

**JOINT WORKSHOP OF THE FORT LAUDERDALE
COMMUNITY REDEVELOPMENT AGENCY (CRA) BOARD OF DIRECTORS
AND NORTHWEST PROGRESSO FLAGLER HEIGHTS
REDEVELOPMENT ADVISORY BOARD
MIZELL CENTER
1409 Sistrunk Boulevard
Fort Lauderdale, Florida
TUESDAY, JUNE 28, 2011 – 7:00 P.M.**

Chairman Seiler called the meeting to order at approximately 7:26 p.m. Roll was called and a quorum was present.

Community Redevelopment Agency Board of Directors Present:

Chairman John P. "Jack" Seiler
Vice Chair Bobby B. DuBose
Member Bruce G. Roberts
Member Romney Rogers

Northwest Progresso Flagler Heights Redevelopment Advisory Board Present:

Steve Lucas, Chair
Ella Phillips, Vice Chair
Jessie Adderley
Sonya Burrows
Ron Centamore
Nate Ernest-Jones
Alan L. Gabriel
Mickey Hinton
Bradley Hubert
Brice J. Lambrix
Douglas J. Sterner
John P. Wilkes
Samuel Williams

Also Present: Lee R. Feldman, Executive Director
 John Herbst, City Auditor
 Jonda K. Joseph, Secretary
 Harry A. Stewart, General Counsel
 Alfred Battle, Director, Community Redevelopment Agency
 (Northwest)

Absent: Member Charlotte E. Rodstrom
 Yvonne Sanandres

Invocation was offered by Member Rogers, followed by the recitation of the pledge by Chairman Seiler.

Alfred Battle, Northwest Community Redevelopment Agency (CRA) Director, made introductory comments and introduced the CRA staff. He went on to review slides

addressing the agenda items outlined below. A copy of the slides is attached to these minutes.

1. **Northwest Progresso Flagler Heights CRA Boundary and Purpose**
2. **2008 Implementation Plan**
 - a) **Key Goals and Objectives**
 - b) **Overview of Market Conditions**
 - c) **Projects Completed since 2005**
3. **Financial Overview**
 - a) **TIF (Tax Increment Financing) Income and Projections**
 - b) **Operating Budget Trends**
 - c) **TIF Collection from 2012 to 2025**
4. **Development Opportunities, Redevelopment Initiatives and Possible Public Improvements**
 - a) **Short-term (0-3 years)**
 - b) **Mid-term (3-5 years)**
 - c) **Long-term (5 years or more)**

Mr. Battle provided the following responses to questions raised by Chairman Seiler, Member Roberts, and Vice Chair DuBose. The overall TIF revenue trend has declined over the past three years. There is an increase in the proposed 2011-2012 operating budget to cover a greater need for professional services and additional operating expenses. He believed the projected \$2 million annual operating budget is a feasible estimate if no staff is hired. The projected 2 percent yearly TIF (Tax Increment Financing) growth is based on a straight line estimate. He provided further detail regarding the 2 percent projection in response to Member Roberts and they discussed changes in the City's ad valorem tax revenues. Mr. Battle indicated a conservative approach was used because new private investments were not assumed in the projection. Mr. Battle continued review of the slides.

In response to Mr. Williams, Chairman Seiler noted the Board of Directors' (Board) alignment with these recommendations. But, he had concerns with some of the priorities other than short-term. He thought workshop and seminar attendees' progress should be tracked in order to see what results are being achieved. He thought the technology and marketing segments should be provided by the private sector. Mr. Williams agreed, and suggested CRA involvement only on a foundational level to serve as a catalyst for the initiative. Vice Chair DuBose strongly supported this opportunity to leverage federal funding to address the digital divide and facilitate business connectivity. The CRA area has no Wi-Fi hotspots. He thought the CRA plan can be adjusted, but the timeline constraint must be considered. Chairman Seiler questioned who would be the target audience. Vice Chair DuBose indicated that this could be a pilot program that could expand and benefit the entire city. Mr. Battle pointed out that a Wi-Fi provision could contribute to business growth and distinguish this area. Businesses are looking for connectability. He clarified that the City should not be the Wi-Fi service provider; but, rather allow for a wireless opportunity via bandwidth. Chairman Seiler agreed that the City should not be the wireless service provider, and noted his prior misunderstanding of the initiative's purpose.

Member Roberts stressed the importance of effective communication with Broward County and the City management to ensure that maximum funds are leveraged. He encouraged a focus on federal transportation funds, and suggested dovetailing the City's CRA transportation projects with others throughout the county. Member Rogers expressed approval of the goals in the presentation, but felt more specific planning is necessary because time is a concern. He pointed out the benefits for moving forward also because of the current low interest rates. The quicker funds are spent, the more there is a pay-off toward the end of the road. He emphasized that certain zoning issues must be addressed to facilitate development. Chairman Seiler agreed that it is time to go beyond planning to implementation. In response to Chairman Seiler, Mr. Battle explained that items four through seven on page 37 of the 2007 Immediate Term Tasks set forth in the Market Demand Analysis which is attached to these minutes, are either being worked on or already completed; but, items one through three continue to be issues of concern. Chairman Seiler stressed that items one through three are overdue and need to be addressed. Mr. Wilkes remarked that it is best to invest quickly because the funds have a time value. A plan for the entire CRA area that is in coordination with surrounding areas and the Regional Activity Center must be adopted. Given the current low interest rates, he thought bond note due in 2013 should be refinanced now. The TIF revenue has a better chance of increasing if there are more active projects. Mr. Battle explained to Ms. Phillips that regulatory issues and a lack of access to capital and lack of capital for businesses have impeded NPF CRA projects. He pointed out that this area feels the economic downturn with more severity. The CRA could be more aggressive in terms of providing capital.

Mr. Lucas mentioned the advisory board's desire to obtain feedback on the following topics: project planning; implementation of the 2008 plan; connectivity of the CRA's primary arteries; and the advisory board's role. As for project planning, the advisory board agrees that time is of the essence. Discussion ensued between Mr. Lucas and Chairman Seiler about possibly making 3rd Avenue and Andrews one-way streets with on-street parking, which would better accommodate The Wave light rail system. Mr. Wilkes agreed particularly with respect to accommodating The Wave. The concept has not been presented to the advisory board. Mr. Sterner thought a development plan for these corridors is needed to attract businesses. The question is what to do first. Connectivity is essential. The 7th/9th Avenue Connector project must move forward because it would be a major catalyst for redevelopment in the entire northwest and join the CRA area with the rest of the city and beyond. He questioned whether the Board is committed to this implementation plan. In response to Mr. Sterner, Mr. Battle clarified that the 2004-2005 study by Wallace, Roberts and Todd has been utilized to develop this plan including improvements to Sistrunk Boulevard. But, some specific zoning, density, and design concepts have not been implemented. In response to Chairman Seiler's question as to why one through three of the 2007 Immediate Term Tasks set forth in the Market Demand Analysis have not been accomplished, Mr. Battle commented that some of the changes are far reaching and although discussed at length, there are probably a number of reasons why they have not moved forward in any grand way.

Member Rogers thought the 2008 implementation plan's goals should be prioritized. In light of the CRA redevelopment project in progress on one corner of the NW 6th Street/NW 7th Avenue intersection, he asked about the other corners of this intersection. Mr. Battle indicated that they are privately owned. Over the years, the landowners have indicated that they will invest in redevelopment when the City gets out of its own way on

the parcels the City owns. They did not want to be first. With the City now moving forward with the Churches Chicken site, they are seriously thinking about investing. Member Rogers thought the City should target what they want for that area and find someone who is willing to make the investment. Mr. Battle agreed. Member Rogers thought by applying this philosophy generally there could be more headway.

