



COMMUNITY REDEVELOPMENT AGENCY

# ANNUAL REPORT

Fiscal Year Ended  
September 30, 2021









## TABLE OF CONTENTS

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CRA BOARD OF COMMISSIONERS AND OFFICERS .....	4
ADMINISTRATION AND ADVISORY BOARDS.....	5
MESSAGE FROM THE CRA AUDITOR.....	6
OVERVIEW .....	7
NORTHWEST-PROGRESSO-FLAGLER HEIGHTS CRA .....	8
CENTRAL CITY CRA .....	19
FINANCIAL OVERVIEW .....	22

# CRA BOARD OF COMMISSIONERS AND OFFICERS



## Message from the Mayor and Chair

As Mayor of a thriving and diverse community, I have the privilege of working alongside many dedicated City employees as well as my colleagues on the Commission and the Fort Lauderdale CRA. We are a vibrant community full of economic opportunity and cultural activities.

This annual report represents the CRA's continued commitment to redevelopment in Fort Lauderdale. We are moving ahead with projects and initiatives to stimulate the economy, create employment opportunities and support small businesses. Working in partnership with community stakeholders and both public and private entities, we can achieve our goals of encouraging growth and improving the quality of life in our beautiful City.

Significant progress has been made in the Northwest-Progresso Flagler Heights and Central City CRA areas. Recent successes include the expansion of Hoover Canvas Products, the completion of Jack and Jill Elementary School and the River Gardens Townhouse Project. Broward College, The Blue Tree Café and the Durrs and Home Beautiful Park communities have also received funding. These are but a few of the projects highlighted in this report.

I look forward to the continued success of the CRA. We are working together to make Fort Lauderdale a better place to visit and an even better place to call home.

Mayor Dean J. Trantalis  
Chair, Board of Commissioners  
Fort Lauderdale CRA



Left to right: Sorensen, Glassman, Trantalis, McKinzie, and Moraitis

## CRA BOARD OF COMMISSIONERS AND OFFICERS

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Heather Moraitis  
*Vice Chair*

Steven Glassman  
*Commissioner*

Robert L. McKinzie  
*Commissioner*

Ben Sorensen  
*Commissioner*

Chris Lagerbloom  
*Executive Director*

John Herbst, CPA  
*City Auditor*

Alain E. Boileau  
*General Counsel*

David R. Soloman  
*Secretary*

# ADMINISTRATION AND ADVISORY BOARDS



**Chris Lagerbloom**  
CRA Executive Director  
City Manager



**Clarence E. Woods III**  
Northwest-Progresso-Flagler  
Heights Area Manager  
Central City Area Manager

## **NORTHWEST-PROGRESSO FLAGLER HEIGHTS REDEVELOPMENT ADVISORY BOARD**

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Ray Thrower, Vice Chair  
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Shane Jordan  
Peter Kosinski  
Dennis Ulmer  
Moshe Yehoshoua



# MESSAGE FROM THE CRA AUDITOR



CITY OF  
FORT LAUDERDALE

City Auditor's Office

## Memorandum

Memo No: 21/22-12

Date: March 30, 2022

To: The Community Redevelopment Agency Board of Commissioners

From: Megan Gaillard, CPA, CFE, CIA, CGFM  
Interim City Auditor

Re: Review of Community Redevelopment Agency Annual Report for the Fiscal Year Ended September 30, 2021

We have reviewed the Community Redevelopment Agency (CRA) Annual Report for the Fiscal Year (FY) Ended September 30, 2021. The CRA Annual Report for FY 2021 appears to be accurate and complete for Florida Statute Section 163.371 compliance.

Management is responsible for the preparation of the Annual Report pursuant to Florida Statutes S. 163.371. This requires management to interpret the criteria, accurately derive the historical amounts from the entity's books and records, make determinations as to the relevancy of information to be included, and make estimates and assumptions that affect reported information.

The objective of a review of the CRA Annual Report is to report whether any information came to our attention to cause us to believe that:

- a. The Annual Report presentation does not include, in all material respects, the required elements of Florida Statutes S. 163.371;
- b. The historical financial amounts included therein have not been accurately derived, in all material respects, from the CRA's audited financial statements; and
- c. The underlying information, determinations, estimates, and assumptions of the entity do not provide a reasonable basis for the disclosures contained therein.

