



**CITY OF FORT LAUDERDALE  
City Commission Agenda Memo  
REGULAR MEETING**

**#17-0708**

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**TO:** Honorable Mayor & Members of the  
Fort Lauderdale City Commission

**FROM:** Lee R. Feldman, ICMA-CM, City Manager

**DATE:** July 11, 2017

**TITLE:** Motion Authorizing the Execution of a Community Development Block  
Grant (CDBG) Agreement with H.O.M.E.S., Inc. to fund Property  
Improvements at 600 NE 13<sup>th</sup> Street in the Central City Community  
Redevelopment Area in the amount of \$100,000

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**Recommendation**

It is recommended that the City Commission approve by Motion an agreement with H.O.M.E.S., Inc. to fund property improvements at 600 NE 13<sup>th</sup> Street in the Central City Community Redevelopment Area (CRA) in the amount of \$100,000 using CDBG Funds from the 2016-2017 Department of Housing and Urban Development (HUD) Annual Action Plan (AAP); and authorize the City Manager to execute the standard CDBG Agreement, subject to approval of the terms and conditions by the City Attorney.

**Background**

On June 7, 2016, the City Commission approved the 2016-2017 AAP (CAM #16-0612). Within the budget allocated for the AAP, there was expenditure for CDBG funds to be used as follows:

- Community Redevelopment Agency (CRA) Programs: The City shall support eligible community development projects, housing projects and/or economic development projects within the Central City CRA and Northwest Progresso Flagler Heights (NPF) CRA and assist with their job creation efforts.

Staff has received the funding request form H.O.M.E.S., Inc. to retrofit an existing residential structure on H.O.M.E.S., Inc. property located at 600 NE 13<sup>th</sup> Street in the Central City CRA for the purpose of relocating Eat the Tea vegetarian restaurant to this location from Victoria Park where they are presently located. The project location map and funding request/application are attached as Exhibits 1 and 2. At this time, the Central City CRA does not have the tax increment funding to support the project. The project is within a CDBG eligible area and will create jobs, which makes it eligible for CDBG funds.

Eat the Tea has been operating in Fort Lauderdale for 5 years and operator Maureen Ruggeri and her business partner James Campbell have 20 years of restaurant and

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catering experience. They have signed a Memorandum of Understanding with H.O.M.E.S., Inc to lease the 1,560 Square Foot building at 600 NE 13<sup>th</sup> Street (Exhibit 3).

H.OM.E.S., Inc. will provide a renovated structure to allow for restaurant use. The renovations are expected to be completed no later than December, 2017. The property is zoned CD (Community Business) which permits this use and is located fronting NE 13<sup>th</sup> Street, which is being turned into a complete street with wide sidewalks, landscaping, decorative street lights, and on–street parking. The proposed restaurant project is consistent with the Community Redevelopment Plan for the Central City Area which identifies NE 13<sup>th</sup> Street as the neighborhood commercial center, the main street for the area and the focus of redevelopment for the Central City Community Redevelopment Area.

The project will help eliminate blight in the area and create jobs for area residents. The preliminary estimated construction budget for this project is \$173,500. All cost beyond the \$100,000 in City funding will be paid by H.O.M.E.S., Inc. which has available lines of credit totaling \$350,000 which they plan to use for construction rehabilitation cost for this project.

The Central City Redevelopment Advisory Board unanimously recommended that the City fund this project in the amount of \$100,000 using the CDBG program funds at their meeting of March 1, 2017 (Exhibit 4). The project was also recommended for funding by the Central City Alliance (Exhibit 5). The project is estimated to create at least three new permanent jobs available to low and moderate income persons and retain current jobs for staff that will be relocating with the business to the 13<sup>th</sup> Street corridor. The project meets the Department of Housing and Urban Development (HUD) requirements and will be based on job creation.

**Resource Impact**

There is a fiscal impact to Community Development Block Grant funds in the amount of \$100,000.

Appropriate From:

Funds available as of June 28, 2017					
ACCOUNT NUMBER	INDEX NAME (Program)	CHARACTER CODE/ SUBOBJECT NAME	AMENDED BUDGET (Character)	AVAILABLE BALANCE (Character)	PAYMENT AMOUNT
108-CD17TBD	CDBG UNASSIGNED TO BE DETERMINED 16-17	Grant Services/Program Funds	\$110,708.00	\$110,708.00	\$100,000.00
<b>PURCHASE TOTAL ►</b>					\$100,000.00

Appropriate to:

Funds available as of June 28, 2017					
ACCOUNT NUMBER	INDEX NAME (Program)	CHARACTER CODE/ SUBOBJECT NAME	AMENDED BUDGET (Character)	AVAILABLE BALANCE (Character)	PAYMENT AMOUNT
108-CD17CRA	Community Redevelopment Agency FY16-17	Grant Services/Program Funds	\$100,000.00	\$100,000.00	\$100,000.00
<b>PURCHASE TOTAL ►</b>					\$100,000.00

**Strategic Connections**

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

- Goal 5: Be a community of strong, beautiful and healthy neighborhoods.
- Goal 6: Be an inclusive community made up of distinct, complementary, and diverse neighborhoods.

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

**Attachment(s)**

- Exhibit 1 – Location Map
- Exhibit 2 – Request for Funding/Application
- Exhibit 3 – Memorandum of Understanding to Lease Property
- Exhibit 4 – March 1, 2017 Central City Redevelopment Advisory Board Approved Minutes
- Exhibit 5 – Recommendation from the Central City Alliance

Prepared by: NPF CRA Manager: Jonathan Brown, Fort Lauderdale Community Redevelopment Agency

Department Director: Lee R. Feldman, ICMA-CM, City Manager