Mr. Gabriel agreed with Member Rogers that now is the time to make things happen. The Broward County MPO (Metropolitan Planning Organization) has funding available for studies. Member Roberts indicated that is funding available. He emphasized that staff should be speaking with the MPO staff concerning various transportation related improvements for the CRA area and acquiring available funding. Mr. Gabriel commented that the advisory board discusses topics, but steps are not taken to bring it to a conclusion. One reason for this joint workshop was so that the advisory board could determine if the Board is supportive of these items. Chairman Seiler indicated that there is support. Vice Chair DuBose expressed his long-term support for The Wave as a necessary transportation connection for this area. He agreed that now is the time to move forward with this plan. He stressed the awareness that business people have for activity in this CRA. There is now a sense of synergy and knowledge that the City sees development in this area as a priority because projects are moving forward. It is important to maintain this as a priority.

Mr. Centamore recalled that this implementation plan was approved by a former Board in 2008. He hoped this Board will support it with little deviation as it is the vision of residents in the CRA. Chairman Seiler indicated that the Board was never provided with any plan developed earlier than 2008. Mr. Sterner noted that the earlier plan offered more detail about zoning and density. Vice Chair DuBose advocated staying on course in order to maintain productivity. In response to Mr. Centamore, Chairman Seiler and Member Roberts articulated that the advisory board must bring forward specific information about zoning and parking so these issues can be resolved. Member Rogers thought the Board relies upon the advisory board to vet issues and make a point of emphasizing what is important as CRA matters are scheduled before the Board. Mr. Battle recalled previous discussion concerning parking to advise that low hanging fruit from a zoning standpoint has been identified and will shortly be presented to the advisory board. The Executive Director noted that staff will inventory the inconsistencies between the zoning code (Unified Land Development Regulations) and the plan. Once the advisory board approves this inventory, ordinance changes will be prepared for the Commission's consideration. Chairman Seiler asked that parking also be looked at. The Executive Director indicated that staff will meet with representatives of the MPO to address plan integration and funding. Further, there is a need for more consistency and melding of CRA projects with those in adjacent neighborhoods.

In order to focus on moving forward, Member Rogers suggested that each CRA agenda include an action item. Mr. Williams was pleased to know that the advisory board can contribute in this way and add synergy. Chairman Seiler wanted a checklist for the action plan for each CRA meeting to assure concentrated focus on moving forward. Mr. Battle agreed to do so. Chairman Seiler requested the advisory board rank the action plan items. Vice Chair DuBose pointed out that, even with a prioritized action checklist, there may be implementation challenges. It should be kept in mind that this area met the criteria for a CRA because of certain obstacles. Ms. Phillips was pleased that the Board is supportive of the plan. She suggested that all delays be looked into. Chairman Seiler emphasized this area's potential because it has a CRA. In response to Member Rogers,

Mr. Battle explained that staff alerts the Board of any agenda item that has not been reviewed by the advisory board in that some items go to the Commission first.

Mr. Hinton recalled the history of events that comprise the advisory board's formation. He emphasized the need to move forward in making things happen in this area. He claimed that a parcel of land in the Northwest Durrs neighborhood is no longer designated for development because of ground contamination. This contamination issue should be addressed and the CRA mechanism could be used to clean up this property.

Chairman Seiler asked what else needs to be done on arteries in the CRA. He suggested this be a topic for the advisory board. In response to Chairman Seiler, Mr. Battle thought the advisory board is desirous of an interconnectivity policy which may be created through zoning implementation or further planning. Mr. Gabriel added that potential transportation opportunities like The Wave should be looked at.

Chairman Seiler opened the floor for public comment.

Burnadette Norris-Weeks, thought there is a lag between the advisory board considering issues and the Commission taking up issues. The public is confused about the process. There needs to be transparency. She felt the CRA Director should report directly to the Commission. She indicated that the Nuisance Abatement Board has ordered New River Condominiums be demolished. It is currently before the courts. The (River Gardens/Sweeting Estates) homeowners association believes this is a unique opportunity for an environmentally friendly development to be considered as a replacement for the New River Condominiums' site. The association would like to be kept apprised of the status of this matter. The association would also like to have more active involvement with City staff with regard to what is happening in the CRA. She understood from the City Manager that there will be a liaison assigned for this purpose. She thanked both boards for this opportunity and hoped it could happen annually.

Gloria Burnell, claimed that through code enforcement properties were taken illegally from people who would not sell. She wanted to know what the CRA will do for homeowners in the CRA to improve their properties. Code enforcement demolished her properties after they were damaged by Hurricane Wilma. She was not compensated and was not able to rebuild. She believed this is a Constitutional violation. She felt the CRA should assist homeowners of damaged properties to meet code requirements. In response to Chairman Seiler, Ms. Burnell advised one of her property addresses was 2133 NW 6 Street.

Vanessa Santiago, president of Flagler Village Civic Association, expressed excitement to work with the CRA and plan to present the advisory board with their neighborhood action plan.

Sheryl Dickey encouraged City staff to assist with marketing new buildings on the Sistrunk corridor to draw a variety of small businesses that differ from the convenience store genre.

Rene Lepine noted his experience as a developer in this CRA. He felt the City's approval process for a multi-family or mixed use project is too lengthy as it may take 1 ½ to 2 ½ years. He felt the CRA could take the place of the Development Review Committee process. He felt the processes are duplicative. Chairman Seiler agreed. Mr.

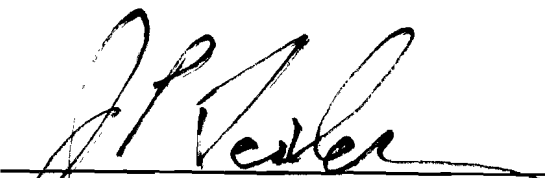
Lepine noted that it is problematic for investors.. Also, he claimed that the City does not follow the master plan. If the plan calls for a number of building stories and less are approved, the property is devalued. The City and CRA should follow its own guidelines. Lastly, this CRA's progress is slow. He pointed out the progress made in Miami Beach over a fifteen-year period.

Doris Hall recalled that the 2008 implementation plan was supposed to encompass other plans, but she believed it did not do so. She mentioned prior plans. She thought the plan approved under state law should be the working plan, and the properties in it should be consistent with the findings of necessity. Although the redevelopment component was primarily addressed tonight, the revitalization component must also be considered. She contended that the (2008 implementation plan) is conceptual and does not include the properties that were deemed as slum and blight. She thought the original plan's purpose was to include the property owners. If a property is meant for revitalization, it should not be left to deteriorate and eventually be demolished. She urged that affordable housing be maintained via U.S. Housing and Urban Development funds. Most properties in the CRA can be served by identifying them with a needs assessment. She claimed that the plan presented this evening is a redevelopment plan. She urged the Board to review the original plan approved by Broward County and the original findings of necessity, as well as properties deemed as slum and blight and a correction plan. The plan should include the entire community.

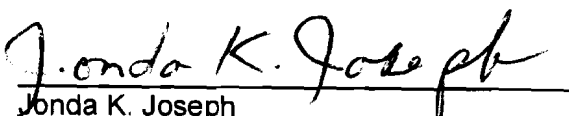
There was no one else wishing to speak.

In closing, Chairman Seiler reiterated the Board's support for the recommendations. He urged the advisory board to bring back an action plan checklist in order to help expedite the process.

There being no further business to come before the board, the meeting was adjourned at 9:36 p.m.