A review of the CRA Annual Report consists principally of applying analytical procedures and making inquiries of persons responsible for financial, accounting, and operational matters. A review ordinarily does not contemplate (a) tests of accounting records through inspection, observation, or confirmation, (b) obtaining corroborating evidential matter in response to inquiries, or (c) the application of certain other procedures ordinarily performed during an examination. It is substantially less in scope than an examination, the objective of which is the expression of an opinion on the presentation. Accordingly, we do not express such an opinion.

Based on our review, nothing came to our attention that caused us to believe that the CRA's presentation of the Annual Report does not include, in all material respects, the required elements of Florida Statutes S. 163.371, that the historical financial amounts included therein have not been accurately derived, in all material respects, from the CRA's financial statements, or that the underlying information, determinations, estimates, and assumptions of the CRA do not provide a reasonable basis for the disclosures contained therein.

This review was conducted in accordance with generally accepted government auditing standards. These standards require that we plan and perform the review to obtain sufficient, appropriate evidence to provide a reasonable basis for our conclusions based on our objectives. We believe that the evidence obtained provides a reasonable basis for our conclusions based on our objectives.

cc: Chris Lagerbloom, CRA Executive Director / City Manager  
Tarlesha Smith, Assistant City Manager  
Clarence Woods, Central City Area Manager (CRA Manager)



## Overview of the Fort Lauderdale Community Redevelopment Agency

The mission of the Fort Lauderdale Community Redevelopment Agency (CRA) is to enhance the quality of life in two target areas: Northwest-Progresso-Flagler Heights and Central City. Each target area established an advisory board to support the overall CRA mission and enrich the community.

The CRA develops and implements strategic community redevelopment plans to expand economic opportunities and foster vibrant commercial and residential environments. The agency also leverages resources and establishes partnerships with organizations that help further its mission and improve quality of life.

### To cultivate positive redevelopment, the CRA:

- Orchestrates orderly and progressive business development initiatives
- Facilitates infrastructure and other public improvements to stimulate private investment
- Encourages the creation of affordable housing
- Produces events and seminars that foster economic development and build a community

The CRA's operation is governed by Florida Statute, Chapter 163, Part 3. Although the CRA is an independent legal entity, the City Commission serves as the Board of Commissioners. The Mayor chairs the Board, the City Manager serves as the Executive Director, the City Auditor is the CRA Auditor, the

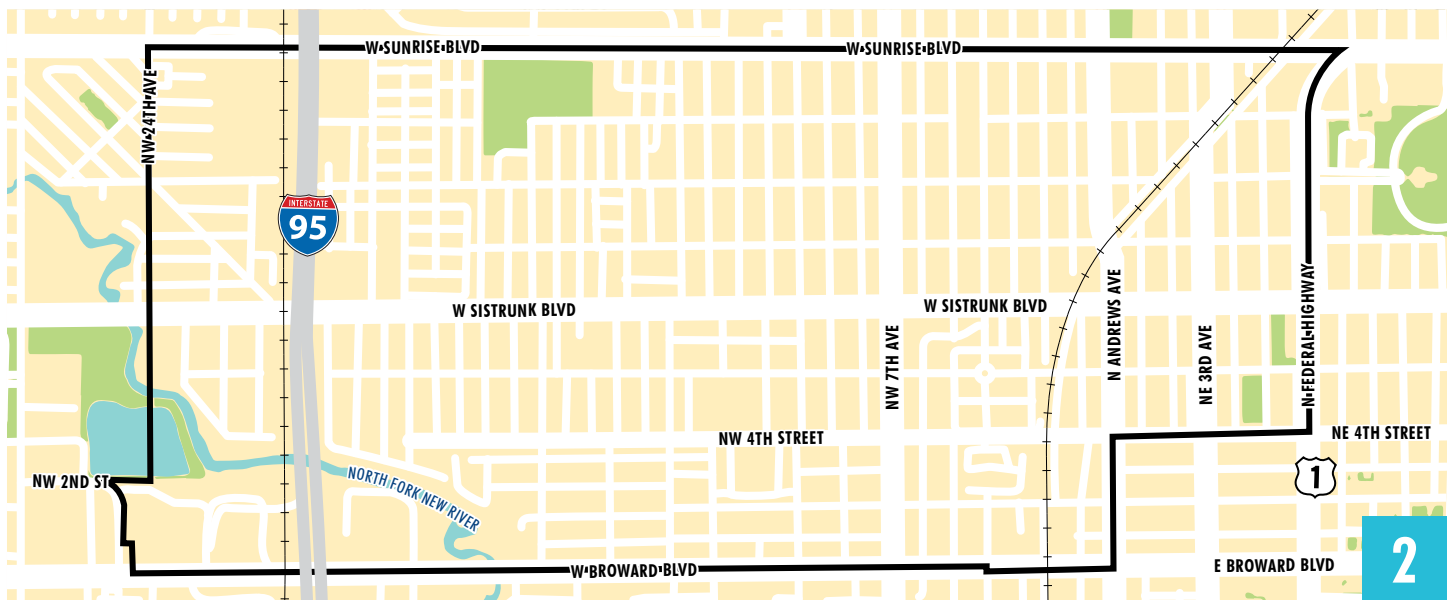
City Attorney serves as the General Counsel and the City Clerk serves as the Secretary. Through a service agreement, the City provides additional support to the CRA in the areas of procurement, budget, finance, human resources and information technology.

