3L

CITY MANAGER'S OFFICE

DOCUMENT ROUTING FORM

Rev: 7 | Revision Date: 04/02/2025

CITY MANAGER AND/OR MAYOR'S REVIEW AND SIGNATURE REQUEST COVERSHEET

1) ORIGINATATING OFFICES (Charter/Department):

Routing Start Date: 06/02/2025 ■ **Agenda Item** ☐ **Non-Agenda**

Charter Ofc: CAO **Router Name:** Erica K. **Ext:** 6088

Department: _____ **Router Name:** _____ **Ext:** _____

Commission Mtg. Date: 10/01/2024 **CAM #:** 24-0645 **Item #:** R-1

Document Title:

Letter of Intent- Wright Dynasty

CAM attached: ☐Yes ☐No **Action Summary attached:** ■Yes ☐No **CIP FUNDED:** ☐ YES ☐ NO

Capital Investment / Community Improvement Project defined as having a life of at least 10 years and a cost of at least $50,000 and shall mean improvements to real property (land, buildings, or fixtures) that add value and/or extend useful life, including major repairs such as roof replacement , etc. Term "real property" include land, real estate, realty or real.

2) CITY ATTORNEY OFFICE (CAO): Documents to be signed/routed? ■ Yes ☐ No

Is the attached Granicus document Final? ■Yes ☐No **Number of originals attached:** 3

Attorney's Name: Lynn Solomon **Approved as to Form:** ■Yes ☐No **Initials:** signed

Continue Routing To: FIN (if applicable) Date: _____ and then to **CCO Date:** 6/3/25

3) CITY CLERK OFFICE (CCO): **Clerk Initials:** WAY **# of originals:** 3

Routed to Dept/Charter Ofc.: _____ **Date:** 06/03/25

4) CITY MANAGER OFFICE (CMO): Received From: CCO **Date:** 6/4/25 **CMO LOG #:** JUN16

TO ACM/AcACM: ☐ S. Grant ☐ A. Fajardo ☐ B. Rogers, ☒ C. Cooper ☐ L. Reece **Date:** 6/4/25

Comments/Questions _____

ACM/AcACM Initials: SD for continuous routing to **Manager/Executive Director Rickelle Williams.**

CMO Log Out & Forward to CCO, Date: _____, for continuous routing to the Mayor.

5) MAYOR/CRA CHAIRMAN: **Date Received:** _____ **Date to CCO:** _____

Please sign as indicated and forward the originals to the City Clerk's Office for a final processing and review of attestation and/or seal, if applicable.

6) INSTRUCTIONS TO CITY CLERK'S OFFICE: Please retain a scan record copy and forward originals to:

Dept.: _____ *Name: _____ Contact # _____

*Please scan the record copy to the City Clerk once review and sign at the last level of government (Federal, State, County) is complete.

Scan Date: _____ Attach certified Resolution # _____ ☐ Yes ☐ No Original form route to CAO

Form Approved by: Department or Division Director
Uncontrolled in hard copy unless otherwise marked

WE BUILD COMMUNITY

ROLL CALL

Present 5 - Commissioner Pam Beasley-Pittman, Commissioner Warren Sturman, Commissioner John C. Herbst, Vice Chair Steven Glassman, and Chair Dean J. Trantalis

MOTIONS

M-1 24-0866

Motion Approving Minutes for September 3, 2024, Community Redevelopment Agency Board Meeting - (Commission Districts 2 and 3)

APPROVED

Yea: 5 - Commissioner Beasley-Pittman, Commissioner Sturman, Commissioner Herbst, Vice Chair Glassman and Chair Trantalis

RESOLUTIONS

R-1 24-0645

Resolution Providing a $1,500,000 Increase in Development Incentive Program Forgivable Loan Funding to Wright Dynasty, LLC for the Wright Dynasty Project Located At 1217-1223 Sistrunk Boulevard, Authorizing the Executive Director to Execute Any and All Related Instruments, and Delegating Authority to the Executive Director to Take Certain Actions - (Commission District 3)

ADOPTED

Yea: 5 - Commissioner Beasley-Pittman, Commissioner Sturman, Commissioner Herbst, Vice Chair Glassman and Chair Trantalis