John P. "Jack" Seiler
Chairman

ATTEST:


Jonda K. Joseph
Secretary

City of Fort Lauderdale
Community Redevelopment Agency
(CRA) Board of Directors
and
Northwest-Progresso-Flagler Heights
(NPF) Advisory Board

Joint Workshop

June 28, 2011

Mizell Center

Community Redevelopment Agency

General Information

- NPF CRA established in 1995
- Area – approximately 1,400 acres or approx. 2 square miles
- Boundary
 - Broward
 - Sunrise
 - Federal
 - Andrews and 3rd Avenue
- 30-year CRA; will expire in 2025
- City Commission is Board of Directors
- 15-Member NPF CRA Advisory Board; appointed by City Commission

Community Redevelopment Agency

General Information

Eight (8) Full-Time Staff Positions

1. Al Battle Jr. – Director
2. Bob Wojcik – Planner III
3. Mina Samadi – Engineering Design Manager
4. Planning Design Manager (Vacant)
5. Thomasina Turner-Diggs – CRA Project Coordinator
6. Angela Wilson (Brewton) – Project Manager
7. Sandra Doughlin – Clerk III
8. Patrice Wilson – Admin Asst.

Work Location – 914 NW 6th Street, 2nd Floor (Sixth Street Plaza)



Community Redevelopment Plan

Redevelopment Plan - 2001

“The objective of the 2001 Redevelopment plan is to formulate a workable Redevelopment Program consistent with the sound needs of the community as set forth in the Comprehensive Plan, and to afford maximum feasible opportunities for private participation in undertaking preservation, rehabilitation and redevelopment of the NPF CRA.” (Page 9, NPF CRA Plan 2001)

Community Redevelopment Plan

Implementation Plan 2008

NORTHWEST/PROGRESSO/FLAGLER HEIGHTS IMPLEMENTATION PLAN:

Ft. Lauderdale, Florida URBAN DESIGN ASSOCIATES

FEBRUARY 2008



NORTHWEST/PROGRESSO/FLAGLER HEIGHTS COMMUNITY REDEVELOPMENT AGENCY

Community Redevelopment Plan

Implementation Plan Goals

2008

1. Aggressively pursue the redevelopment of all vacant properties at the intersection of NW 6th Street and NW 7th Avenue for large-scale development
2. Strategically redevelop large, underutilized sites to be compatible with the overall vision of the CRA, including the Trash Transfer facility, the Mizell Center and the Concrete Plant
3. Make changes to the Zoning Code to make the parking requirements more compatible with development goals and eliminate inconsistencies in the project development review process
4. Create and implement area-wide design guidelines
5. Continue to promote home ownership opportunities by utilizing vacant lots for infill housing
6. Create positive redevelopment opportunities through the development of the 7th and 9th Connector
7. Implement comprehensive traffic calming measures to mitigate the effects of cut-through traffic
8. Target and attract specific industries to establish a presence in the area

Community Redevelopment Plan

5 Key Development Initiatives

2008

1. **Sistrunk and 7th Avenue**

- ✓ To establish a the urban design philosophy and framework for the most critical intersection in the NPF CRA.

2. **Infill Housing Initiative**

- ✓ To continue to advance infill housing by encouraging the utilization of existing, vacant properties throughout the target area.

3. **Small Business Development Initiative**

- ✓ To focus on business opportunities and locations to encourage the development of commercial and retail activity

4. **Connections and Green Street Initiative**

- ✓ Installing enhancements to set a design standard for future streetscape enhancements, particularly in the NW area neighborhoods

5. **Traffic Calming Strategies Initiative**

- ✓ Install improvements that discourage cut-through traffic and

Community Redevelopment Plan

Market Study Report Summary

2008

- Over 1/3 of the population is under 18 years of age
- Nearly 11% of the population is 5 years old or younger
- The median age is 27.65
- The housing stock is aging (nearly 40 years old)
- Most employment is in service industries
- Nearly 2/3 of housing units are multi-family
- 83% of housing units are renter occupied
- Households below the Poverty Level equal over 41%
- At that time over 7,000 residential units and 336,000 square feet of commercial development was contemplated by Developers
- There is an "Underground Economy", where it is estimated that between 20% and 25% of the region's purchasing activity is unreported; meaning that the trade area has the potential to support entrepreneurial activity by up to 25% greater than the recorded by household income.
- A Limited Service Business Class Hotel may be a good development opportunity based on the area's proximity to the employment, commercial and entertainment facilities in the Central Business District.

PROJECTS COMPLETED SINCE 2005

Type of Project	Project	Type of Assistance	Additional Info	CRA Initiative	Value of Assistance
AREA 1					
1 Multi-Family Housing	Sole Condominiums (Jefferson Place Apartments)	Streetscape Grant	243 units	2 & 4	\$ 710,620
2 Multi-Family Housing	Avenue Lofts	Streetscape Grant	99 units	2 & 4	\$ 1,968,562
3 Multi-Family Housing	Bamboo Flats	Streetscape Grant	57 units	2 & 4	\$ 230,681
4 & 5 Multi-Family Housing	The Foundry and Mill Lofts	Streetscape Grant	72 units	2 & 4	\$ 855,988
6 In-fill Housing	Progresso Village Homes	no assistance		2 & 4	
7 Multi-Family Housing	Four Forty Flagler Village (apartments)	Streetscape Grant	218 units	2 & 4	\$ 385,000
8 Multi-Family Housing	Alexan at Flagler Village (apartments)	Streetscape Grant	282 units	2 & 4	\$ 420,000
9 Multi-Family Housing	The Eclipse Phase I (apartments)	Park Impact Fee Grant and Streetscape	101 units	2 & 4	\$ 414,207
10 Infrastructure	Progresso Village Road Closures	Infrastructure Investment		4 & 5	\$ 91,000
11 Public Space	Flagler Park	Property Acquisition		4	\$ 2,123,000
AREA 2					
12 In-fill Housing	Bank of America/New Visions CDC	Dev. Assist. & Infrastructure Imps.	25 homes	2 & 4	\$ 2,100,000
13 In-fill Housing	Bob Young Builders	benefitted from infrastructure improvements	4 homes	2 & 4	
14 In-fill Housing	Lennar Homes	benefitted from infrastructure improvements	8 homes	2 & 4	
AREA 3					
15 In-fill Housing	Model Row Home Project	Contribution of Land	11 homes	2	\$ 328,812
16 Commercial	AfroCentric Facade Improvements	Facade Grants	4 buildings	3	\$ 155,000
17 Commercial	Smith Plaza	Forgivable Loan	5,176 sf	3	\$ 104,026
18 Commercial	Law Office	Forgivable Loan		3	\$ 78,980
19 Commercial	Sixth Street Plaza	Forgivable Loan & Term Loan	22,825 sf	3	\$ 1,208,515
20 Multi-Family Housing	Dixie Court Apartments	Streetscape Grant	254 units	2 & 4	\$ 338,844
21 Commercial	Midtown Commerce Center	Forgivable Loan and Land Conveyance	12,547 sf	3	\$ 513,624
22 Mixed-Use	Mount Olive Development Corporation	Forgivable Loan and Land Conveyance	4,000 sf	3	\$ 203,350
23 Infrastructure	Dorsey Riverbend Neighborhood Enhancements	FDOT Grant		4 & 5	\$ 1,263,000
24 Commercial	Executive Suites at Ave of the Arts (LIN LLC)	Forgivable Loan and Facade Grant	4,758 sf	3	\$ 65,000
AREA 4					
25 Infrastructure	Northwest Neighborhood Improvements	FDOT Grant & CRA Funds		4 & 5	\$ 303,875
26 Multi-Family Housing	Northwest Gardens I	Streetscape Grant	143 units	2 & 4	\$ 229,354
Other Notable Projects/Investments					
28 Light Industrial/Commercial	Specialty Automotive Treatment	Streetscape Grant	12,500 sf	3 & 4	\$ 161,000
29 Commercial	Riverbend Corporate Park (Bldg 1)	Modification of CRA Boundary	60,000 sf	3	
30 Commercial	General Commercial Facade Improvements	Facade Grants	4 buildings	3	\$ 30,000
Sub-total					\$ 724,229
Total					\$ 14,282,438



