



December 18, 2025

Ralph Stone, Director
Housing Finance Division
110 NE 3 Street – Suite 300
Fort Lauderdale, FL 33301

RE: Broward Redevelopment Program (BRP) Interlocal Agreement with City of Fort Lauderdale and Fort Lauderdale Community Redevelopment Agency Status Report No. 10 – NE 4th Avenue Complete Streets Project (CIP No. 12557)

Dear Mr. Stone:

The City of Fort Lauderdale and the Fort Lauderdale Community Redevelopment Agency (CRA) respectfully request a third extension of the NE 4th Complete Streets Project Grant to December 31, 2026. Currently grant period is set to expire on December 31, 2025.

On July 2, 2025, we reported that an agreement was executed with R & D Electric, Inc. and installation of the light poles was anticipated to begin in August and completed by October 2025. Although the contractor has all necessary materials, an unforeseen administrative requirement from the Florida Department of Transportation (FDOT) has delayed the installation. While a general agreement with FDOT is already in place, it does not cover the installation of decorative lighting.

City staff are actively coordinating with FDOT and all relevant stakeholders to secure the necessary approvals and ensure timely project completion. The resolution authorizing the execution of the Construction Agreement for State Road 811 (NE 4th Avenue) between FDOT and the City is scheduled for consideration on January 20, 2026.

Once the agreement is fully executed, installation is expected to take approximately one week. We remain fully committed to delivering a high-quality project and are confident that this extension will allow us to complete the work while accommodating the unforeseen administrative challenges.

Attached are updated project progress report and revised timeline for your review.

Please let us know if you have any questions regarding this request. We are available to discuss this matter further at your convenience.

Sincerely,

Rickelle Williams, City Manager

cc: Milos Majstorovic, Director Transportation and Mobility Department





Clarence Woods, CRA Manager
Vanessa Martin, CRA Business Manager, Community Redevelopment Agency
Ekaete Ekwere, Deputy Director Transportation and Mobility Department
MacKendy Philippi, Transportation Project Manager II
Gail Jagessar, Grants & Special Projects Coordinator
Cija Omengebar, CRA Planner

Attachment: NE 4th Avenue Complete Streets Project Progress Report No.10



BROWARD REDEVELOPMENT PROGRAM (BRP) – PROJECT PROGRESS REPORT #9
RE: NE 4TH AVENUE COMPLETE STREETS PROJECT (PROJECT #12557)

December 18, 2025

Project Awarded by Broward County: March 5, 2019

Interlocal Agreement Extension: November 15, 2022

City of Fort Lauderdale Community Investment Plan (CIP): Project #12557

PROJECT GOAL: Implement the City Vision Plan to create a Connected Community for all users by creating a pedestrian friendly corridor to improve safety, promote economic development, and foster a green environment and healthier community.

SCOPE OF PROJECT: The NE 4th Avenue Complete Streets Project limits are within NE 4th Avenue right-of-way between Sunrise Boulevard and NE 13th Street. The intent is to widen the sidewalks from the existing curb to the right of way line to go from 5' existing sidewalks to 9.5' wide sidewalks by eliminating the existing landscape strip. New pedestrian lighting is to be designed along the corridor to be in line with existing roadway light poles and trees at least 2' from face of curb to meet AASHTO Green Book and FDOT standards. Street trees will be designed in line with pedestrian lighting/ roadway lighting. Suspended pavement systems to increase effective root zone soil volumes (or alternate methods) and root barrier systems are to be specified under sidewalks to minimize sidewalk damage from trees. Bonded aggregates are to be specified in tree pits to support ADA/pedestrian activities and reduce tripping hazards.