R-2 24-0818

Resolution Waiving the Maximum Funding Amount and Approving a $750,000 Property and Business Improvement Program Forgivable Loan and a $50,000 Streetscape Enhancement Program Forgivable Loan to West Sistrunk Plaze, LLC for Ponderosa Plaza, Located at 2201 Sistrunk Boulevard, Authorizing the Executive Director to Execute Any and All Related Instruments, and Delegating Authority to the Executive Director to Take Certain Actions - (Commission District 3)

ADOPTED

Yea: 5 - Commissioner Beasley-Pittman, Commissioner Sturman, Commissioner Herbst, Vice Chair Glassman and Chair Trantalis

PUBLIC HEARINGS

RESOLUTION NO. 24-16 (CRA)

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF FORT LAUDERDALE COMMUNITY REDEVELOPMENT AGENCY AMENDING RESOLUTION NO. 22-18 (CRA) AND RESOLUTION NO. 20-12 (CRA); APPROVING AN INCREASE IN THE FORGIVABLE LOAN FROM THREE MILLION FIVE HUNDRED THOUSAND AND NO/100 DOLLARS ($3,500,000) TO FIVE MILLION AND NO/100 DOLLARS ($5,000,000) UNDER THE DEVELOPMENT INCENTIVE PROGRAM; APPROVING THE AMENDED LETTER OF INTENT; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Fort Lauderdale Community Redevelopment Agency ("CRA"), an agency authorized under Chapter 163, Part III of the Florida Statutes (the "Act"), was created to eliminate "slum and blight" and to stimulate community redevelopment; and

WHEREAS, the CRA Development Incentive Program (DIP) is intended to support projects with an investment of $5,000,000 or more; and

WHEREAS, Wright Dynasty LLC, a Florida limited liability company ("Wright Dynasty"), intends to develop a mixed-use, mixed income project located at 1217-1223 Sistrunk Blvd., Fort Lauderdale, Florida, with a total development cost of approximately $14,927,780 (the "Project"); and

WHEREAS, pursuant to Resolution No. 20-12, the CRA Board of Commissioners approved a forgivable loan in the amount of $3,000,000 for this Project on November 17, 2020; and

WHEREAS, pursuant to Resolution No. 22-18, the CRA Board of Commissioners approved a funding increase in the amount of $500,000 for this Project on December 6, 2022; and

WHEREAS, due to design changes and significant increases in construction and material costs, the total project cost has increased; and

WHEREAS, Wright Dynasty needs additional funding to proceed with the Project; and

WHEREAS, staff recommends that the CRA increases its allocation of funding for this Project by $1,500,000; and

WHEREAS, the Board of Commissioners of the CRA finds that development of the Project will enhance the physical appearance of the redevelopment area, create workforce housing, create new businesses, retail spaces, as well as facilitate a responsive and proactive business climate, all in accordance with and in furtherance of the CRA's redevelopment plan, as authorized by and in accordance with the Act; and

WHEREAS, the CRA Board finds that Wright Dynasty has demonstrated that it has the financial capacity, legal ability, development experience and qualifications to develop this Project.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE FORT LAUDERDALE COMMUNITY REDEVELOPMENT AGENCY:

SECTION 1. That the Recitals set forth above are true and correct and incorporated herein by this reference.

SECTION 2. That the governing body of the Fort Lauderdale Community Redevelopment Agency hereby approves additional funding under the CRA's Development Incentive Program (DIP) in the amount of One Million Five Hundred Thousand and No/100 Dollars ($1,500,000) to Wright Dynasty which shall increase the overall funding to Five Million and No/100 Dollars ($5,000,000), subject to the terms and conditions set forth in the Letter of Intent, as amended.

SECTION 3. That Resolution No. 20-12 (CRA) and Resolution No. 22-18 (CRA) shall remain in full force and effect subject to the increase in funding as provided herein.

SECTION 4. That the office of the General Counsel shall review and approve as to form all documents prior to their execution by the Executive Director.

SECTION 5. That this Resolution shall be in full force and effect upon final passage.

ADOPTED this 1st day of October, 2024.