Projects Completed

Since 2005

Area 1

- Sole Condominiums
- Avenue Lofts
- Bamboo Flats
- Foundry Lofts
- Mill Lofts
- Four Forty Flagler Village
- Alexan at Flagler Village
- The Eclipse
- Progresso Village Road Closures
- Flagler Heights Park

Sole' Condominiums (Area 1)

- 243 Units
- \$27 M Capital Investment
- \$710,620 CRA funds

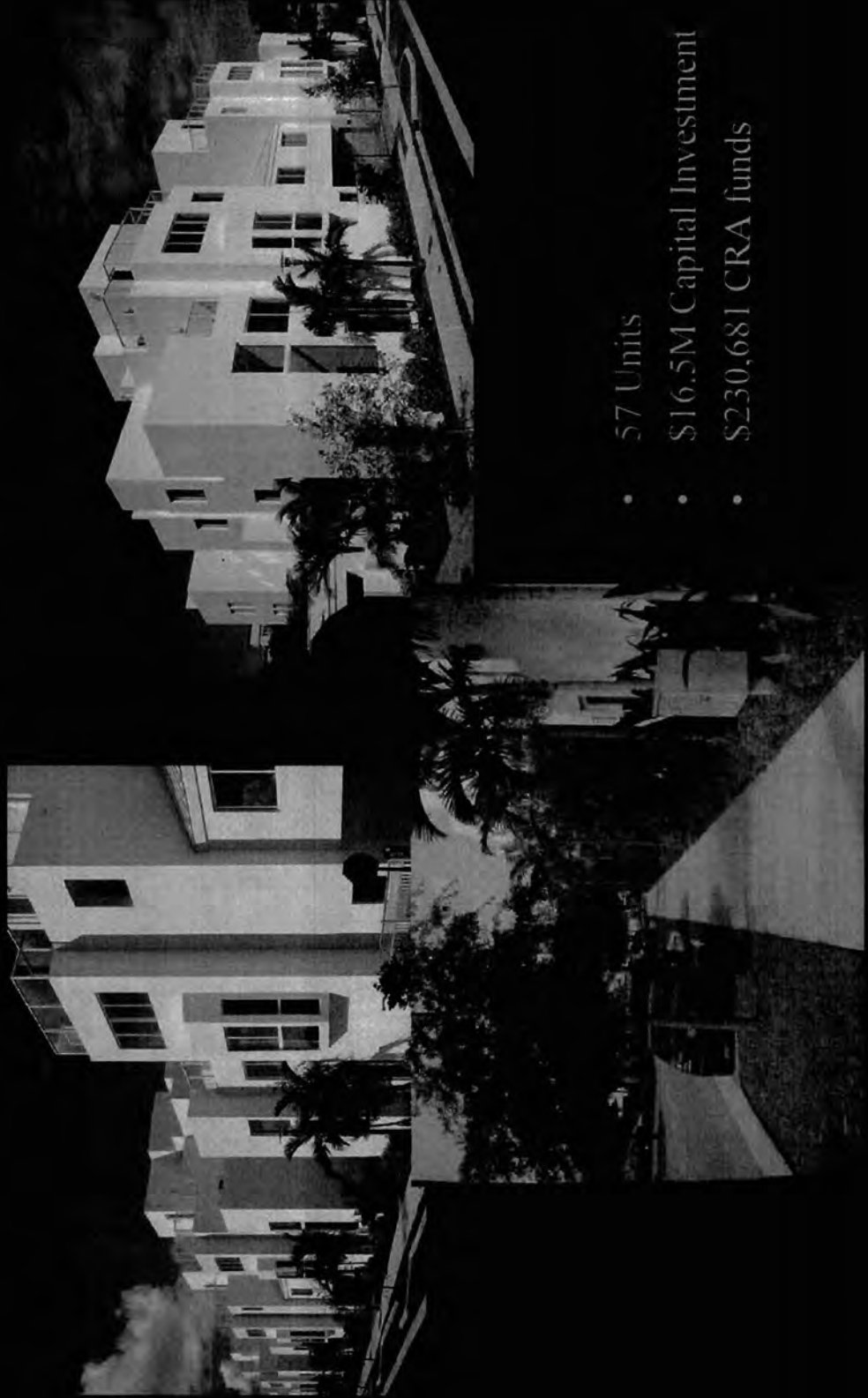


Avenue Lofts (Area 1)

- 99 Units
- \$30M Capital Investment
- \$1,968,562 CRA funds



Bamboo Flats (Area I)



- 57 Units
- \$16.5M Capital Investment
- \$230,681 CRA funds

Foundry Lofts/Mill Lofts (Area 1)

- 72 Units
- \$23M Capital Investment
- \$855,988 CRA funds



Alexan at Flagler Village (Area I)



- 282 Units
- \$85 M Capital Investment
- \$420,000 CRA funds

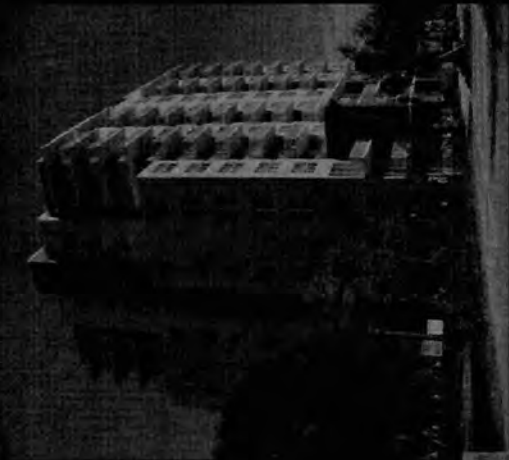
Four Forty Flagler Village (Area 1)



- 218 Units
- \$85 M Capital Investment
- \$385,000 CRA funds

The Eclipse (Area 1)

- 101 Units
- \$26 M Capital Investment
- \$414,207 CRA funds



Progreso Village Road Closures (Area 1)



Before



After



- \$91,000 CRA funds
- 7 temporary closures converted to permanent closures

Peter Feldman Park (Area I)



- \$2,123,000 of CRA funds used to purchase part of land used for park

Projects Completed

Since 2005









Projects Completed

Since 2005

Area 1

- Midtown Home Infill Project
- Dixie Court
- Disney Riverbend Neighborhood Enhancements
- Arts-centric Façades Improvements
- Midtown
- Midtown Plaza
- Sixth Street Plaza
- Midtown Commerce Center
- Law Offices and Executive Suites









