



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

**# 12-2137**

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

**FROM:** Lee Feldman, City Manager

**DATE:** September 18, 2012

**TITLE:** Community Redevelopment Agency (CRA) Operating Budget and Funding Transfers Fiscal Year 2012-13

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**Recommendation**

It is recommended that the CRA Board approve the operating budget for the CRA for fiscal year 2012-13 in the amount of \$3,577,657 and budget transfers in the amount of \$845,806.74.

**Background**

Florida Statutes Chapter 163, Part III requires the CRA Board to formally approve the operating budget by September 30<sup>th</sup> of each year. During the overall City budget review process, the CRA budget is prepared and submitted as part of the overall City budget. Prior to the City Commission approving a budget by the September deadline, it is also necessary that the CRA Board take action on approving and authorizing all expenditures and transfers for the budget to be considered officially approved. The proposed FY 2012-2013 operating budget has also been presented and approved by the CRA Advisory Boards at their meetings on August 20<sup>th</sup> and September 11, 2012.

On July 10, 2012 the budget for the Fort Lauderdale Community Redevelopment Agency was submitted with the overall City of Fort Lauderdale operating budget request. CRA funds consist of contributions from four separate taxing districts (City of Fort Lauderdale, Broward County, Children Services Council and the North Broward Hospital District) that when combined encompass the entire sum of funds available to the CRA for the implementation of two separate and distinct development plans. Based on information from the Broward County Property Appraiser, the estimated change in net taxable values for each CRA tax increment district (TIF) are expected to decrease by 1.4% in the Central Beach area and to decrease by 6.8% in the NPF area. These taxable value estimates project that \$11,084,549 in total TIF revenue is anticipated from both the Central Beach (\$6,087,208) and NPF (\$4,997,341) areas.

The operating budget for FY2012/2013 proposed by staff for the CRA is \$3,394,845, which includes \$1,383,935 for Central Beach and \$2,010,910 for the NPF district.

The Central Beach operating budget includes \$371,000 for special events, of which the Beach Redevelopment Advisory Board (BRAB) recommended four (4) City-initiated events. These include \$70,740 for Holiday Lights and the Holiday Lighting Ceremony, \$45,000 for Saturday Nite Alive, \$45,000 for the Great American Beach Party and \$82,500 for fireworks for the July 4<sup>th</sup> event. Funding for both Saturday Nite Alive and the Great American Beach Party was reduced by 10% from last year's contribution. If approved, the total amount remaining to fund other special events is \$127,760. The BRAB also recommended that \$156,000 be approved in the operating budget to fund the TMA (Sun Trolley) for 7-day trolley service on the beach.

The NPF CRA operating budget includes \$60,000 for daily maintenance for Sistrunk Boulevard and staff recommends increasing the advertising and marketing line item by \$40,000 to support the promotion of the special events and initiatives such as the Business Seminar Series, Light Up Sistrunk, Midtown Summerfest, the Midtown Jazz Mingler, the Build A Better Block, and the Art Walk in FAT Village. The additional advertising and marketing funds will set aside \$81,000 this year for these types of activities.

A spreadsheet illustrating the revenue projections and the contributions from the taxing districts is attached as Exhibit 1.

#### APPROVAL BY ADVISORY BOARDS

The Beach Redevelopment Advisory Board (BRAB) unanimously endorsed the proposed budget at its August 20, 2012 meeting.

The Northwest Progresso Flagler Heights Redevelopment Advisory Board (NPF CRA) unanimously endorsed the proposed budget at its September 11, 2012 meeting.

#### BUDGET TRANSFERS

##### BEACH CRA

The City Commission will hold a special workshop in October 2012 to review the Central Beach Master Plan project feasibility studies and prioritize their implementation. After receiving the City Commission's direction, staff will propose transfers from the Uncommitted Fund Balance, the anticipated FY 2012-13 Revenue and the Central Beach Area CIP Project, to match the City Commission priorities.

##### NPF CRA

Staff recommends a funding transfer in the amount \$845,806.74. The proposed transfers provide funding for a new redevelopment program; adds funding to a few existing redevelopment programs and provides for an annual payment for a development incentive.

CRA staff proposes creating a Targeted Retail Incentive Program by utilizing \$300,000 of CRA funds with funds previously transferred to the City's line of credit for HUD (approx. \$700k) to support this program. The retail incentive program will focus on the recruitment of new retail businesses to the Sistrunk corridor by offering forgivable loans for exterior

and interior renovations with a focus on job creation and retention for each business assisted. CRA staff also proposes a funding transfer of \$250,000 to the Midtown Façade Improvement Program, \$125,000 to the General Façade Program and \$10,000 to the Midtown Development Assistance program. Lastly, a 7<sup>th</sup> payment in support of the Avenue Lofts development for \$160,806.74 will be made in accordance with an agreement between the NPF CRA and the developer.

**Resource Impact**

There is a neutral fiscal impact to the CRA in the amount of \$845,806.74. Funds will be transferred from the CRA Holding Account to the specific project accounts listed in the chart below. Funding for this item is available in P11736; P10659; P11552 and P10448

**FUNDS TRANSFER**

\$845,806.74 is available in Fund 347, Subfund 01, Index Codes P11736; P10659; P11552 & P10448

**TRANSFER FROM**

FUND	SUB FUND	FUND NAME	INDEX #	INDEX NAME	SUB OBJECT #	SUBJECT NAME	AMOUNT
347	01	NW PROGRESSO FLAGLER HEIGHTS CRA CIP	P11736.347	Developer Park Impact Fee Contribution	6599	Construction	186,300.00
347	01	NW PROGRESSO FLAGLER HEIGHTS CRA CIP	P10659.347	CRA Low Interest Loan Program	6599	Construction	192,381.00
347	01	NW PROGRESSO FLAGLER HEIGHTS CRA CIP	P11552.347	MODCO Development Assistance	6599	Construction	203,350.00
347	01	NW PROGRESSO FLAGLER HEIGHTS CRA CIP	P10448.347	NE 6th St/Sistrunk Streetscape	6599	Construction	263,775.74
<b>TOTAL</b>							<b>845,806.74</b>

**TRANSFER TO**

FUND	SUB FUND	FUND NAME	INDEX #	INDEX NAME	SUB OBJECT #	SUBJECT NAME	AMOUNT
347	01	NW PROGRESSO FLAGLER HEIGHTS CRA CIP	P10539.347	Midtown Façade	6599	Construction	250,000.00
347	01	NW PROGRESSO FLAGLER HEIGHTS CRA CIP	P10150.347	Business Incentives	6599	Construction	300,000.00
347	01	NW PROGRESSO FLAGLER HEIGHTS CRA CIP	P10665.347	General Façade	6599	Construction	125,000.00
347	01	NW PROGRESSO FLAGLER HEIGHTS CRA CIP	P11561.347	Avenue Lofts	6599	Construction	160,806.74
347	01	NW PROGRESSO FLAGLER HEIGHTS CRA CIP	P10649.347	Midtown Dev Assistance Program	6599	Construction	10,000.00
<b>TOTAL</b>							<b>845,806.74</b>

**Attachment**

Exhibit 1 – Tax Increment Estimate – Beach CRA & NPF

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Prepared By: Alfred G. Battle Jr., CRA Director

Department Director: Greg Brewton, Sustainable Development