Florida Statutes Chapter 163 and each area's Community Redevelopment Plan outlines procedures to determine what development, reconstruction and rehabilitation are desirable and necessary. They also define the financial tools, legal authority, and citizen participation necessary to successfully implement adopted redevelopment plans.

CRA programs and initiatives are funded by property tax increments. Property tax increments are generated when property values increase within a defined community redevelopment area. The CRA invests the tax increment revenues in a myriad of programs and projects that reflect the goals and objectives of each community redevelopment plan. These programs and projects include business attraction and retention, affordable housing, infrastructure development, community facilities and other endeavors that promote an improved and safer neighborhood environment.

Total Affordable housing expenditures to date total \$1,500,000 for the River Gardens Townhomes Incentive Project. Proposed affordable housing incentives that have not yet started are, the West Village incentive project, total award \$12,000,000. Green mills Holding incentive and the Mount Hermon Housing incentive projects. Both awarded \$640,000 each.

# NORTHWEST-PROGRESSO-FLAGLER HEIGHTS CRA



The Fort Lauderdale Community Redevelopment Agency Board of Commissioners adopted the Northwest-Progresso-Flagler Heights Community Redevelopment Plan (NPF CRA) on November 7, 1995.

The Plan was amended in 2001 to add additional projects and activities. In 2002, a Redevelopment Plan revision was approved to expand the community redevelopment area. A minor amendment to the Plan was approved in 2013 to add three specific activities related to community policing and on March 15, 2016, and September 25, 2018, the Plan was again modified to include additional projects and activities. The original plan and subsequent amendments create a workable development program that identifies certain projects, programs, and initiatives that could be implemented within the 30-year lifespan of the NPF CRA. This workable program identifies various community redevelopment programs and strategies that form the basis for the redevelopment efforts in the NPF CRA in accordance with Florida Statutes.

The Community Redevelopment Area is located between Sunrise Boulevard to the north, Broward Boulevard to the south, the City Corporate limits to the west, and Federal Highway to the east. A portion south of NE 4th Street and east of Andrews Avenue between Broward Boulevard and Federal Highway is not included in the NPF CRA (see Map 2).

## Notable Accomplishments

### Development Projects | Business and Residential Incentives

In accordance with the NPF CRA Community Redevelopment Plan, the CRA will invest in development projects that promote the overall quality of life, create job opportunities for area neighbors, promote sustainability, promote public/private partnerships, expand housing opportunities, preserve, and expand affordable housing and enhance the tax increment revenue for redistribution and investment in the redevelopment area.



Completed Jack and Jill Elementary School

- Completion of Jack and Jill Elementary School (Madelaine Halmos Academy), funded in part by the CRA in the amount of \$2,500,000. The total cost of the project is over \$7,000,000. The new 20,063 square foot elementary school is located at 1315 W Broward Boulevard. The campus includes the Jack and Jill Center for early childhood education and after school and summer camp



# NORTHWEST-PROGRESSO-FLAGLER HEIGHTS CRA

programs. Services are provided to children of high-need working families who are fighting to break the cycle of poverty with a focus on both the child and family unit. The Jack and Jill Center serves approximately 432 low-income students within the CRA area and their families annually in addition to creating 37 permanent jobs.