CRA Chair
DEAN J. TRANTALIS

ATTEST:

CRA Secretary
DAVID R. SOLOMAN

APPROVED AS TO FORM
AND CORRECTNESS:

General Counsel
THOMAS J. ANSBRO

Dean J. Trantalis	Yea
John C. Herbst	Yea
Steven Glassman	Yea
Pamela Beasley-Pittman	Yea
Warren Sturman	Yea

CITY OF FORT LAUDERDALE
City Commission Agenda Memo **#24-0645**
CRA BOARD MEETING

TO: CRA Chairman & Board of Commissioners
Fort Lauderdale Community Redevelopment Agency

FROM: Susan Grant, Acting CRA Executive Director

DATE: October 1, 2024

TITLE: Resolution Providing a $1,500,000 Increase in Development Incentive Program Forgivable Loan Funding to Wright Dynasty, LLC for the Wright Dynasty Project Located At 1217-1223 Sistrunk Boulevard, Authorizing the Executive Director to Execute Any and All Related Instruments, and Delegating Authority to the Executive Director to Take Certain Actions - **(Commission District 3)**

Recommendation

Staff recommends the Community Redevelopment Agency (CRA) Board of Commissioners provide a $1,500,000 increase in Development Incentive Program forgivable loan funding to Wright Dynasty, LLC for the Wright Dynasty Project, located at 1217-1223 Sistrunk Boulevard, authorize the Executive Director to execute any and all related instruments, and delegate authority to the Executive Director to take certain actions.

Background

The Northwest-Progresso-Flagler Heights (NPF) Community Redevelopment Agency has received a request from Wright Dynasty, LLC for a $1,500,000 funding increase in it's Development Incentive Program (DIP) forgivable loan for the Wright Dynasty mixed-use development located at 1217-1223 Sistrunk Boulevard, Fort Lauderdale, FL 33311. A copy of the location map and Broward County Property Appraiser information is attached as Exhibit 1. On November 17, 2020, the CRA Board approved a $3,000,000 Development Incentive Program forgivable loan to Wright Dynasty, LLC for a mixed-use project and on December 6, 2022, the DIP loan was increased to $3,500,000 to reflect the added cost from design changes to the project. On February 28, 2022, the DRC approved an alternative design for the project with a height bonus in exchange for setting aside ten percent of the units as affordable. The final proposed development is a six-story building with 3,582 square feet of commercial space on the first floor, two parking levels with 58 parking spaces, and 27 residential rental units of which three (3) are dedicated in perpetuity for low income at 80% Area Median Income (AMI). The construction cost was initially projected at $7,116,825. However, following receipt of construction bids for the six-story project, the lowest bid was for $11,365,687 and the total project cost has increased to $14,927,780. The Developer's Funding Increase Request, including a

detailed project analysis and summary, source and use of funds, proforma and detailed construction budget is attached as Exhibit 2. A copy of the construction bids received, and value engineering analysis is attached as Exhibit 3 and the final DRC Certificate of Compliance and submittals are attached as Exhibit 4.

The project is located in a CRA focus area and the DIP Program allows for a maximum of CRA funding of 50% of the total project. Together with this CRA funding increase, the total CRA contribution will be $5,000,000 which is 33% of the total project investment. In addition to the CRA's contribution, the project will be financed by a loan in the amount of $6,400,000 from Grow America. A commitment letter from Grow America is attached as Exhibit 5. A project appraisal by The Urban Group of the proposed development, as completed, is attached as Exhibit 6. It places a value on the completed project of $13,500,000. A market study of the project by Colliers is attached as Exhibit 7. The developer is also seeking $1,500,000 in loan funds from Broward County and $700,000 in SHIP (State Housing Incentive Partnership) program funds through the City's Housing and Community Development Division, with the funding gap provided by Developer equity.

The site has been leveled, cleared for construction, and plans have been submitted to permitting for approval. The building will offer the community modern and sustainable living spaces and will adhere to sustainable/green principles, such as a reduced parking footprint, charging kiosks for electrical vehicles, rainwater management, indoor water use reduction through low water consumption fixtures, renewable energy/green power and carbon offsets through integration of solar power, impact-resistant glazing and window wall systems, low emittance building materials, utilization of daylighting techniques in the retail and residential units, energy efficient HVAC equipment, programmable thermostats, dimmable switches, LED lighting, low consumption fixtures and various other energy reduction measures. The developer plans to make several parking spaces available to the community, as some of the surrounding buildings have no parking of their own but rely on street and surface lot parking. The Energy Efficiency Plan by The Hardmon Company is attached as Exhibit 8.

In the past years, the cost of raw materials and labor significantly increased and has remained high, even post-pandemic. These cost increases significantly impact small to medium size development projects. Larger projects can leverage economies of scale at a level not afforded for small to medium sized projects. In addition, high interest rates have lowered a developer's borrowing power. Financial institutions require a higher-than-normal equity investment to offset risk.

