

City of Fort Lauderdale

COMMUNITY REDEVELOPMENT AGENCY BOARD

Agenda

Tuesday, October 15, 2019 - 2:30 PM

OR AS SOON THEREAFTER AS POSSIBLE

City Commission Conference Room

City Hall

100 North Andrews Avenue

Fort Lauderdale, FL 33301

www.fortlauderdale.gov



**FORT LAUDERDALE COMMUNITY REDEVELOPMENT AGENCY BOARD OF
COMMISSIONERS**

DEAN J. TRANTALIS - Chair

ROBERT L. McKINZIE - Vice Chair

HEATHER MORAITIS - Commissioner - District I

STEVEN GLASSMAN - Commissioner - District II

BEN SORENSEN - Commissioner - District IV

CHRIS LAGERBLOOM, Executive Director

JOHN HERBST, City Auditor

JEFFREY A. MODARELLI, Secretary

ALAIN E. BOILEAU, General Counsel

ROLL CALL

MOTIONS

M-1 [19-1001](#) Motion to Approve Minutes for September 17, 2019 Community Redevelopment Agency (CRA) Board Meeting - (Commission Districts 2 and 3)

Attachments: [September 17, 2019 Community Redevelopment Agency Board Meeting](#)

M-2 [19-1027](#) Motion Approving a Services Agreement between the City of Fort Lauderdale and the Fort Lauderdale Community Redevelopment Agency (CRA) - (Commission Districts 2 and 3)

Attachments: [CRA Board CAM 19-1027](#)

[Exhibit 1 - Services Agreement](#)

[Exhibit 2 - Estimated Service Charges from the CRA's Approved FY 2019-2021](#)

RESOLUTIONS

R-1 [19-1048](#) Resolution of the Fort Lauderdale Community Redevelopment Agency Approving a \$5,000,000 Development Incentive Program Forgivable Loan to Fat Live Limited Partnership as Gap Financing for the FAT Live Affordable Housing Project at 501 NW First Avenue, Contingent on an Award of 9% Low Income Housing Tax Credits from the Florida Housing Finance Corporation, an Award of a \$5,000,000 Loan from Broward County, Florida and a Firm Commitment for Construction Financing - (Commission District 2)

Attachments: [CRA Board CAM 19-1048](#)

[Exhibit 1 - Location Map](#)

[Exhibit 2 - Fat Village Master Plan](#)

[Exhibit 3 - CRA Funding Application](#)

[Exhibit 4 - FHFC and Broward County Application Schedule](#)

[Exhibit 5 - Source and Use of Funds](#)

[Exhibit 6 - Orix Real Estate Capital Conditional Commitment Letter](#)

[Exhibit 7 - Letter of Intent from PNC Real Estate](#)

[Exhibit 8 - 10 Year Proforma](#)

[Exhibit 9 - Rents](#)

[Exhibit 10 - Resolution](#)

R-2 [19-1046](#) Resolution of the Fort Lauderdale Community Redevelopment Agency to Waive the Maximum Award Amount under the Property and Business Investment Improvement Program (PBIIP); Motion to Award an Additional \$100,000 in Forgivable Loan Funding to 1134 LLC for the Smitty's Wings Restaurant Project Located at 1134 Sistrunk Boulevard - (Commission

District 3)

Attachments: [CRA Board CAM 19-1046](#)
[Exhibit 1 - Location Map](#)
[Exhibit 2 - Broward County Property Appraiser Information](#)
[Exhibit 3 - Before and After Project Illustrations and Plans](#)
[Exhibit 4 - Revised Construction Plans](#)
[Exhibit 5 - Construction Draws Paid by the CRA to Date](#)
[Exhibit 6 - Revised Contractor Cost Breakdown \(Change Order\)](#)
[Exhibit 7 - NPF CRA Advisory Board Minutes - September 10, 2019](#)
[Exhibit 8 - Amended PBIP Agreement](#)
[Exhibit 9 - Resolution](#)

ADJOURNMENT

NOTICE TO MEMBERS OF THE PUBLIC:

If a person decides to appeal any decision made by the board, agency, or commission with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.