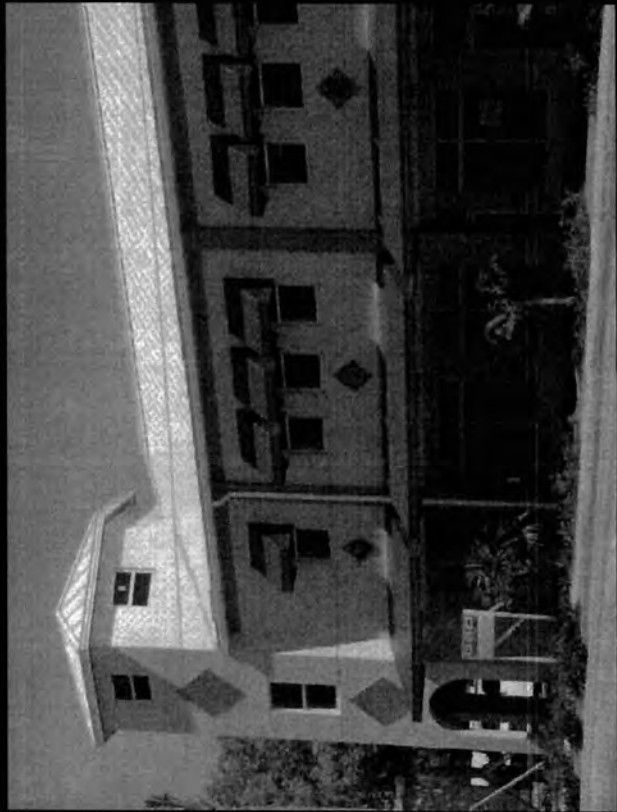


Smith Plaza





Midtown Commercial Center



Law Offices & Executive Suites



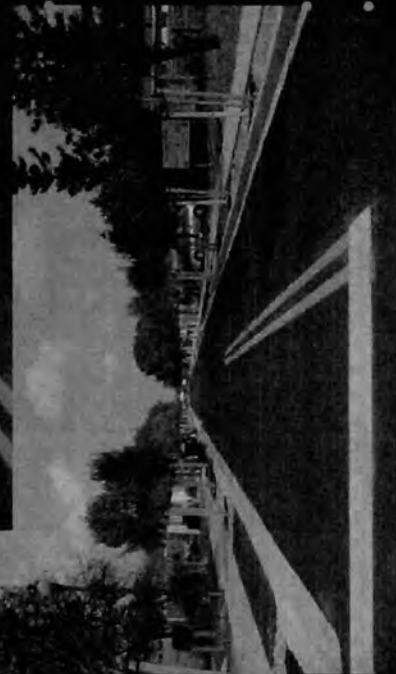
Projects Completed

Since 2005

Area 4 and CRA-wide

- Northwest Neighborhood Improvements
- Specialty Automotive Treatments
- Riverbend Corporate Park
- Façade Improvements

Northwest Neighborhood Enhancements (Area 4)



Neighborhood Enhancements

- Lighting, landscaping, paving, sidewalks, curbing, parking

\$800k Capital Investment

\$303,875 CRA funds

Specialty Automotive Treatments



- 12,500 square feet
- \$4.2 M Capital Investment
- \$161,000 CRA funds

Riverbend Corporate Park (Phase 1)



- 66,000 square feet (bldg 1)
- \$5 M Capital Investment
- Paid City \$6.4 M for land

Façade Improvements

- Various Buildings
- \$36k Capital Investment
- \$30,000 CRA funds
 - Grants for \$20k or \$7,500

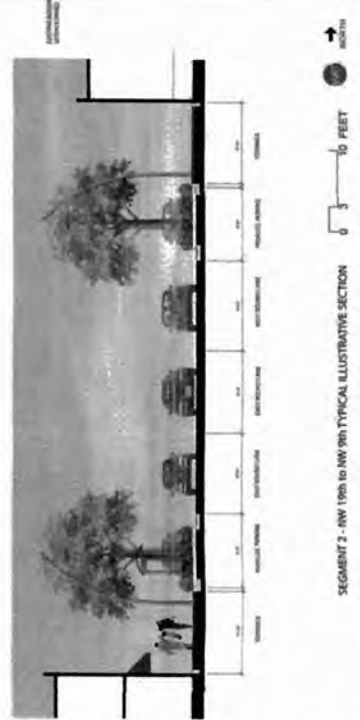
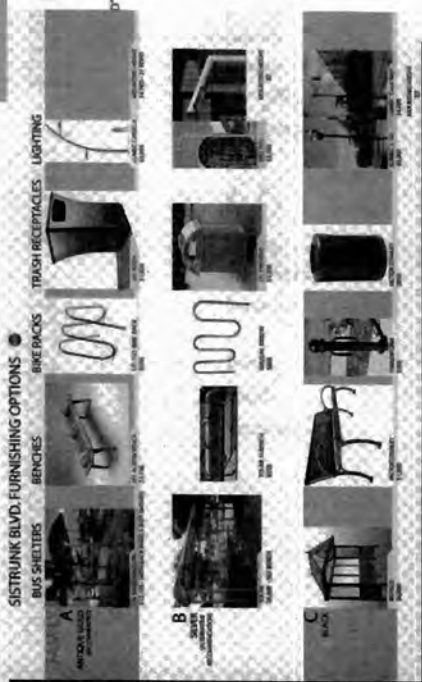
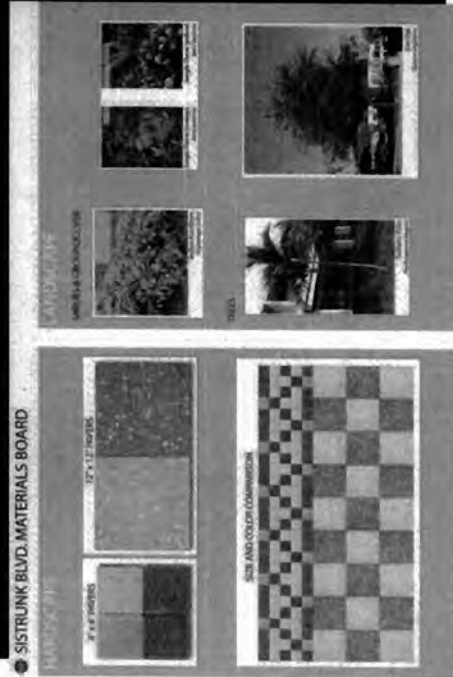
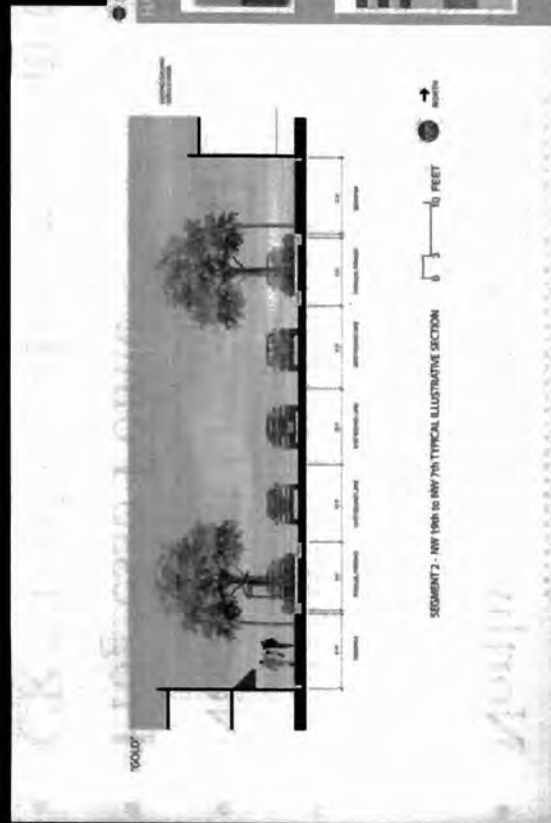


In the Pipeline

- NE 6th Street/Sistrunk Blvd. Enhancements
- Northwest Commercial Project
- Riverbend Corporate Park (Phases 2-7)
- Northwest Gardens I
- Northwest Gardens III
- Progresso Pointe
- CRA/Carlisle/Housing Authority “Passive Park” Space
- Eula Gandy Johnson House Renovation Project