With the additional funds, construction will begin in the fourth quarter of 2024. The estimated completion date is 18 months from the beginning of construction.

At their meeting of August 13, 2024, by a vote of 7 to 3, the NPF CRA Advisory Board recommended that the CRA Board approve the increase in funding for the project. A copy of the minutes of the advisory board meeting are attached as Exhibit 8. The Development

Incentive Program Amendment to the Development Agreement with Wright Dynasty, LLC for the Wright Dynasty Project and Resolution are attached as Exhibits 9 and 10.

Consistency with NPF CRA Community Redevelopment Plan

This project is consistent with the Northwest-Progresso-Flagler Heights Community Redevelopment Area Community Redevelopment Plan, which identifies the Sistrunk corridor as a Focus Area to be revitalized and redeveloped. This area of the city has the potential to serve as a major source of investment and employment for the surrounding community. The CRA Plan identifies strategic objectives, goals and measurements that include targeting and attracting businesses, retail uses and industries to establish a presence in the redevelopment area and create jobs for area residents. In addition, it calls for investing in development projects that create job opportunities for area residents, promote public private partnerships and investment in the redevelopment area.

The NPF CRA Community Redevelopment Plan promotes programs and projects that will have a positive impact on neighborhood residents and low and moderate income households within the NPF CRA. The Redevelopment Program will assist in providing incentives as inducements to stimulate development to upgrade and replace incompatible land uses and blighting conditions affecting the area, and the Redevelopment Plan will help preserve and expand the supply of affordable housing and provide improvements to enhance the overall environment, improve the quality of life and attract sound business and commercial development that provide employment and job opportunities.

A major component of the redevelopment strategy for the NPF CRA is the revitalization of the residential neighborhoods. The Redevelopment Program seeks to preserve and expand affordable housing in the entire redevelopment area. Per the CRA plan, the CRA will establish incentive programs to address redevelopment obstacles. The CRA Program identifies strategic objectives, goals and measurements that include targeting and attracting businesses, retail uses and industries to establish a presence in the redevelopment area. In addition, it calls for investing in development projects that create job opportunities, promote public private partnerships and investment in the redevelopment area. In addition, per the Future Land Use Plan and CRA Plan, redevelopment and housing opportunities for low, very low, and moderate-income households within the Northwest RAC should be encouraged.

Resource Impact

There will be a fiscal impact to the CRA in the amount of $1,500,000.

Funds available as of October 1, 2024					
ACCOUNT NUMBER	COST CENTER NAME (Program)	CHARACTER/ ACCOUNT NAME	AMENDED BUDGET (Character)	AVAILABLE BALANCE (Character)	AMOUNT
20-119-1531-552-40-4203-CRA092504	Development Incentive Improvement Program FY25	Other Operating Expenses/Redevelopment Projects	$15,844,602	$15,844,602	$1,500,000
				TOTAL AMOUNT ►	$1,500,000

Strategic Connections
This item is a FY 2024 Commission Priority, advancing the Economic Development & Housing Accessibility initiatives.

This item supports the *Press Play Fort Lauderdale 2029* Strategic Plan, specifically advancing:

- The Housing Focus Area, Goal 2: Enable housing options for all income levels
- The Business Growth and Support Focus Area, Goal 6: Build a diverse and attractive economy

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

This item supports the Advance Fort Lauderdale 2040 Comprehensive Plan, specifically advancing:

- The Business Development Focus Area
- The Economic Development Element
- Goal 2: Enhance the economic competitiveness of Fort Lauderdale through policies that encourage retention and recruitment of business and industry which provide living-wage employment and increased training and competitiveness of the local workforce.

- The Neighborhood Enhancement Focus Area
- The Future Land Use Element
- Goal 2: Sustainable Development: The City shall encourage sustainable, smart growth which designates areas for future growth, promotes connectivity, social equity, preservation of neighborhood character and compatibility of uses.
- The Housing Element
- Goal 1: The Comprehensive Plan shall support the provision of adequate sites for future housing, including affordable workforce housing, housing for low-income, very low-income, and moderate-income families, mobile homes, and group home facilities and foster care facilities, with supporting infrastructure and public facilities.
- Goal 2: Be a community of strong, beautiful and healthy neighborhoods.

