contribution.
8. **Increase in Tax Base.** To obtain a high score of “3,” the Application must provide calculations of the expected increase in the tax base due to private redevelopment, document the private redevelopment, and show the increase in the tax base. The low score of “0” will be given if the Application provides no calculations or insufficient documentation of private redevelopment or no increase in the tax base.
9. **Higher Unemployment than Municipality and County and/or Lower Property Value Growth for Redevelopment Area than for Municipality and County.** To obtain a high score of “3,” the Application must demonstrate higher unemployment and/or lower property value growth in the redevelopment area than those of the Municipality or the County. The low score of “0” will be given if the Application provides no documentation regarding unemployment and property values or if unemployment in the redevelopment area is lower than those of the Municipality and the County and/or property value growth is higher than those of the Municipality and the County.
10. **Removal of Blighting Conditions.** To obtain a high score of “3,” the Application must demonstrate the blighting conditions and how the project will remove such conditions. The low score of “0” will be given if the Application provides no documentation regarding blighting conditions.

EVALUATION TOOL *cont'd*

11. **Number of Jobs Created.** To obtain a high score of “3,” the Application must demonstrate the number of permanent jobs created and how the project contributes to long-term job creation. The low score of “0” will be given if the Application provides no documentation regarding the permanent number of jobs created or how the project contributes to long-term job creation. The number of jobs created must be calculated in accordance with the American Recovery and Reinvestment Act of 2009 (ARRA), as described at

http://www.whitehouse.gov/omb/assets/memoranda_2010/m10-08.pdf. The number of jobs must be expressed as Full-Time Equivalents (FTE) and must not include indirect and induced jobs.

12. The Final Score will be up to two (2) points based on the responses to each of the following:

c. **Number of Jobs Created for Area Residents.** To obtain the full “2” points, the Application must demonstrate that the permanent jobs created are for residents of the redevelopment area. No points will be given if the Application provides no documentation or none of the jobs created are for residents of the redevelopment area.

d. **Number of High-Paying Jobs.** To obtain the full “2” points, the Application must demonstrate that the jobs created are permanent high-paying jobs. No points will be given if the Application provides no documentation or no high-paying jobs are created. High-paying jobs are jobs paying at least 115% of the County average wage. Effective January 1, 2013, the Broward County Average Wage, as defined by the “State of Florida Incentives Average Wage Requirements,” is \$43,091; and, 115% of this amount is \$49,555.

TIEBREAKER: How many permanent jobs are created; are the jobs for residents of the redevelopment area; and are the jobs high-paying jobs? If two projects receive the same score, the project which creates the most permanent high-paying jobs for residents of the redevelopment area shall be recommended for funding ahead of the project which creates fewer jobs and lower-paying jobs. High-paying jobs are jobs paying at least 115% of the County average wage. Effective January 1, 2013, the Broward County Average Wage, as defined by the “State of Florida Incentives Average Wage Requirements,” is \$43,091; and, 115% of this amount is \$49,555.

BROWARD REDEVELOPMENT PROGRAM (BRP)

FY 2013

CRITERIA / WEIGHTING / SCORING

(To Be Completed by Evaluation Committee)

A. Is the project within a <u>redevelopment area</u> that has never received funding through the Redevelopment Capital Program (RCP)?	____ YES* ____ NO *If YES add 10 points to Final Project Score.		
B. Is the project within a <u>municipality</u> that has never received County Tax Increment Financing (TIF)?	____ YES* ____ NO *If YES add 10 points to Final Project Score.		
CRITERIA	POINTS (0 – 3)	WEIGHT	FINAL SCORE (POINTS x WEIGHT)
1. Proximity to Transit and Transit Accommodations		1	
2. Environmental Sustainability Components (solar technology, LEED standards, sea-level rise mitigation/adaptation, etc.)		1	
3. Ability to Timely Complete Project		2	
4. Contribution from non-County Sources		2	
5. Increase in Tax Base		3	
6. Higher Unemployment/Lower Property Value Growth for Redevelopment Area than for City and County		3	
7. Removal of Blighting Conditions		10	
8. Number of Jobs Created		10	
9. Final Score of up to 2 points for each , if applicable: a. Number of Jobs Created for Area Residents c. Number of High-Paying Jobs	-- --	-- --	
FINAL PROJECT SCORE	--	--	
TIEBREAKER: How many permanent jobs are created? Are the jobs for residents of the redevelopment area? Are the jobs high-paying?	____ # of Jobs ____ YES ____ NO ____ YES ____ NO		

Appendix I

BROWARD REDEVELOPMENT PROGRAM (BRP)

INTERLOCAL AGREEMENT

An interlocal cooperation agreement must be executed by the County, the municipality and the community redevelopment agency (CRA), as applicable, within 90 days of project and funding approval by the Broward County Board of County Commissioners.