- Completion of the River Gardens Townhouse Project, located in the Sweeting Estates-River Gardens neighborhood fronting Sistrunk Boulevard from the FEC Railway to NW 22 Avenue. The CRA provided \$1,500,000 towards the \$6,860,000 project and conveyed additional property to the developer for the project. 25 affordable owner-occupied for sale units were constructed, consisting of three bedrooms and two and one-half bath units with two car garages and range in size from 1,443 to 1,757 square feet. The units are priced from \$249,900 to \$259,900 and have numerous interior amenities including a gourmet kitchen, energy savings and green features. A presale period was provided to allow neighborhood residents first opportunity to reserve a unit. The contemporary designed units quickly sold out.
- Completion of the Provident at 610-618 NW 9 Avenue, funded in part by the CRA in the amount of \$420,000. The deteriorated 5,123 square foot building was completely renovated into five storefronts with Class A retail space. The eye-catching building is a vital part of re-establishing the Sistrunk Corridor area as a vibrant business district. The Provident name pays homage to the historic Provident Hospital founded in 1938 by community leaders Dr. James Sistrunk and Dr. Von Mizell and was the city's first medical facility for African Americans.
- Completion of improvements to 22 existing homes in the Sweeting Estates-River Gardens neighborhood, consisting of painting and landscaping under the CRA Residential Façade and Landscaping Program. The program was approved for funding in the amount of \$350,000 in February 2019 and was aggressively marketed by the CRA, who worked closely with the Civic Association to get maximum participation by owner-occupied and tenant-occupied single-family properties. Including the participants in this reporting period, a total of 54 homes have now been improved under this program since 2019. The program provides up to \$7,500 for each single-family property. This successful program is having a significant impact on the appearance and quality of life in this neighborhood.



Completion of River Gardens Townhouse Project



Completion of the Provident - 610-618 at NW 9 Avenue



Homes in the Sweeting Estates-River Gardens neighborhood after CRA Residential Façade and Landscaping renovations

# NORTHWEST-PROGRESSO-FLAGLER HEIGHTS CRA



Completion of improvements to 1545 Sistrunk Boulevard for restaurant use



Commencement of renovation and expansion of Hoover Canvas products at 900 NW 9 Avenue



Commencement of construction of Donna's Caribbean Restaurant at 2012 Sistrunk Boulevard

- Substantial completion of improvements at 1545 Sistrunk Boulevard for restaurant use funded in part by the CRA in the amount of \$122,500. The funding provided for installation of a grease trap, exhaust hood and roof fan, electrical and light installations, an upgraded kitchen, service area, rest rooms and exterior finishes, roof screening and other improvements needed to operate a restaurant at the 50-year-old building. The upgraded property will allow for a small hospitality business to lease space at an affordable rate while helping create community and providing an attractive destination for locals and tourists alike.
- Commencement of the renovation and expansion of the Hoover Canvas Products offices and production facility at 844 NW 9 Avenue, 843 NW 8 Avenue, 831 NW 8 Avenue, and 900 NW 9 Avenue. The project is funded in part by the CRA in the amount of \$1,100,000 and located in a CRA Focus Area. The CRA investment will allow the 70-year-old business to increase their manufacturing output, hiring and training of approximately 16 additional employees and installing state of the art equipment. Without the CRA's investment, Hoover considered closing their Fort Lauderdale operation, resulting in the loss of local jobs, and moving their entire operation to West Palm Beach, due to the large capital expense necessary to modernize and upgrade their current facility. Developing an efficient and modern complex will allow them to remain in the City.
- Commencement of construction of Donna's Caribbean Restaurant at 2012 Sistrunk Boulevard, funded in part by the CRA in the amount of \$325,000. The new 2,226 square foot take-out and drive-through restaurant will specialize in West Indian Cuisine and is part of a chain of popular restaurants with 13 locations in Miami-Dade and Broward, as well as one in Jamaica. The restaurant is owned by the Goldson family, who has owned the site for many years and wants to be part of the redevelopment efforts. Approximately 12 full-time employees will be hired from the Sistrunk area. The restaurant will contribute to the creation of diverse vibrant uses along the Sistrunk Corridor.



