

City of Fort Lauderdale

COMMUNITY REDEVELOPMENT AGENCY BOARD

Agenda

City Hall - City Commission Chambers

Tuesday, November 16, 2021 - 2:30 PM

OR AS SOON THEREAFTER AS POSSIBLE

100 North Andrews Avenue, Fort Lauderdale, FL 33301

<https://fortlauderdale.legistar.com/Calendar.aspx>

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

DEAN J. TRANTALIS - Chair

HEATHER MORAITIS - Vice Chair

STEVEN GLASSMAN - Commissioner - District II

ROBERT L. McKINZIE - Commissioner - District III

BEN SORENSEN - Commissioner - District IV

CHRIS LAGERBLOOM, Executive Director

JOHN HERBST, City Auditor

JEFFREY A. MODARELLI, Secretary

ALAIN E. BOILEAU, General Counsel

PUBLIC APPEARANCES BEFORE THE CRA BOARD:

The City of Fort Lauderdale is hosting Board Meetings in both a virtual and in-person format. Due to COVID-19, Board Chambers seating capacity has been reduced; therefore, we are encouraging members of the public to participate virtually when possible.

If any person wishes to address the Board virtually or in-person, the person shall sign up using the online Speaker Card prior to the meeting or sign up in the City Hall lobby using the City Clerk's iPad. Speaker Cards are given to the Chair. After being recognized by the Chair, the speaker should identify the agenda item in question, indicate support, opposition, or neutrality on the agenda item, and then proceed to succinctly state the speaker's position or present information.

If an attorney, or any other person appears before the Board virtually or in-person in a representative capacity, the attorney, or other representative shall also sign up using the online Speaker Card prior to the meeting or sign up in the City Hall lobby using the City Clerk's iPad. After being recognized by the Chair, the speaker should identify the client(s) being represented, and identify the agenda item in question. The speaker shall then indicate the client's support, opposition, or neutrality on the agenda item and then proceed to succinctly state the client's position or present information on behalf of the client(s).

The online Speaker Card can be accessed at:
<https://www.fortlauderdale.gov/citycommissionmeetings>.

Pursuant to Section 3.13 of the Charter of the City of Fort Lauderdale, Florida, the Chair shall maintain order at all meetings, and the Police Department, upon instructions of the Chair, shall expel any person from the meeting who refuses to obey the order of the Chair in relation to preserving order at the meetings. Any person who interrupts or disturbs a City Board meeting, or who willfully enters or remains in a City Board meeting having been warned by the Chair to depart and who refuses to do so, may be subject to arrest.

AUXILIARY AIDS AND SERVICES: If you desire auxiliary aids or services or both to assist in viewing or hearing the City Board meetings or reading the agenda and minutes for the meeting, please contact the City Clerk's Office at 954-828-5002 at a minimum of two days prior to the meeting and arrangements will be made to provide these services to you.

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, the person will need a record of the proceedings, and that, for such purpose, the person 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.

ROLL CALL

RESOLUTIONS

R-1 [21-0781](#) Resolution Authorizing Budget Amendment - Accept a \$20,769,000 Bank Loan from Truist Bank and Appropriate \$25,716,561. Of that amount, \$23,260,940 for Debt Repayment and Business Incentive Projects. \$2,455,621 for Debt Service Principal and Interest Loan Payment - (Commission District 3)

Attachments: [CRA Board Memo 21-0781](#)
[Exhibit 1 - Resolution](#)

R-2 [21-0319](#) Resolution Approving a \$4,000,000 CRA Development Incentive Program Loan to 909 NW 6th St. LLC for a Mixed-Use Commercial Development Project to be Located at 909 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)

Attachments: [CRA Board Memo 21-0319](#)
[Exhibit 1 - Location Map](#)
[Exhibit 2 - Application for Funding Assistance](#)
[Exhibit 3 - Broward County Property Appraiser Information](#)
[Exhibit 4 - Project Plans](#)
[Exhibit 5 - Development Review Committee Approval Letter](#)
[Exhibit 6 - Fuse Group Properties](#)
[Exhibit 7 - Jobs to be Created](#)
[Exhibit 8 - Fuse Group Project Team](#)
[Exhibit 9 - Estimated Project Cost and Funding Commitments](#)
[Exhibit 10 - January 12, 2021 CRA Advisory Board Approved Minutes](#)
[Exhibit 11 - Development Incentive Program Letter of Intent](#)
[Exhibit 12 - Resolution](#)

- R-3** [21-1095](#) Resolution to Approve an Expenditure of \$1,846,789.02 to Fund the Relocation of Florida Power and Light Company Transmission Facilities that Crosses City Property at 543 NW 5th Avenue to Facilitate the Development of the Property - (Commission District 3)
- Attachments:** [CRA Board Memo 21-1095](#)
[Exhibit 1 – FPL Facilities Relocation Agreement with City and Binding Cost Estir](#)
[Exhibit 2 – Location of Transmission Line and Project Illustrations](#)
[Exhibit 3 – CRA Advisory Board Approved Minutes – April 9, 2019](#)
[Exhibit 4 - Resolution](#)
- R-4** [21-1130](#) Resolution Amending Resolution No. 21-08 (CRA) to increase the fee of the law firm of Greenberg Traurig, LLP as Special Counsel to the Fort Lauderdale Community Redevelopment Agency from \$32,500.00 to \$42,500, plus costs not to exceed \$2,500 in connection with closing on a taxable loan from Truist Bank in an amount not to exceed \$23,100,000 to fund the Series 2021 Northwest-Progresso-Flagler Heights Project, Cost of Issuance and Refinance the Series 2015 Note - (Commission Districts 2 and 3)
- Attachments:** [CRA Board Memo 21-1130](#)
[Exhibit 1 - Resolution](#)
[Exhibit 2- Resolution No. 21-08 \(CRA\)](#)

