

NORTHWEST PROGRESSO FLAGLER HEIGHTS INCENTIVE SUMMARY - FISCAL YEAR 2022			
Incentive Status	Awarded Incentives	SPEND as of 3.25.2022	Remaining Awarded Incentives
Completed	\$ 21,038,845.84	\$ (18,882,029.60)	\$ 2,156,816.24
In Progress	\$ 12,913,379.00	\$ (1,717,661.02)	\$ 11,195,717.98
Assigned, not started	\$ 19,096,450.00	\$ -	\$ 19,096,450.00
Assigned, not started (CRA - DEBT) **	\$ 19,450,000.00	\$ -	\$ 19,450,000.00
INCENTIVE SUMMARY	\$ 72,498,674.84	\$ (20,599,690.62)	\$ 51,898,984.22

** CRA DEBT - \$20,000,000 Bank Loan



Multiple Awarded Incentives			
Project Name	Location	CRA FUNDING	Developer
FPA II LLC	900/914/930 Sistrunk Blvd	\$ 748,500.00	Eyal Petetz
Provident LLC	909 Sistrunk	\$ 450,000.00	Eyal Petetz
Northwest 6th Inv. - Sistrunk Market	115 NW Sistrunk	\$ 1,400,000.00	Steven J. D'Apuzzo Sir
Northwest 6th Inv. - Sistrunk Market	6160 NW 2nd Ave	\$ 350,000.00	Steven J. D'Apuzzo Sir
TOTAL		\$ 2,948,500.00	

NORTHWEST PROGRESSO FLAGLER HEIGHTS CRA - COMPLETED Incentive Projects as of 03/25/2022 (FY 2017 - FY2022)

Vendor	Index Title	Total Encumbrance as of FY 22	Total Disbursement	Remaining Awarded Incentives	Comments
Invasive Species Brewing LLC	PBIP & Comm. Façade Improvement Programs	110,353	(100,875)	9,478	
Brody Family Investments	Comm. Façade Improvement	350,000	(288,633)	61,367	
728 NW 7th Terrace	Comm. Façade Improvement	7,500	(7,500)	-	
723 NE 2nd Ave	Comm. Façade Improvement	15,000	(15,000)	-	
731 NE 2nd Ave	Comm. Façade Improvement	15,000	(15,000)	-	
737 NE 2nd Ave	Comm. Façade Improvement	15,000	(15,000)	-	
Rechter Holdings (913 NE 4 Ave)	PBIP & Comm. Façade & Streetscape Programs	206,267	(206,267)	-	
Moody's Insurance	PBIP & Comm. Façade & Streetscape Programs	77,500	(77,500)	-	
CHDS, LLC (1740 NW 3rd Ct)	Comm. Façade	11,300	(11,300)	-	
Italian Artisans Inc	PBIP	25,000	(25,000)	-	
Fairfield Flagler LP	Streetscape Enhancement Program	329,503	(329,503)	-	
ID Flagler Village (TRIANGLE)	Streetscape Enhancement Program	251,078	(251,078)	-	
Urban North LLC	Streetscape Enhancement Program	42,000	(42,000)	-	
LPF Realty FL LLC	Development Incentive	1,500,000	(1,500,000)	-	
613 NW 3rd Ave LLC	Development Incentive	7,000,000	(7,000,000)	-	
<i>*Florida East Coast Industries, LLC</i>		<i>183,820</i>	<i>-</i>	<i>183,820</i>	<i>Disbursement pending submission of invoice for payment. Vendor notified, but no response.</i>
Wine Watch LLC	Development Incentive	50,000	(50,000)	-	Adjusted CAM
<i>**All Aboard Florida Operations LLC</i>		<i>281,274</i>	<i>-</i>	<i>281,274</i>	<i>Disbursement pending submission of invoice for payment. Vendor notified, but no response.</i>
Land Acquisition 2 Properties	Property Tax Reimbursement Program	190,000	(190,000)	-	
Land Acquisition 55 Properties	Property Tax Reimbursement Program	612,291	(612,291)	-	
Land Acquisition	Property Tax Reimbursement Program	60,000	(60,000)	-	
Circle House Coffee	PBIP & Comm. Façade	187,772	(187,772)	-	
JRs Automotive & Performance	Comm. Façade Improvement	44,493	(44,493)	-	
IHL Properties	Comm. Façade Improvement	50,000	(50,000)	-	
Rechter Progresso 837 LLC	PBIP	50,000	(50,000)	-	
Rechter Progresso 835 LLC	PBIP	50,000	(50,000)	-	
Dales Properties and Tires	Comm. Façade & PBIB	350,000	(352,672)	(2,672)	