# NORTHWEST-PROGRESSO-FLAGLER HEIGHTS CRA

- Approval of CRA funding to Knallhart Holdings II, LLC in the amount of \$275,000 for the construction of the Abbey Project at 441 NE 3 Avenue in Flagler Village. The project consists of the renovation and reuse of the former First Evangelical Lutheran Church for hospitality use. The stone veneered Romanesque church, constructed in 1921, became part of a larger redevelopment site proposed for a mixed-use high-rise development, and was designated a historic landmark by the City Commission to preserve the structure. CRA funding assists in the preservation of this important historic asset and helps repurpose it to something the community can enjoy, including venues for music and dining. The renovation will give the building new life and includes retrofitting the structure and site for both indoor and outdoor dining, with a large full-service restaurant, world class cuisine, and event space. The project is estimated to create 140 jobs in the hospitality area.
- Approval of \$350,000 in CRA funding to BH3 DJ Flagler LLC for the Fabrick Project located at 801, 807, 815 and 819 NE 2 Avenue in the Progresso Village neighborhood. The project represents a total capital investment of \$7.5 million and converts 23,556 square feet of one story, attached blighted warehouse space to unique "Class A" office and retail space. The adaptive reuse project is strategically located along Progresso Drive where this highly visible project will help define the character of the Progresso Village business community and help activate the area. The project, which is now substantially complete, consists of a total of 12 business bays ranging from 1,053 to 3,117 square feet, and pairs contemporary architectural treatments with exciting murals and lush landscaping to create a unique business hub. The project is a complete makeover, both interior and exterior with new electric, plumbing, roof, lighting, windows, doors, polished concrete floors, finished restrooms, structural remediation, street and alley enhancements and other improvements. The developer has leased property along the Florida East Coast Railway to use 855 feet of their right-of-way for on-street parking along Progresso Drive that they have improved with sidewalk, paving and landscaping. The developer has also moved his corporate offices into the facility, and as a community benefit, is contributing \$25,000 to a scholarship fund for workforce training of CRA residents at Broward College.



Approval of funding improvements to 441 NE 3 Avenue for restaurant use

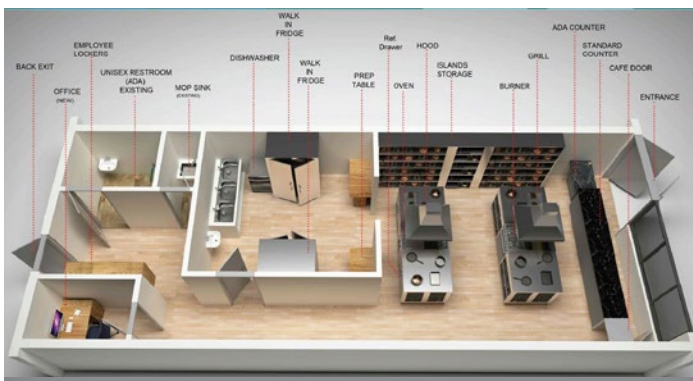


Completion of the Fabrick Project at 801, 807, 815 and 819 NE 2 Avenue in Progresso Village

# NORTHWEST-PROGRESSO-FLAGLER HEIGHTS CRA



Rendering of B & D Trap Restaurant



Rendering of Blue Tree Café Rendering



Photo of Provident retail building where Blue Tree Café will be located at 612 NW 9 Avenue