MOTIONS

- M-1** [21-0946](#) Motion Approving a Subordination Agreement, Subordinating the CRA Mortgage to 613 NW 3rd Ave Holdings, Inc. in the Amount of \$7,000,000 to a New Mortgage by NorthMarq in an Amount not to Exceed 85% of Loan to Value at the Time of Refinance; An Amendment to the Development Agreement, If Necessary; A Subordination of the Regulatory Agreement; and Authorizing the Executive Director to Execute Any and All Related Instruments, and Delegating Authority to the Executive Director to Take Certain Actions - (Commission District 2)

Attachments: [CRA Board Memo 21-0946](#)
[Exhibit 1 – Location Map](#)
[Exhibit 2 – Broward County Property Appraiser Information and Photos](#)
[Exhibit 3 – Letter from SIX13 NW 3rd Ave, LLC](#)
[Exhibit 4 – City National Bank of Florida Mortgage - \\$19,274,000](#)
[Exhibit 5 – City National Bank of Florida Notice of Future Advance and Mortgage](#)
[Exhibit 6 – CRA Mortgage - \\$7,000,000](#)
[Exhibit 7 – HUD Subordination Agreement \(standard form\)](#)
[Exhibit 8 – HUD Commitment for Insurance Upon Completion Pursuant to Section](#)
[Exhibit 9 – HUD Rider/Amendment to Restrictive Covenants \(standard form\)](#)
[Exhibit 10 – NorthMarq Engagement Letter](#)
[Exhibit 11 – Appraisal Report for The SIX13](#)

- M-2** [21-1041](#) Motion Appropriating Unspent Remaining Northwest Progresso Flagler Heights Community Redevelopment Agency Estimated Fiscal Year (FY) 2021 Year-End Incentive Fund Balances - (Commission District 3)

Attachments: [CRA Board Memo 21-1041](#)

PUBLIC HEARINGS

PH-1 [21-0320](#) Public Hearing Accepting the Property Disposition and Development Proposal of Northeast 6th Development, LLC for the Purchase and Development of CRA Property at 1017 Sistrunk Boulevard and 606 NW 10th Terrace and Approving a \$2,450,000 CRA Development Incentive Program Loan to Northeast 6th Development, LLC for the Victory Entertainment Complex, 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)

Attachments: [CRA Board Memo 21-0320](#)

[Exhibit 1 - Location Map](#)

[Exhibit 2 - Invitation for Proposals Propose/Notice of Intent to Dispose](#)

[Exhibit 3 - Summary Appraisal](#)

[Exhibit 4 - Northeast 6th Development, LLC Purchase and Development Propos](#)

[Exhibit 5 - CHD Housing LLC Purchase and Development Proposal](#)

[Exhibit 6 - Marie A Wells Arts and Education Center Development Proposal](#)

[Exhibit 7 - Project Prospective Tenant List](#)

[Exhibit 8 - Information on Developer](#)

[Exhibit 9 - January 12, 2021 CRA Advisory Board Minutes](#)

[Exhibit 10 – March 10, 2021 Home Beautiful Park Civic Association Comments](#)

[Exhibit 11 - Development Incentive Program Letter of Intent](#)

[Exhibit 12- Commercial Contract and Addendum](#)

[Exhibit 13 - Resolution](#)

- PH-2** [21-0321](#) Public Hearing Accepting the Property Disposition and Development Proposal of Sistrunk Apartments, LLC for the Development and Donation of CRA Property at 1204 Sistrunk Boulevard and 1620 NW 6 Court, and Approving a \$8,000,000 CRA Development Incentive Program Loan to Sistrunk Apartments, LLC for “The Aldridge” and “The Laramore” Mixed-Use Affordable Housing Projects, 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)

Attachments: [CRA Board Memo 21-0321](#)
[Exhibit 1 - Location Map](#)
[Exhibit 2 - Invitation for Proposals Propose/Notice of Intent to Dispose](#)
[Exhibit 3 - Summary Appraisal](#)
[Exhibit 4 - Developer’s Proposal and Application for Funding](#)
[Exhibit 5 - 15 Year Operating Proforma](#)
[Exhibit 6 - Bank Commitment Letter](#)
[Exhibit 7 - Estimated Project Cost](#)
[Exhibit 8 - Information on Developer and Project Team](#)
[Exhibit 9 - January 12, 2021 CRA Advisory Board Approved Minutes](#)
[Exhibit 10 - Development Incentive Program Letter of Intent](#)
[Exhibit 11 - Commercial Contract and Addendum to Contract](#)
[Exhibit 12- Resolution](#)

- PH-3** [21-0720](#) Resolution Authorizing the Issuance of the Fort Lauderdale Community Redevelopment Agency Tax Increment Revenue and Refunding Notes, Series 2021 (Northwest-Progresso-Flagler Heights Community Redevelopment Area Projects) - (Commission Districts 2 and 3)

Attachments: [CRA Board Memo #21-0720](#)
[Exhibit 1- Loan Agreement](#)
[Exhibit 2 – BAFO Bid Tabulation](#)
[Exhibit 3 – Truist Rate Lock Letter](#)
[Exhibit 4 - Resolution](#)

ADJOURNMENT