Scope of ILA

- Interlocal Cooperation Agreement (ILA) establishes:
 - Size and boundaries of the redevelopment area;
 - Term of County financial obligation;
 - Maximum amount payable by the County;
 - Terms of Reimbursement Grant;
 - Reporting requirements;
 - Detailed Project Description; and
 - Documentation required for County reimbursement including:
 - Signed letter from the Mayor/City Manager certifying completion of a milestone and for final reimbursement certifying completion and operation of the public improvement or completion of property acquisition or completion and operation of the interior build-out and number of jobs created;
 - Contract including Scope of Work and Project Cost;
 - Itemized actual costs;
 - Evidence of payment, which at a minimum will include copies of invoices and canceled checks or wire transfers; and,
 - For property acquisition, the municipality/CRA must record a restrictive covenant in favor of the County in the public records of Broward County, Florida encumbering the property acquired, in form and substance approved by the County, regarding the number of new permanent jobs created as a result of the acquisition and that a portion (up to 100%) of the grant shall be refunded to the County in the event the acquisition and redevelopment of the property does not comply with all of the requirements of the interlocal agreement, including placement of the property on the tax roll within three (3) years of acquisition.

Use of County Funding

- All projects shall be completed in conformance with the ILA, and within three (3) years of execution of the ILA.
- County funding shall be provided to projects that address the public purposes of economic development, job creation and removal of blighting conditions and the public purposes must have long-term positive impacts on the community providing a decent, secure and attractive living and working environment.
- County funding of property acquisition, public improvement projects and interior build-out shall be in compliance with County funding policies and practices.

- County funding shall be based on funds available through the Broward Redevelopment Program (BRP).
- County funding through the Broward Redevelopment Program (BRP) shall be a reimbursement grant(s).
- A reimbursement grant for property acquisition projects may include the actual purchase price and associated acquisition costs for a survey, appraisal(s), and environmental assessments (not mitigation) not to exceed the amount approved by the Board of County Commissioners.
- Reimbursement grants shall be for documented actual project costs not to exceed the amount approved by the Board of County Commissioners.
- County reimbursement shall not be made until milestones identified in the ILA are achieved. When milestones are achieved, the Applicant must present documentation and make a request for a County disbursement, subject to County staff review and approval. No more than three (3) disbursements, including a final disbursement at project completion, shall be made for any single property acquisition or public improvement project. For property acquisition and public improvement projects, the Applicant must identify milestones prior to execution of interlocal agreement otherwise one grant payment will be made when the project is complete. For interior build-out, the County grant will be disbursed only after the interior build-out is complete and the business has hired the number of long-term employees identified in the Application. Additionally, for interior build-out projects, the grant will be paid out in annual installments in proportion to the lesser of the number of years of the term of the lease if a tenancy, or five (5) years. All County reimbursement grants are subject to staff review and approval of documentation.
- Requests for reimbursement must be made within 120 days of completion of milestone or project completion.
- No Broward Redevelopment Program (BRP) funds may be used to clean up a contaminated site.
- No Broward Redevelopment Program (BRP) funds will be awarded to a community redevelopment area, created pursuant to Chapter 163 Part III, F.S, which is receiving County tax increment financing.

Reporting Requirements

- The municipality or CRA is responsible for implementing and conforming to the terms and conditions of the ILA. The municipality or CRA shall provide to the County advance notice of all public meetings related to projects pursuant to the ILA. The municipality or CRA shall keep the County informed throughout the planning, design and construction of such projects.

- In addition to the requirements of Ch. 163, Sections 356, 362 and 387, F.S. (Ch. 163 applies to CRAs), which are due by March 31 of each year, the CRA or municipality shall submit to the County on the anniversary date of the execution of the interlocal agreement, a detailed report of the progress made in carrying out the projects approved by the Board of County Commissioners for BRP funding. The annual report shall include the Project Development Schedule for a property acquisition or public improvement project, or interior build-out and a critical path timeline as to overall redevelopment within the declared redevelopment area. Additionally, the annual report shall include time frames and benchmarks, including, but not limited to, accounting of County funding, enhancements to the tax base, any leverage of private or public funds, costs and revenues, growth in new business, job creation, removal of blighting conditions, reduction in code violations, improvements to infrastructure and ongoing benefits to the broader community. The report shall contain sufficient information for the County to determine if the projects conform to the ILA. Financial information must be provided in the format provided in Exhibit 1 on Pages 25 and 26.

Compliance with County Regulations

- By executing an interlocal agreement, the Applicant agrees to comply with any and all County policies, regulations, and practices.

