



**CITY OF FORT LAUDERDALE**  
**City Commission Agenda Memo**  
**CRA BOARD MEETING**

**#22-0091**

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

**FROM:** Chris Lagerbloom, ICMA-CM, Executive Director

**DATE:** March 15, 2022

**TITLE:** Motion Accepting the Fort Lauderdale Community Redevelopment Agency (FLCRA) Annual Report and Audit Report and Authorization to Transmit to Taxing Districts – **(Commission Districts 2 and 3)**

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**Recommendation**

Staff recommends the Community Redevelopment Agency (CRA) Board of Commissioners approve the FY 2021 Annual Report and Audit Report of the Fort Lauderdale Community Redevelopment Agency (FLCRA) and authorize the Executive Director to transmit the FLCRA Annual Report to the local taxing authorities, subject to review by the City Auditor's Office.

**Background**

By March 31<sup>st</sup> of each year, the CRA must file a report of the activities carried out by the Agency in the previous year in accordance with Florida Statutes Chapter 163.371. The report will be provided to each of the taxing authorities that contribute to the Tax Increment Financing (TIF). The contributing authorities are as follows:

- Broward County
- North Broward Hospital District
- Children's Services Council of Broward County
- City of Fort Lauderdale

The FLCRA has two community redevelopment areas as outlined below:

**Northwest-Progresso-Flagler Heights Redevelopment Area**

Established in 1995, the 1,400-acre district is located between Sunrise Boulevard on the north, Broward Boulevard on the south, the City corporate limits on the west, and Federal Highway on the east, except for the portion lying south of NE 4<sup>th</sup> Street and east of Andrews Avenue between Broward Boulevard and Federal Highway.

Highlights for the Northwest-Progresso-Flagler Heights CRA during FY 2021 include:

- Completion of Jack and Jill Elementary School funded in part by the CRA in the amount of \$2,500,000.
- Provided 29 small businesses with forgivable loans through the CRA Emergency Business Investment Program totaling \$300,000.
- Completion of the River Gardens Townhouse Project, where twenty-five affordable for sale units were constructed with a CRA contribution of \$1,500,000.
- Commencement of the renovation and expansion of the Hoover Canvas Products offices and production facility at 844 NW 9 Avenue, funded by the CRA in the amount of \$1,100,000.
- Commencement of construction of Donna's Caribbean Restaurant at 2012 Sistrunk Boulevard, funded in part by the CRA in the amount of \$325,000.
- Approval of \$350,000 in CRA funding for B & D Trap Restaurant at 1551-1559 Sistrunk Boulevard.
- Approval of \$225,000 in CRA funding for The Blue Tree Café at 612 NW 9<sup>th</sup> Avenue.
- Approval of CRA funding to Knallhart Holdings II, LLC in the amount of \$275,000 for the construction of the "Abbey" (now known as Holly Blue & The Angeles) at 441 NE 3rd Avenue.
- Approval of \$3,000,000 in CRA funding to Wright Dynasty, LLC for a new six-story mixed-use development project at 1217-1223 Sistrunk Boulevard.
- Approval of \$1,000,000 in CRA funding to Broward College for community workforce education and training at the new YMCA facility, at 1409 Sistrunk Boulevard.
- Approval of CRA funding in the amount of \$300,000 for the Residential Façade and Landscaping Program for the Home Beautiful Park and Durrs communities.

### Central City Redevelopment Area

Established in April 2012, the 344-acre district is generally bounded by 13<sup>th</sup> and 16<sup>th</sup> Streets on the north, Sunrise Boulevard on the south, on the west by Powerline Road and 1-95, and on the east by the FEC Railway. This CRA utilizes only TIF funds collected from the City of Fort Lauderdale.

Highlights for the Central City CRA during FY 2021 include:

- Contributed \$20,000 toward the 2<sup>nd</sup> annual 13<sup>th</sup> Street Craft Beer & Wine Festival and Car Show.
- Provided 11 small businesses with forgivable loans from the CRA Emergency Business Investment Program totaling \$120,000.

### Financial Statements

At the end of FY 2021, the Fort Lauderdale Community Redevelopment Agency has combined assets of \$58,930,014 which include cash or cash equivalents, land inventory and other assets. Total year expenditures for FY 2021 were \$21,413,834. Of that amount, \$2,698,323 was spent on CRA Operations, \$4,244,090 was spent on Business

Incentives, \$847,232 were used toward debt service, and \$13,624,189 was for Capital Improvement Projects. The combined liabilities were \$2,034,727. The total amount of revenue for FLCRA in FY 2021 was \$16,211,629. Of that amount \$16,022,396 was received in tax increment funds, \$153,705 was received for loan repayments/other miscellaneous revenues and \$35,528 was interest income earned.

Once approved by the CRA Board of Commissioners, copies of the FLCRA Annual Report will be sent to the taxing districts and will be available on the CRA and City's website at [www.fortlauderdalecra.com](http://www.fortlauderdalecra.com) and [www.fortlauderdale.gov](http://www.fortlauderdale.gov).

### **Resource Impact**

There is no fiscal impact associated with this action.

### **Strategic Connections**

This item supports the *Press Play Fort Lauderdale 2024* Strategic Plan, specifically advancing:

- The Public Places Focus Area
- Goal 3: Build a healthy and engaging community
- Objective: Improve access to and enjoyment of our beach, waterways, parks and open spaces for everyone
  
- The Neighborhood Enhancement Focus Area
- Goal 4: Build a thriving and inclusive community of neighborhoods
- Objective: Ensure a range of affordable housing options
  
- The Business Development Focus Area
- Goal 5: Build an attractive global and local economic community marketplace.
- Objective: Create a responsive and proactive business climate to attract emerging industries
- Objective: Nurture and support existing local businesses

This item advances the *Fast Forward Fort Lauderdale 2035* Vision Plan: We Are Ready, We Are Community, and We Are Here.

### **Attachments**

Exhibit 1 – FY 2021 CRA Annual Report

Exhibit 2 – FY 2021 Annual Financial Report (Audit)

Exhibit 3 – FY 2021 CRA-SAS 114 Letter

Exhibit 4 – FY 2021 CRA – Compliance Reports for Florida

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