NE 6th Street/Sistrunk Streetscape Enhancements

- \$15,125,258.48 Contract Award
- Construction Start – Jan 2011
- 14-16 month construction schedule



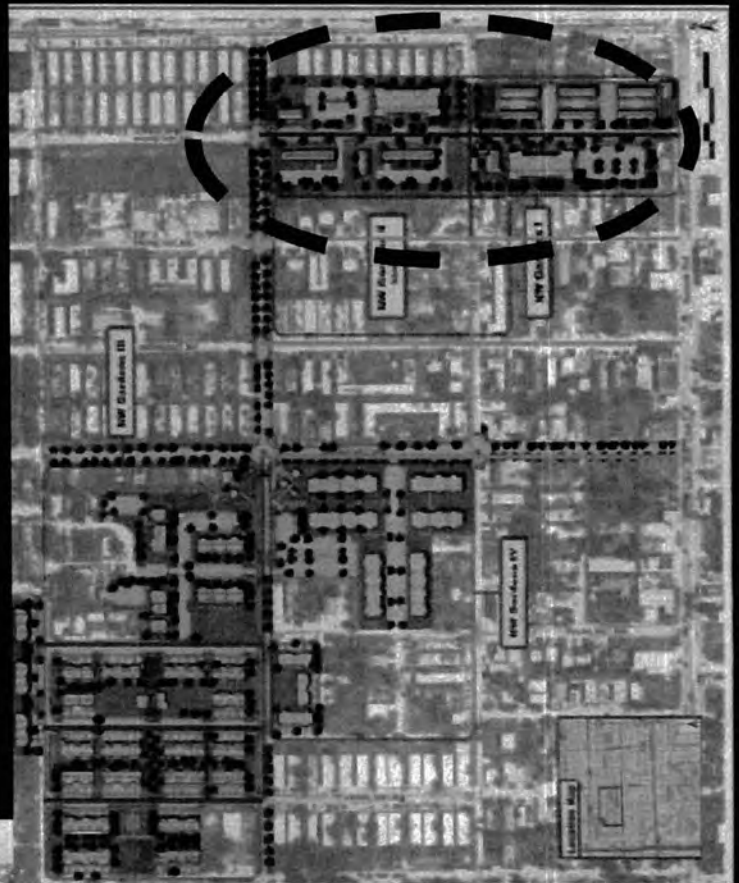
Northwest Commercial Project



- 35,166 square feet
- \$4.2 M Capital Investment (Phase I)
- Sav A Lot
- Bank of America
- Family Dollar

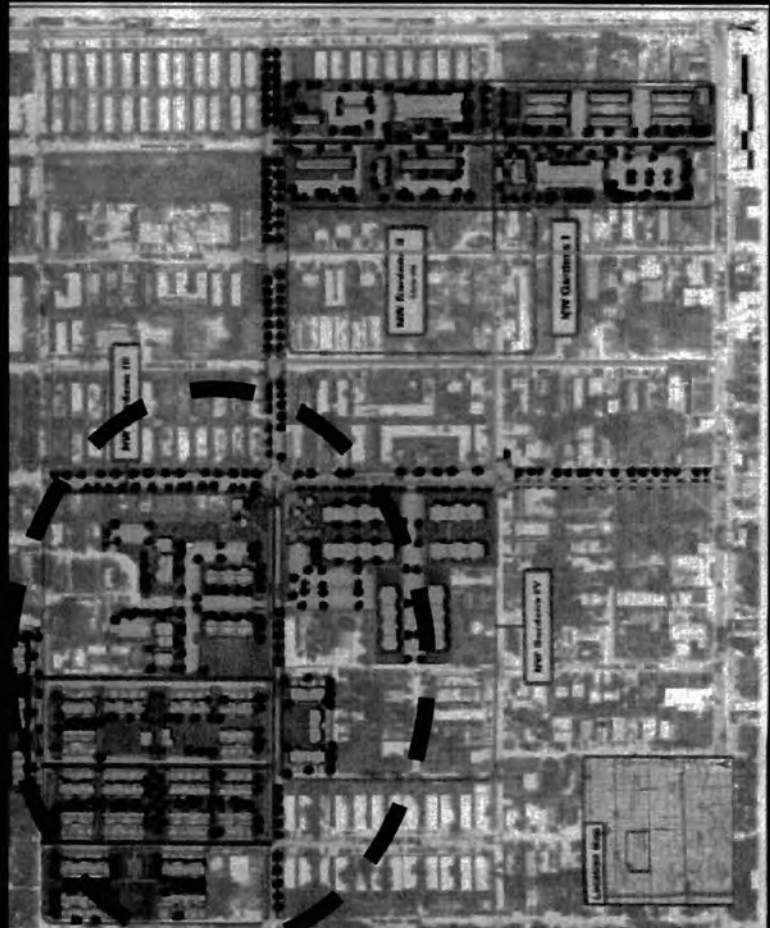
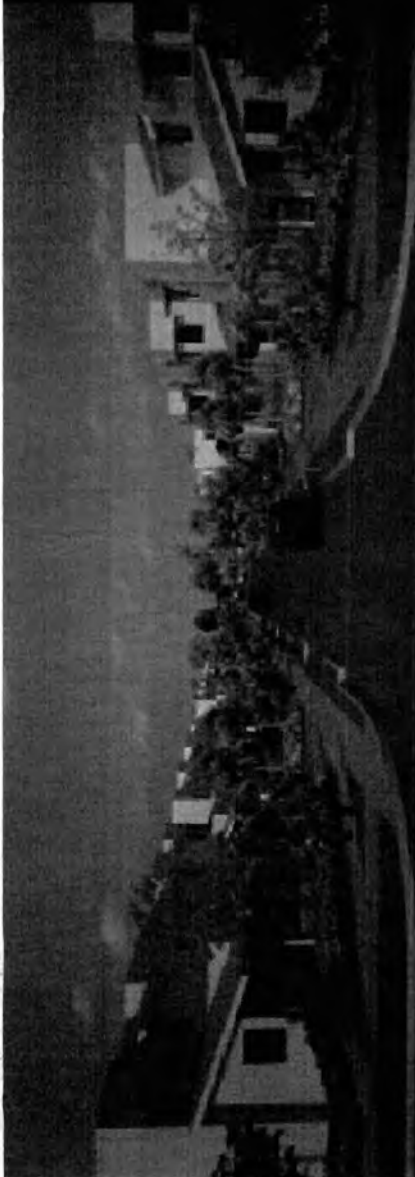
Northwest Gardens I