Exhibit 1

BROWARD REDEVELOPMENT PROGRAM (BRP)

FINANCIAL INFORMATION FORMAT

Municipalities and Community Redevelopment Agencies (CRAs) receiving funding through the Broward Redevelopment Program (BRP) have a reporting responsibility to Broward County, the funding agency. To effectively demonstrate accountability for the use of County funding through the Broward Redevelopment Program, the annual progress report must include cumulative financial information for each individual project undertaken pursuant to the interlocal agreement (ILA).

As shown, on Page 26, the financial information report format is composed of three sections. Section One presents expenditures for the current year* and the cumulative expenditures for each redevelopment project as follows: 1) a description of the project; 2) the projected cost of the project as originally presented in the application for BRP funding; 3) the cumulative expenditures for the project up to the beginning of the year* being reported; 4) the expenditures for the project for the year*; and 5) the total cumulative expenditures for the project as of the end of the year* being reported. Section Two presents the Statement of Revenue, Expenditures and Changes in Fund Balance for the separate account/fund established for BRP monies received from Broward County pursuant to the ILA, and the Redevelopment Trust Fund, as appropriate, and include 1) revenue received by source; 2) the project expenditures; 3) administrative costs**, including salaries, contractual services, and capital outlay; 4) debt service**, including principal and interest; 5) other expenditures; and 6) the fund balances. Section Three presents the Balance Sheet for the BRP account and the Redevelopment Trust Fund, as appropriate. There must be full disclosure in all sections and the information presented must be reconcilable to the ILA, and the independent financial audit of the BRP account for either the municipality or the CRA, as required by the ILA.

* Fiscal year or other date specified in the ILA

**Administrative costs or debt service are required as they apply to overall redevelopment.

Format for Financial Information for the Annual Progress Report

XYZ Municipality or CRA receiving BRP Funding For Fiscal Year Ended September 30, 201X*

Section I: Project Expenditures

<u>Description Project</u>	<u>Cost as Presented in ILA</u>	<u>Expenditures Through 9-30-1X*</u>	<u>Cumulative Expenditures for Fiscal Year 201X*</u>	<u>Cumulative Expenditures Through 9-30-1X*</u>
Streetscape Improvements	\$6,500,000	\$3,500,000	\$50,000	\$3,550,000
BRP Funds				
Other Funds				
Parking Project	4,500,000	50,000	4,000,000	4,050,000
BRP Funds				
Other Funds				
Roadway Improvements	2,000,000	2,000,000	0	2,000,000
BRP Funds				
Other Funds				
Streetlight Installation	500,000	200,000	50,000	250,000
BRP Funds				
Other Funds				
Total Expenditures			<u>\$4,100,000</u>	
BRP Funds				
Other Funds				

Section II: Statement of Revenue, Expenditures & Changes in BRP Account & Redevelopment Trust Fund** Balances

Revenues:

County BRP	\$#,###,###
Redevelopment Trust Fund **	#,###,###
Interest	###,###
Total Revenues	<u>#,###,###</u>

Project/Activity Expenditures (total from Section I)

4,100,000

Administrative Costs**:

Salaries	###,###
Contractual Services	##,###
Capital Outlay	#,###
Total Administrative Costs	<u>###,###</u>

Debt Service**:

Principal	###,###
Interest	###,###
Total Debt Service	<u>#,###,###</u>

Other Expenditures

##

Total Expenditures

#,###,###

Excess of Revenues Over Expenditures

#,###

Fund Balances, October 1*

County BRP	###,###
Redevelopment Trust Fund	###,###

Fund Balances, September 30*

County BRP	###,###
Redevelopment Trust Fund	<u>\$###,###</u>

Section III: Balance Sheet

Assets (with detail)

\$#,###,###

Liabilities and Fund Balances (with detail)

\$#,###,###

* Fiscal year or other date specified in the ILA

** Items are required as they apply to overall redevelopment.

BROWARD REDEVELOPMENT PROGRAM (BRP)

PROPERTY ACQUISITION REQUIREMENTS

1. Broward County Administrative Code, subsection 6.8(g)(10), establishes County appraisal policy, as follows:

Obtain not less than two (2) appraisals from a list of qualified appraisers, as defined in #2, approved annually by the County Administrator on parcels of real property valued at \$500,000.00 or more, exclusive of damages, which the City/CRA contemplates purchasing. Obtain at least one independent appraisal from the same list of qualified appraisers on property with a value of less than \$500,000.00.
2. Broward County requires appraisals from the “Broward County/School Board of Broward County List of Preferred/Qualified Real Estate Appraisers” (List). Appraisals have to be reviewed and accepted by Broward County’s Real Estate Due Diligence Officer. Please call (954) 357-6826 for the List.
3. Broward County requires a Phase 1 Environmental Audit, and if deemed necessary by the County, a Phase 2 Environmental Audit. These environmental audits are subject to approval by the County.