PROJECT TEAM:

- Owner: City of Fort Lauderdale Transportation & Mobility Department (TAM)
- Project Manager: MacKendy Philippi
- Design Consultant: Kimley-Horn, Lead Engineer: Marwan Mufleh; Jonathan Haigh, Tom Hargrett, Brandon Kern.
- Design Survey: Michael Donaldson, PSM, City Surveyor

ADDITIONAL PROJECT STAKEHOLDERS:

- City of Fort Lauderdale:
 - Transportation Department: Milos Majstorovic, Gail Jagessar, Kristin Thompson
 - Parks & Recreation: Mark Almy
 - CRA: Clarence Woods, Cija Omengebar
- Fort Lauderdale Central City Redevelopment Advisory Board (CCRAB)
 - Members: Kimber White (Chair), Bobby Tinoco (Vice Chair), Thomas Manos, Nikola Stan, Jason Ross, Christopher Casey, Fiona Johnson, Olga Zamora, Christine Jones, John VanVlack, Juan Carlos Guerrero
- FDOT, District 4: Nesa Harden, District IV Permits; Jerry M Dean District IV Permits Coordinator; Nerisha Joseph, Permit Coordinator; John Olsen, District Design Engineer.
- Utility Owners: FPL- Friedrich Morton
- Civic Associations:
 - Christina Robinson, President, South Middle River Association
 - Troy Liggett, Middle River Terrace
 - Ross Parker, President, Central City Alliance

SUMMARY OF ACTIONS TAKEN June 2025 – December 2025

(R&D Electric, Inc.) was selected as the contractor. Contract was executed on June 20, 2025, waiting for purchase order to provide Notice to Proceed.

1. FINANCIAL REPORTING

| Index Code: P12557.348A | THE NE 4TH AVE COMPLETE STREET PROJECT |
|-------------------------|--|
| Description | Balance |
| BROWAD COUNTY-TRA | \$ 1,000,000.00 |
| ENGINEERING FEES | \$ 151,129 |
| CONSTRUCTION | \$ 839,139 |
| BALANCE | \$ 9,735 |

2. PROJECT DEVELOPMENT PHASES

- DESIGN: June 2021 – August 2022
- CONSTRUCTION: September 2023 – September 2024
 - Project Advertisement Feb 2023
 - BID Opening March 2023
 - Construction Award June 2023
 - Construction Start September 2023
 - Construction Completion September 2024
- LIGHTING INSTALLATION: December 2025 – February 2026
- REIMBURSEMENT CLOSEOUT March 2026

3. PROJECT TIMELINE (revised December 9, 2025)

Timeline is based on the average time to complete one task once previous task is completed. If one task shifts, the schedule should be shifted appropriately.

- December 2019 Grant Approved by City Commission/ Broward County
- May 2020 - April 2021 Procurement/Scoping/Negotiation with Design Consultant
- May 2021 Design Consultant Task Order Approved/Design start
- July - October 2021 Design Development Process
- November 2021 City submitted responses to FDOT
- Dec 2021 - Aug 2022 FDOT Permit Review and Approval Process
- September 2023 Advertisement for Construction (30 days minimum)
- March 2023 – June 2023 Construction Bidding and Award Process
- September 2023 Construction started
- September 2024 Construction Substantial Completion
- November – June 2025 Lighting Installation Bidding Process
- January 2026 Installation Start
- February 2026 Installation Complete
- March 2026 Submit Grant Reimbursement to Broward County

4. PROJECT MILESTONES

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|---|--------------------|
| • Construction contract execution Notice to proceed (NTP) | |
| • Construction Phase I started | September 12, 2023 |
| • Construction Phase 2 & 3 started | December 1, 2023 |
| • Construction Completion | September 23, 2024 |
| • Lighting Installation BID | November 19, 2024 |
| • Lighting Installation Start | January 2026 |
| • Lighting Installation End | February 2026 |
| • Project Complete | March 2026 |