- 143 Units
- \$23M Capital Investment
- \$229,354 CRA funds

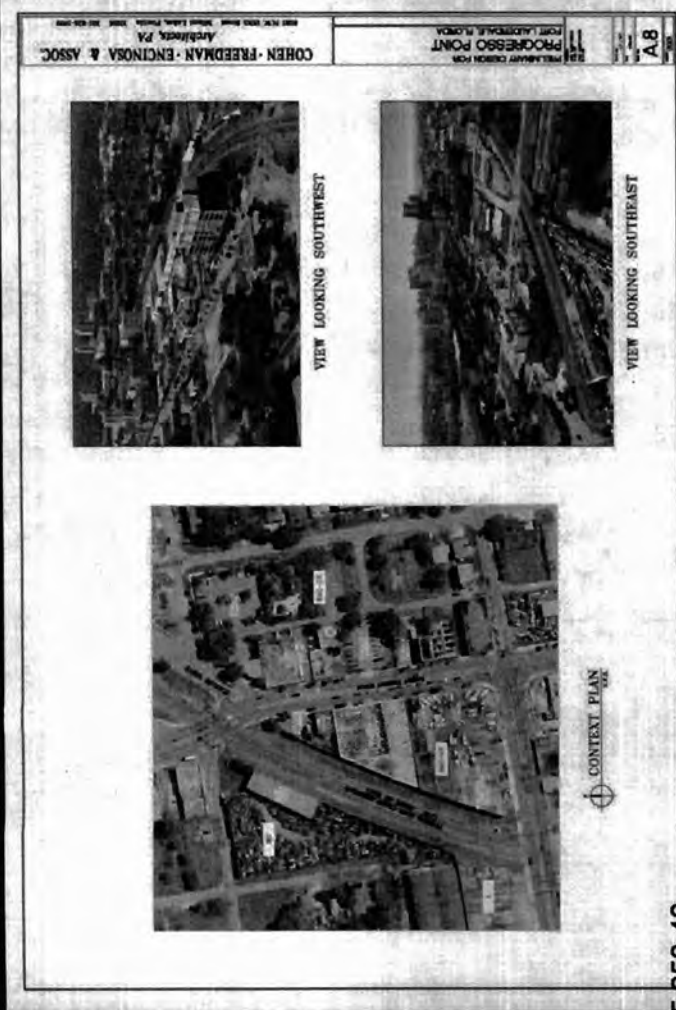


Northwest Gardens III

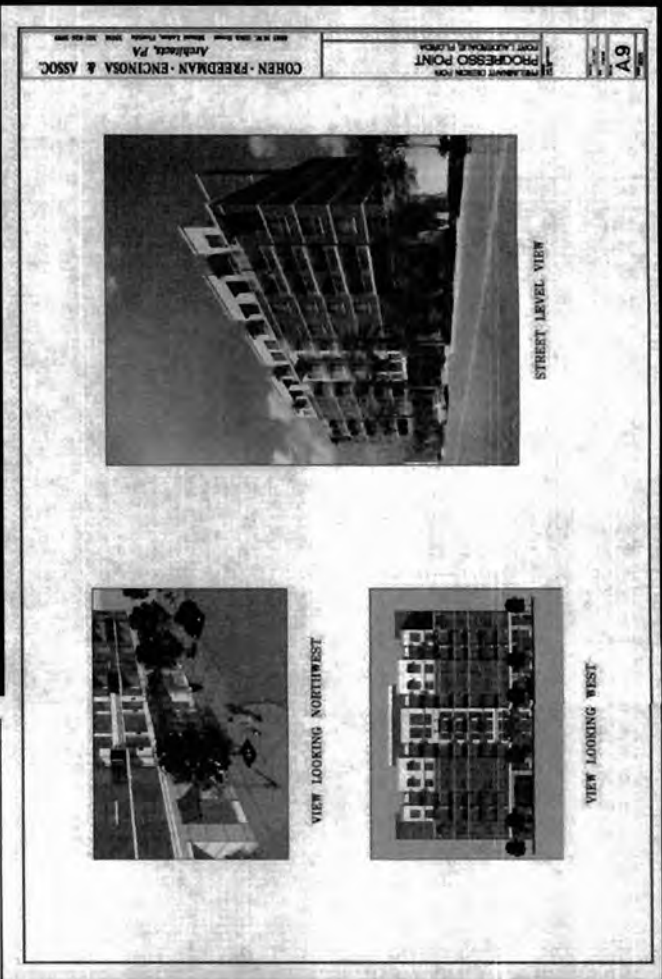
- 150 Units
- \$32 M Capital Investment
- CRA funding request -
unknown



Progresso Point



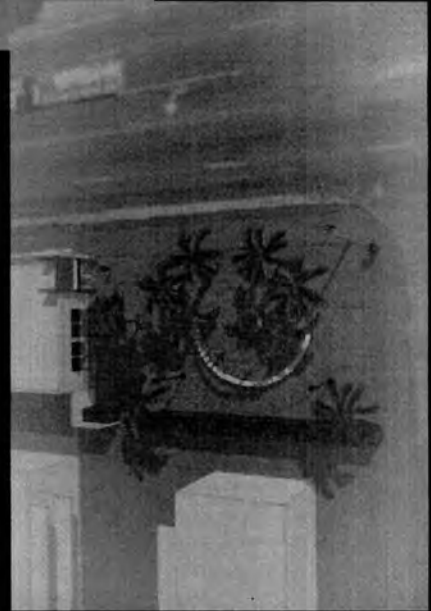
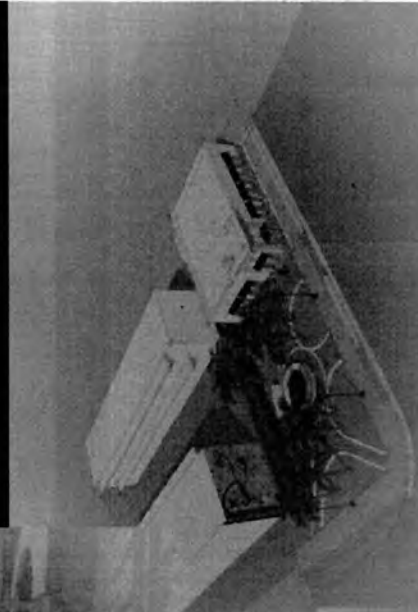
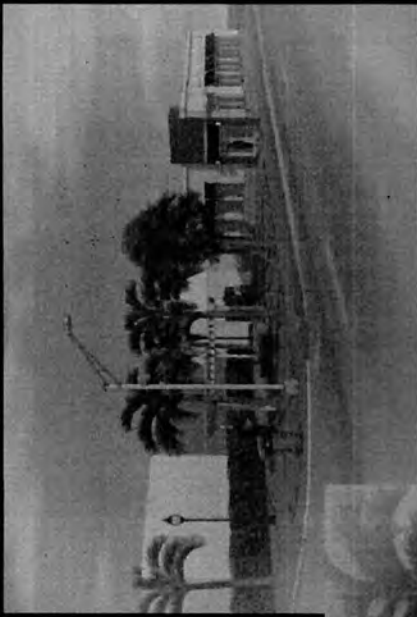
5,258.48



- 108 Units
- \$27 M Capital Investment
- \$125,000 CRA funding commitment

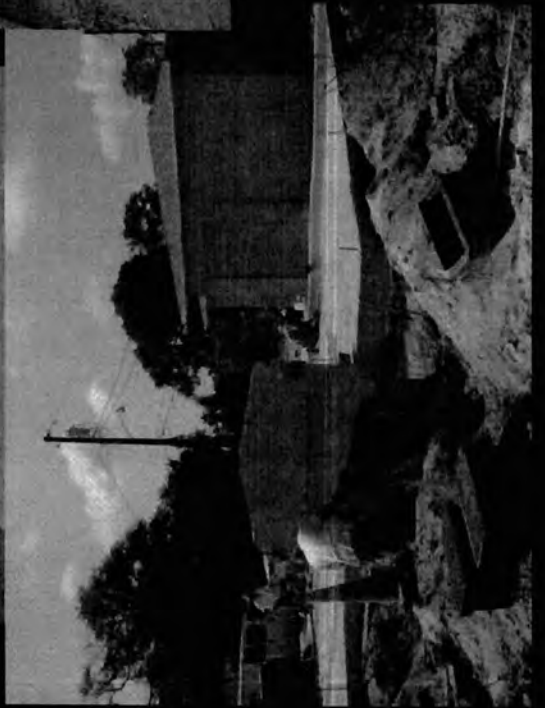
CRA/Northwest Gardens Pocket Park

- 2,250 square foot parcel
- Partnership between CRA, Carlisle and Housing Authority
- Total CRA funding TBD