1134 LLC (Smitty's Wings)	PBIP & Comm. Façade	450,000	(445,873)	4,127	
McClinton Holdings	PBIP	100,000	(100,000)	-	
North West 6th Investments LLC (SISTRUNK MARKET)	Development Incentive	1,400,000	(400,000)	1,000,000	First Amendment - Sec. 2. Paragraph 6.02; Contingencies 1-3. Payment 1 made by wire transfer. Payment 2 requested on 6.15.2021
East Fort Lauderdale Rentals (Startups)		350,000	(350,000)	-	
Orchestrated Brewers, LLC	PBIP & Comm. Façade	79,778	(79,778)	-	
Batch Cookies, LLC	PBIP	21,000	(21,000)	-	
*Sweeting Estates - Painting & Landscaping FY20 and FY21	Residential Façade & Landscaping	-	(371,456)	(371,456)	\$7500 per homeowner
Continuation & Expansion - Home Beautiful/Durrs Community FY21	Residential Façade & Landscaping	-	(120,366)	(120,366)	\$5,000 per homeowner
Continuation & Expansion - Home Beautiful/Durrs Community FY22	Residential Façade & Landscaping	-	(73,915)	(73,915)	\$5,000 per homeowner
*Emergency Business Assistance FY20 and FY21	Emergency Business Assistance	-	(445,000)	(445,000)	\$10,000 per small business
Rebuilding Together Broward	Residential Rehab Forgivable Loans	255,000	(255,000)	-	Final Payment disbursed in FY21
FPA II LLC (The Pharmacy Project)	Comm. Façade Improvement	748,500	(748,500)	-	Wire sent 4.9.2021
BH3 DJ Flagler	Comm. Façade Improvement & PBIP	\$ 350,000	-	350,000	Work completed. Pending invoice for payment
Shipmonk - BEDA BOX	PBIP	\$ 221,917	-	221,917	Work completed. Pending proof of job creation prior to making payment
Numerous Applicants	Purchase Assistance Program - not to exceed \$495,000	\$ 315,000	\$ (270,000)	45,000	3 Applicants approved in FY2020; 3 additional approved in FY21 at \$45,000 per applicant. CAM 16-0556
River Gardens Townhomes	Development Incentive	\$ 1,500,000	\$ (1,500,000)	-	Funds disbursed to Escrow Agent- 100% Complete
Boodhwattie Persaud (BLACKSTAR)	PBIP	\$ 122,500	\$ (119,984)	2,516	An additional \$22,500 awarded in FY21 to finalize project. 100% Complete
Jack and Jill	Development Incentive	\$ 2,000,000	\$ (1,000,000)	1,000,000	Pending Certificate of Occupancy to disburse 2nd payment per agreement. - See agreement per future encumbrances (FY2023 \$500K)
Blue Tree Café	PBIP	\$ 225,000	\$ (129,309)	95,691	Payment 1 requested - Hard costs documentation submitted. Pending final invoice. 100% complete.
Knallhart - Abby	Comm. Façade & PBIP	\$ 275,000	\$ (275,000)	-	Certificate of occupancy received and final payment disbursed - FY 2022
YMCA Demolition	Development Incentive	\$ 560,000	\$ (644,965)	(84,965)	Received \$40K to assist with costs.

TOTAL INCENTIVE PROJECTS COMPLETED as of 3.25.2022 **\$ 21,038,846** **\$ (18,882,030)** **\$ 2,156,816**

Completed log updates provide an internal fiscal account of NPF CRA awarded, encumbered and total disbursement spent to date indicated. Some projects pending completion remain on the "in progress" log, and may not be reflected on the completed log until justification and sign offs are received.

*Florida East Coast Industries was awarded on 8/22/2017 for a total of \$183,820 (CAM#17-0821). Project is complete. However, vendor has not yet submitted invoices for payment. Staff have reached out the vendor but has been unsuccessful.

*All Aboard Florida Operations was awarded on 8/22/2017 for a total of \$281,274 (CAM#17-0818). Project is complete. However, vendor has not yet submitted invoices for payment. Staff have reached out the vendor but has been unsuccessful.