5. PROJECT HISTORY:

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|------------------------------|---|
| MARCH 5, 2019 | Grant approved by Broward County Commission |
| DECEMBER 30, 2019 | Fully Executed Interlocal Agreement |
| APRIL 2020 | Level Set Meeting – CRA, Transportation and Mobility, Public Works |
| MAY 2020 – APRIL 2021 | Procurement/Scoping/Negotiation with Design Consultant |
| June 2020 | Bi-annual Status Report No. 1 due |
| AUGUST 2020 | Task Order Finalized with Kimley Horn Part (I) <i>Withdrew</i> |
| SEPTEMBER 2020 | Project Team Shift – reorganization and budget discussion |
| OCTOBER 2020 - DECEMBER 2020 | <ul style="list-style-type: none"> • Project hold pending execution of a NEW CCNA • Bi-annual Report No. 2 due |
| JANUARY 2021 | City Commission approved Annual Traffic and Transportation Engineering and Planning Services Agreement |
| APRIL 2021 | Procurement Process: Task Order approval / Issuance of purchase order |
| MAY 2021 | Design Services Kick-off Meeting with Kimley Horn Part II |
| JUNE 2021 | <ul style="list-style-type: none"> • Project Team Meetings: Design development & Scheduling • Bi-annual Report No. 3 due |
| JULY 13, 2021 | 80% Design presentation at the CCRAB Public Meeting |
| AUGUST 12, 2021 | 60 % Design presentation at the CCRAB Public Meeting |
| OCTOBER 21, 2021 | 90% Design submission for FDOT permit review |
| NOVEMBER 2021 | <ul style="list-style-type: none"> • Received and responded to FDOT comments • 90 % Design Presentation at the CCRAB Public Meeting |
| DECEMBER 2021 | <ul style="list-style-type: none"> • Bi-annual Report No. 4 due • Final Plans submission |
| JANUARY 2022 - JUNE 2022 | FDOT permit review period |
| June 2022 | <ul style="list-style-type: none"> • Received and responding to FDOT comments • Bi-annual annual report No. 5 due • Request Extension of ILA December 31, 2022 deadline |
| AUGUST 2022 | • FDOT Permit Approval |
| NOVEMBER 2022 | • BROWARD COUNTY EXTENSION APPROVAL (1 st Amendment) |
| FEBRUARY 2023 – MARCH 2023 | • ITB Advertising, BID Opening |
| MAY 2023 | • CRA Budget Amendment \$20,000 |
| JUNE 2023 | <ul style="list-style-type: none"> • CONSTRUCTION AWARD • Bi-annual report No. 6 due |
| July 2023 | • Project awarded to FG Construction as the lowest bidder |
| August 2023 | <ul style="list-style-type: none"> • Notice to Proceed (NTP) issued to FG Construction • Stakeholder Outreach Flyer |
| September 12, 2023 | • Construction started |



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|------------------------|--|
| December 2023 | <ul style="list-style-type: none">• Bi-annual report No. 7 due• Phases 2&3 of construction ongoing |
| July 24, 2024 | <ul style="list-style-type: none">• CRA 24-0742 Reappropriation \$83,000 for Lighting for the NE 4th Streetscape Project |
| August 2024 | <ul style="list-style-type: none">• Certificate of Substantial Completion Issued to FG Construction LLC |
| September 2024 | <ul style="list-style-type: none">• CRA Budget Amendment \$83,000 to fund purchase and lighting installation |
| November 19, 2024 | <ul style="list-style-type: none">• Solicitation #389 NE 4th Lighting Project Opened |
| December 4, 2024 | <ul style="list-style-type: none">• Bi-annual report No. 8 due |
| January 23, 2025 | <ul style="list-style-type: none">• Solicitation #389 NE 4th Lighting Project Closed |
| April 1, 2025 | <ul style="list-style-type: none">• BROWARD COUNTY EXTENSION APPROVAL (2nd Amendment) |
| June 20, 2025 | <ul style="list-style-type: none">• Execution of #389 NE 4th Lighting Contract (R&D Electric Inc.) |
| August – October, 2025 | <ul style="list-style-type: none">• R&D Electric procurement of lighting materials. |
| November 2025 | <ul style="list-style-type: none">• FDOT requires City staff to process construction agreement permit MMOA and Resolution to install decorative lighting on ROW. |