Eula Johnson House

- 1,100 square foot parcel
- Future Headquarters – Fort Lauderdale Branch NAACP
- CRA Funds
 - \$165,000 purchase
 - \$60,000 design
 - \$281,607 construction



NPF CRA TIF Revenue and Expenses

- NPF CRA Balance Sheet
 - TIF and Bond Unencumbered Balances
- Combined Annual TIF Funds
 - FY 10-11 and FY 11-12
- Projected NPF CRA TIF Revenue and Expenditures for 2013-2025

NPF CRA Fund Balance Sheet Summary

(2009-10 Annual Report Recap as of Sept. 30, 2010)*

	<u>Construction</u>	<u>Operating</u>	<u>Debt</u>
NPF CRA TIF Accounts	\$11,927,730	\$16,581,663	0
		\$4,711	
Property Inventory		\$5,644,912	
Liabilities		(\$60,596)	
Reserve for Inventory		(\$5,644,912)	
Encumbrances	(\$5,893,149)	(\$2,382,413)	
Beginning Balance FY'10-11	\$6,036,581	\$14,143,365	0

Combined NPF CRA TIF Funds

	Operating	Debt
Beginning Balance FY 10-11	\$14,143,365	
TIF Revenue FY 10-11	\$5,484,760	
Operating Budget FY 10-11	(\$1,939,444)	
Debt Service FY 10-11	(\$942,001)	\$942,001
Debt Retirement Contribution	(\$9,000,000)	\$9,000,000
Debt Service Payment FY 10-11		(\$942,001)
Estimated F/B FY 10-11	\$7,746,680	
TIF Revenue FY 11-12	\$4,826,193	
Operating Budget FY 11-12	(\$2,024,371)	
Debt Service FY 11-12	(\$1,034,000)	\$1,034,000
Debt Retirement Contribution	(\$2,000,000)	\$2,000,000
Debt Service Payment FY 11-12		(\$1,034,000)
Projected Ending F/B	\$7,514,502	\$11,000,000

Projected NPF CRA TIF Revenue & Expenditures (2013-2025)

	Operating	Debt
Projected TIF Beginning Balance	\$ 7,514,502	\$ 11,000,000
<i>TIF Growth Assumptions</i>		
•Annual TIF Growth 2% per annum		
•Millage rates are for FY' 11-12		
•TIF revenue collected from 2013 to 2025		
All Projected TIF Revenue Collected for 2013-2025	\$ 66,023,920	
All Projected Expenses for 2013-2025	\$ (26,000,000)	
•Operating Expenses - \$2M Annually		
•Debt Retirement (\$2M)	\$ (2,000,000)	\$ 2,000,000
Pay Off 10/1/13		\$ (13,000,000)
All Projected TIF Avail for Projects for 2013-2025	\$ 45,538,422	\$ -

Prioritizing Opportunities, Redevelopment Initiatives, and Public Improvements

Prioritizing Opportunities, Redevelopment Initiatives, and Public Improvements

Short-Term (0-3 years)

- Small Business Development Initiative
 - Small Business Incubator
 - Small Business Incentives
 - Business Seminars/Workshops
- NPF CRA Zoning Modifications
 - Parking Requirements
 - Design Guidelines
- Solicit New Development
 - Streamline disposal process for CRA and City-owned Properties
 - Continuous RFP process

Prioritizing Opportunities, Redevelopment Initiatives, and Public Improvements

Short-Term (0-3 years)

- Green Streets
 - Install more public improvements in neighborhoods
 - Additional phases of Northwest Enhancements
 - Progresso Village
 - Flagler Village
- Marketing, Recruitment and Outreach
 - Trade associations and publications
 - Enhancements to NPF CRA Website
 - Connect community needs with development approach
- Raise Additional Capital – TIF Borrowing or Bonding

Prioritizing Opportunities, Redevelopment Initiatives, and Public Improvements

Mid-Term (3-5 years)

- Green Streets
- Small Business Revolving Loan Fund
- In-fill Housing Development
- On-line Database for Commercial and Residential Real Estate
- Major Public Improvements
 - 7th/9th Connector
 - Downtown Light Rail on Sistrunk Blvd.

Prioritizing Opportunities, Redevelopment Initiatives, and Public Improvements

Long Term (5+ years)

- Green Streets
- Major Public Improvement
 - 7th/9th Connector
 - Downtown Light Rail on Sistrunk Blvd. (Phase II)
 - Wireless Connectivity Initiative
 - Wired Neighborhood
 - Local Radio Station and Programming



Questions and Discussion

SECTION 5 ACTION PLAN

The purpose of the analysis of the Northwest/Progresso/Flagler Heights District is to establish a plan to implement a redevelopment program for the area. This Implementation Plan should provide the framework for specific actions that should be undertaken by the CRA and the City. This Action Plan for the marketing efforts identifies these tasks that will assist in the redevelopment efforts.

IMMEDIATE TERM TASKS

1. Prepare and implement Comprehensive Design Guidelines for the CRA area that includes among other things residential to commercial buffering, development heights, permitted versus obnoxious uses, building design/aesthetics and site planning.
2. Make modifications to the zoning code that addresses the timeliness of the development approval process and modifies parking requirements.
3. Develop a comprehensive marketing strategy based on the diverse and unique areas that make up the NW CRA.
4. Explore using the existing facade program improvements to both residential and commercial properties
5. Provide incentives, both financial and non-financial, in order to develop the area in accordance with the urban form program proposed in the development initiative section of the Implementation Plan.
6. Continue to assemble land and seek development partners whose visions are consistent with the NW CRA Plan.
7. Invest in infrastructure and other capital improvement expenditures that will encourage private investment.

**FORT LAUDERDALE
COMMUNITY REDEVELOPMENT AGENCY (CRA) BOARD OF DIRECTORS
JOINT WORKSHOP WITH
NORTHWEST PROGRESSO FLAGLER HEIGHTS REDEVELOPMENT
ADVISORY BOARD
TUESDAY, JUNE 28, 2011 — 7:00 P.M
MIZELL CENTER
1409 SISTRUNK BOULEVARD
FORT LAUDERDALE, FLORIDA**

The Fort Lauderdale Community Redevelopment Agency Board of Directors will meet with the Northwest Progresso Flagler Heights Advisory Board to discuss future priorities for the Northwest Community Redevelopment Area. Topics to be discussed include the following:

Roll Call

Northwest Progresso Flagler Heights CRA Boundary and Purpose

- 2 2008 Implementation Plan**
 - a) Key Goals and Objectives**
 - b) Overview of Market Conditions**
 - c) Projects Completed since 2005**
- 3. Financial Overview**
 - a) TIF Income and Projections**
 - b) Operating Budget Trends**
 - c) TIF Collection from 2012 to 2025**
- 4 Development Opportunities, Redevelopment Initiatives and Possible Public Improvements**
 - a) Short-term (0-3 years)**
 - b) Mid-term (3-5 years)**
 - c) Long-term (5 years or more)**
- 5 Open Discussion**

Adjournment

The Northwest Community Redevelopment Board of Directors, Northwest Progresso Flagler Heights Advisory Board and, or Community Redevelopment Agency Executive Director may also discuss other matters of interest.

If you desire auxiliary services to assist in viewing or hearing the meeting or reading agendas and minutes for the meetings, please contact the City Clerk's Office at 954-828-5002 and arrangements will be made to provide these services to you.

Posted at City Hall on June 23, 2011