NORTHWEST PROGRESSO FLAGLER HEIGHTS CRA - IN PROGRESS Incentive Projects as of 03/25/2022 (FY2017 - FY2022)								
Vendor	DATE Awarded	Commission Agenda Memo #/Agreement /Administrative Approval	Index Title	Total Award	Total Encumbrance as of FY 22	Total Disbursement	Remaining Awarded Incentives	Comments
Provident Fort Lauderdale LLC	8/20/2019	19-0659	Comm. Façade Improvement	\$ 420,000	\$ 420,000	\$ -	\$ 420,000	Updated amended amount per signed agreement. Pending Certificate of Occupancy & Closing Documents.
Flagler Village Land Trust (Quantum)	9/7/2016	16-0810	Streetscape Enhancement Program	\$ 500,000	\$ 500,000	\$ -	\$ 500,000	Construction in Progress - 70% completed.
Young Men's Christian Association of S Fla (YMCA)	8/22/2017	17-0875	Development Incentive	\$ 10,000,000	\$ 7,689,308	\$ -	\$ 7,689,308	Construction in Progress - 95% completed. Received Temporary Certificate of Occupancy on 3.25.2022
Solid Soccer LLC	10/3/2017	17-0938	PBIP	\$ 225,000	\$ 225,000	\$ -	\$ 225,000	Defunded
Patio Bar & Pizzeria LLC	5/7/2019	19-0422		\$ 225,000	\$ 225,000	\$ (138,755)	\$ 86,245	Construction in Progress - 75% completed
801 NW 1st Street	4/2/2019	Agreement	Comm. Façade & PBIP	\$ 85,678	\$ 85,678	\$ (56,811)	\$ 28,867	PBIP Development - Not yet started. Developer is in communications with the building department to close out one remaining permit. After which, invoice will be submitted.
Robert Bethel American Legion Post 220	8/20/2019	19-0714	Comm. Façade Improvement & PBIP	\$ 350,000	\$ 350,000	\$ (41,927)	\$ 308,074	Drawings approved at building department awaiting bidding process.
401 NE 8th Street	2/6/2019	Agreement	PBIP, Comm. Façade & Streetscape Enhancement Programs	\$ 163,460	\$ 163,460	\$ (31,247)	\$ 132,213	PBIP portion has not yet received an invoice.
Rhythm 2.0	8/4/2019	Agreement	Comm. Façade & PBIP	\$ 150,000	\$ 150,000	\$ (24,558)	\$ 125,442	The project is at the Building Department and awaiting Architect feedback - 5% completed. Returning to CRA Board in April.
NW 6th Avenue Investments	11/5/2019	19-1029	Comm. Façade & PBIP	\$ 350,000	\$ 350,000	\$ (262,500)	\$ 87,500	Construction in Progress - 80% completed
Flagler Village Hotel (315 Flagler Village)	1/1/2016	16-1305	Streetscape Enhancement Program	\$ 329,933	\$ 329,933	\$ -	\$ 329,933	The Dual Branded Hotel is complete, pending final review by Project Manager. No invoices have been submitted for payment.
V & R Enterprises	11/5/2019	19-1068	Comm. Façade & PBIP	\$ 350,000	\$ 350,000	\$ (8,593)	\$ 341,408	Paid Architectural services and redesign - Working with owner for additional funding for construction.
Hoover Products Inc	5/7/2019	19-0302	Development Incentive	\$ 1,100,000	\$ 1,100,000	\$ (880,860)	\$ 219,140	Payments 1-4 disbursed - 65% completed.
Junny's Restaurant - Donna's Carr.	10/6/2020	20-0654	PBIP	\$ 325,000	\$ 325,000	\$ (112,411)	\$ 212,589	Payments 1-3 disbursed - Developer submitted request for \$35k increase for cost overruns. Increased from \$290K to \$325K - 70% completed.
Continuation & Expansion - Rebuilding Broward	3/2/2021	21-0047	Residential Rehab Forgivable Loans	\$ 300,000	\$ 300,000	\$ (160,000)	\$ 140,000	Payment 1 & Payment 2 requested
1551 Sistrunk Blvd for B& D Trap	11/5/2020	20-0812	Comm. Façade Improvement & PBIP	\$ 350,000	\$ 350,000	\$ -	\$ 350,000	Demolition completed. Construction documents submitted to building department.
TOTAL INCENTIVE PROJECTS IN PROGRESS as of 3.25.2022				\$ 15,224,071	\$ 12,913,379	\$ (1,717,661)	\$ 11,195,718	