Attachments
Exhibit 1: Location Map/ Broward County Property Appraiser Information
Exhibit 2: Developer's Funding Increase Request
Exhibit 3: Construction Bids/ Value Engineering
Exhibit 4: Final DRC Certificate of Compliance and Submittals
Exhibit 5: Funding Commitment Letter from Grow America
Exhibit 6: Project Appraisal
Exhibit 7: Project Market Study
Exhibit 8: Energy Efficiency Plan
Exhibit 9: August 13, 2024, NPF CRA Advisory Board Minutes
Exhibit 10: Letter of Intent

Exhibit 11: Resolution No. 20-12 (CRA)
Exhibit 12 Amended Letter of Intent
Exhibit 13: Resolution No. 22-18 (CRA)
Exhibit 14: Second Amendment to the Letter of Intent
Exhibit 15: Resolution

Prepared by: Bob Wojcik, AICP, CRA Housing and Economic Development Manager
Clarence Woods, CRA Manager

Acting CRA Executive Director: Susan Grant

CITY OF FORT LAUDERDALE
COMMUNITY REDEVELOPMENT AGENCY

May 29, 2025

Mr. Dennis Wright, Manager
Wright Dynasty, LLC
P.O. Box 848871
Pembroke Pines, FL 33084

Re: Letter of intent to provide a forgivable loan in an amount not to exceed Five Million and No/100 Dollars ($5,000,000) to Wright Dynasty, LLC, a Florida limited liability company ("Wright Dynasty" or "Borrower") to be secured by a lien on multiple parcels (the "Property") to partially fund hard costs of construction of a mixed use, mixed income development on the Property (the "Project")

Dear Mr. Wright:

This Amendment to the Letter of Intent is intended to reflect that, pursuant to Resolution No. 24-16 (CRA), the forgivable loan under the Development Incentive Program has increased from $3,500,000 to $5,000,000.

The parties shall negotiate a commencement and completion date for construction of the Project which commencement date must occur before the sunset date of the CRA.

The Project has been revised as set forth in Commission Agenda Memorandum No. 24-0645, which revisions are incorporated in the Letter of Intent as amended.

The following conditions are added to the conditions to close:

1. Proof of funding and closing on gap funding from Broward County, Florida, as well as additional gap funding from other sources.
2. Proof of funding and closing on gap funding from the City of Fort Lauderdale, as well as additional gap funding from other sources.

The income restrictions on the tenants have been revised as follows:

Three (3) of the units shall be restricted to households whose income does not exceed 80% of Broward County Area Median Income, as adjusted for household size.

Borrower shall close on all financing on or before the sunset date of the CRA.

All other terms and conditions of the Letter of Intent dated November 30, 2022, as amended by the letter dated December 16, 2022, and this letter remains unchanged.

IN WITNESS OF THE FOREGOING, the parties have set their hands and seals the day and year first written above.

AGENCY

FORT LAUDERDALE COMMUNITY REDEVELOPMENT AGENCY, a Community Redevelopment Agency created pursuant to Chapter 163, Part III, Florida Statutes

By: Rickelle Williams
Rickelle Williams, Executive Director

ATTEST:

David R. Soloman, CRA Secretary

CRA General Counsel:
D'Wayne M. Spence, Interim General Counsel

Lynn Solomon, Assistant General Counsel

AGREED TO AND ACCEPTED this 29 of May 2025.

WRIGHT DYNASTY, LLC, a
Florida limited liability company

POPSIE DEVELOPMENT CORPORATION, a
Florida Company, its Manager

Dennis L. Wright
Dennis Wright, Manager

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IN WITNESS OF THE FOREGOING, the parties have set their hands and seals the day and year first written above.

AGENCY

FORT LAUDERDALE COMMUNITY REDEVELOPMENT AGENCY, a Community Redevelopment Agency created pursuant to Chapter 163, Part III, Florida Statutes

By: _____
Nickelle Williams, Executive Director

ATTEST:

_____
David R. Soloman, CRA Secretary

CRA General Counsel:
D'Wayne M. Spence, Interim General Counsel

_____
Lynn Solomon, Assistant General Counsel

AGREED TO AND ACCEPTED this 15th of May 2023.

WRIGHT DYNASTY, LLC, a Florida limited liability company

POPSIE DEVELOPMENT CORPORATION, a Florida Company, its Manager

_____
Dennis Wright, Manager