- Approval of \$350,000 in CRA funding to 1551 Sistrunk LLC for B&D Trap Restaurant located at 1551-1559 Sistrunk Boulevard. Through a Request for Proposal process, the CRA also approved the sale of adjacent CRA property to the developer for the project. The combined site will include a contemporary restaurant that will specialize in barbecue pork ribs, chicken and beef brisket and will include a substantial covered outdoor dining area, entertainment, and parking. The project will provide jobs and a destination along the Sistrunk Corridor.
- Approval of \$225,000 in CRA funding to The Blue Tree Café, LLC for the Blue Tree Café, located at 612 NW 9 Avenue in a newly renovated five bay retail building called the Provident. CRA funding provides for build-out costs for a multi-brand virtual kitchen and restaurant, that will have both a "Southern Style" virtual restaurant that serves "Healthy Soul Food" and a Vegan virtual restaurant that will offer organic, locally grown, and sourced plant-based foods and healthy low sodium offerings. Customers who order food through tech-enabled ordering platforms for take-out, curbside pickup or delivery will be able to see the kitchen operate online and to interact with the "virtual" chefs. The restaurant is also expected to offer dine-in service and will hire approximately five full-time employees from the Sistrunk area.
- Approval of \$1,000,000 in CRA funding to Broward College for free community workforce education and training at the new YMCA multi-use facility, located at 1409 Sistrunk Boulevard. Broward College is a major tenant at the new YMCA and will be occupying approximately 10,000 square feet of space under a ten-year lease with two ten-year renewals. The CRA funds are being used to leverage a Florida Department of Education Rapid Credentialing Grant to fund equipment, furnishing, network wiring and training cost to deliver high quality in demand workforce education and training to CRA area residents. It is anticipated their partnership with the CRA will allow CRA residents access to high demand, high wage jobs in the information technology, business, hospitality, and music/film technology related professions. The first two years of funding at \$250,000 per year is for improving the space for workforce education with equipment and a computer network. The second two years of funding will be utilized for student tuition costs to cover instruction and supplies. The YMCA is currently under construction and is scheduled to open in 2022.



# NORTHWEST-PROGRESSO-FLAGLER HEIGHTS CRA

- Approval of \$350,000 in CRA funding to the Omegas In Broward, Inc. for the renovation, modernization and build-out of their existing building, located at 1108 Sistrunk Boulevard to create a modern meeting and event space facility to serve residents, business organizations, community based organizations, event and party planners. The Omegas will provide event coordination, and offer their clients personalized event planning for meetings, conferences, workshops, banquets, parties, fundraisers, and other special events. The modernized structure will offer a large meeting area, new accessible restrooms, an outdoor seating area, office, and storage space in a contemporary, open, and attractive facility with high ceilings, ample windows, street frontage and good visibility.
- Approval of CRA funding in the amount of \$300,000 for the CRA Residential Façade and Landscaping Program for the Home Beautiful Park and Durrs communities. The popular program was first implemented in the River Gardens/Sweeting Estates community and was expanded to Durrs and Home Beautiful Park to enhance pride of ownership, improve property values through home beautification, and to complement CRA efforts to provide new infill housing in these areas. The program offers a \$5,000 grant that property owners of both owner-occupied and tenant-occupied single-family homes can use for exterior improvements such as pressure cleaning, exterior painting, and landscaping. A total of 29 homes in Durrs and Home Beautiful Park were improved with the program during this reporting period.
- Approval of CRA funding in the amount of \$560,000 to purchase and demolish the former YMCA building and site at 408 NW 14 Terrace and 422 NW 14 Avenue. The 41-year-old, 14,285 square foot structure is being replaced with a new state of the art multi-use facility on Sistrunk Boulevard. The purchase of the 1.7-acre parcel gives the CRA site control and allows the CRA to repurpose the site for a new use and redevelopment. The CRA closed on the property and once demolished will issue a Request for Proposal to secure developer(s) to build workforce housing on the property. The YMCA is contributing \$40,000 to the demolition cost.
- Approval of the donation of CRA property and award of the Scattered Site Infill Housing Development Project to WWA Development LLC, Fort Lauderdale Community Development Corporation, GES Mac Development,



Existing Building at 1108 Sistrunk Boulevard



Completion of Home in the Durrs neighborhood after CRA Residential Façade and Landscaping renovations



Rendering of Proposed New Single Family Homes for Scattered Site Infill Housing Project

Inc, Lemon City Development LLC and Oasis of Hope Community Development Corporation, Inc. Following the issuance of a Request for Proposals to construct and sell single family homes on 43 CRA owed properties, the five developers were selected to participate in the infill housing project. Because the land was made available at no cost, this savings is passed on to the homebuyer by the developers by adjusting the sales price of the residences to reflect zero land cost. All homes will be a minimum of 1,500 square feet and include a garage and contain numerous amenities and features. Two, three, and four-bedroom options are offered, and homes are priced from

# NORTHWEST-PROGRESSO-FLAGLER HEIGHTS CRA



Rendering of Pantry Lofts to be located at Sistrunk Boulevard and NW 3 Avenue



approximately \$259,864 to \$369,990. Numerous model types and designs are available. All home buyers are required to reside on the property for a minimum of seven years and no leases or sale of the property is permitted during the residency requirement.