* PBIP - Property & Business Improvement

NORTHWEST PROGRESSO FLAGLER HEIGHTS CRA – ASSIGNED, BUT NOT STARTED AS OF 03/25/2022 (FY2017- FY2022)						
Vendor	DATE Awarded	Commission Agenda Memo #	Index Title	Total Award	Total Approved Encumbrance as of FY22	Comments
Cravemadness - Jamaican Jerk Restaurant	1/8/2019	19-0038	Comm. Façade Improvement & PBIP	\$ 245,000	\$ 245,000	Securing updated contractors pricing.
Flagler Village Hotel - Tax Agreements	2/18/2020	20-0197	Property Tax Reimbursement	\$ 1,512,173	\$ 361,450	Pending notification from Project Manager. Tax increment not yet approved.
Molly MaGuire/Irish Hospital	9/3/2019	19-0840	PBIP	\$ 500,000	\$ 500,000	Developer has informed the CRA they are ready to start construction.
Avenue D'Arts .. Comfort Inn Suites	5/21/2019	19-0408	Development Incentive	\$ 3,000,000	\$ 3,000,000	Developer ready to start construction within nine (9) months.
Marglip Development	9/3/2019	19-0841	Development Incentive	\$ 1,500,000	\$ 1,500,000	Defunded.
Mount Hermon Housing	9/1/2020	20-0645	Development Incentive	\$ 640,000	\$ 640,000	Pending -Vendor Registration, W9 Form, and Signed Agreement
West Village	1/21/2020	20-0011	Development Incentive	\$ 12,000,000	\$ 7,500,000	Pending finalization and execution of development agreement.
Broward College	12/2/2020	20-0856	PBIP	\$ 1,000,000	\$ 500,000	Documents received, pending update.
Omegas Broward	12/15/2020	20-0939	Comm. Façade Improvement & PBIP	\$ 350,000	\$ 350,000	Encumbrance Pending -Vendor Registration, W9 Form. Agreement executed on April 26, 2021. Drawings submitted to the building department, pending contractors pricing.
Dynasty LLC	11/17/2020	20-0849	Development Incentive	\$ 3,000,000	\$ 2,000,000	Plans under review, pending signed agreement
Thrive Progresso	7/9/2019	19-0625	Development Incentive	\$ 2,500,000	\$ 2,500,000	Pending Development Review Committee (DRC)approval. Signed agreement received. \$2.5M allocated to incentives and \$490,375 allocated to capital improvement project. CIP Not shown on incentive report.
GreenMills Holding	8/17/2021	21-0723	Development Incentive	\$ 640,000	\$ -	Pending -Vendor Registration, W9 Form, and Signed Agreement. Award starts in 2023. No tax credit. CRA will resubmit in 2023.
TOTAL INCENTIVE PROJECTS ASSIGNED, BUT NOT STARTED as of 3.25.2022 - TIF FUNDS				\$ 26,887,173	\$ 19,096,450	
909 Sistrunk Blvd - Mixed use Commercial Dev.	11/16/2021	21-0319	CRA Business Incentives - DEBT	\$ 4,000,000	\$ 4,000,000	Pending signed agreement
Mixed use affordable housing project	11/16/2021	21-0321	CRA Business Incentives - DEBT	\$ 8,000,000	\$ 8,000,000	Pending signed agreement
Victory Entertainment Complex	11/16/2021	21-0320	CRA Business Incentives - DEBT	\$ 2,450,000	\$ 2,450,000	Pending signed agreement
Not Yet complete - Pending			CRA Business Incentives - DEBT	\$ 5,000,000	\$ 5,000,000	Pending signed agreement and completed documents
TOTAL INCENTIVE PROJECTS ASSIGNED, BUT NOT STARTED as of 3.25.2022 - CRA DEBT				\$ 19,450,000	\$ 19,450,000	

Residential Façade & Residential Rehab funds will not be encumbered due to numerous vendor applicants

* Total Award approved by CRA Board. Funds are awarded and encumbered as multi-year incentive awards.

** Pending paperwork - Vendor registration, W-9 and signed agreement.

**** Release \$30,000 from Provident

by the CRA, then the CRA would receive incremental revenue on around January 1, 2022.

Based on the 2016 projections of assessed value for the Project, the pay out for year 1 is \$361,450, for year 2 is \$372,294, for year 3 is \$383,463 and for year 4 is \$394,966 for an estimated total of \$1,512,173. However, the total payments shall not exceed \$1,711,020. No payment would be made in year 5 since the life of NW CRA will have expired.