- Approval of CRA funding in the amount of \$640,000 to Green Mills Holdings, Inc. and the Pantry of Broward, Inc. for the Pantry Lofts, contingent on an award of nine percent tax credit from the Florida Housing Finance Corporation. The funding supports the development of a new green certified, energy efficient eight-story, 90-unit residential tower that offers affordable senior housing consisting of one and two-bedroom units and new facilities for the Pantry of Broward, Inc. along with structured parking and building amenities. The development will be located in the Progresso Village area at the NE corner of NW 3 Avenue and Sistrunk Boulevard. It is projected that 30% of the residences will be affordable for persons up to 80% of the area median income (AMI), 55% will be affordable to low-income residents up to 60% AMI and 15% of the units will be affordable to extremely low-income residents up to 30% AMI. The Pantry of Broward is a non-profit organization that provides food for Broward County seniors.
- Approval of CRA funding in the amount of \$300,000 for continuation of a Pilot Program started in 2019 with the non-profit organization Rebuilding Together Broward County, Inc. to improve the lives and living conditions of low-income homeowners through home repairs and improvements. The program is focused primarily on the Historic Dorsey-Riverbend neighborhood, where a total of 32 homes have been improved during this reporting



Rendering of Wright Dynasty Mixed Use Development at 1217-1223 Sistrunk Boulevard

period and a total of 51 homes have been improved since the program's creation. Rebuilding Together Broward County, Inc. works with the civic association to identify homes in need of repairs, improvements as well as safety concerns, and specifically targets homes of low-income senior citizens. They recruit skilled labor volunteers and materials at a discounted rate or at no cost. The program has been very successful and has a waiting list.

- Approval of \$3,000,000 in CRA funding to Wright Dynasty, LLC for a new mixed-use development project at 1217-1223 Sistrunk Boulevard. The project consists of a six-story building with five commercial units on the ground floor, two parking levels that can accommodate



# NORTHWEST-PROGRESSO-FLAGLER HEIGHTS CRA

approximately 60 vehicles and 24 residential apartment units. Ten percent of the apartments will be rented at affordable rents to those with incomes not greater than 120% of Broward County Median Income. Residential units will range in size from approximately 720 square feet for the one bedroom to 1,075 square feet for the two-bedroom units, with a total of 18 one-bedroom and six two-bedroom units. The roof top will provide a green roof/recreational sun terrace for residents and their guest. The building will also offer various sustainable green features. The total project cost is estimated at \$7.11 million.

## NPF CRA Plan Compliance Analysis

**The redevelopment projects and business incentives support the following objectives, goals, and directives of the NPF CRA Redevelopment Plan:**

- Invest in development projects that improve the quality of life, create job opportunities for area neighbors, promote sustainability, promote public/private partnerships, and enhance tax increment revenue for redistribution and investment in the redevelopment area
- Provide for direct physical improvements to enhance the overall environment and attract business and commercial development that provides employment and job opportunities
- Support community development activities and programs, including small business development
- Encourage the development of the infrastructure necessary to meet the levels of service standards to support the Downtown Regional Activity Center and the Northwest Regional Activity Center
- Foster the development of commercial zones by creating business opportunities and neighborhood services that help revitalize Sistrunk Boulevard as a mixed-use corridor
- Provide upgrades and improvements to infrastructure to induce private investment and support development, increase densities and intensities of use and mixed-use development by providing incentives for quality development
- Target and attract specific businesses, retail users, and industries to establish a presence in the redevelopment area and create jobs for area residents
- Provide maximum opportunities to encourage private investment that facilitates preservation, rehabilitation, redevelopment, improvement of commercial areas in the CRA
- Expand housing opportunities and improve the quality of life, revitalize residential neighborhoods, and preserve and expand affordable housing in the entire redevelopment area
- Increase the supply of affordable housing through purchase assistance programs and targeted infill development projects
- Target single family infill housing to remove pockets of blighted and vacant land and promote homeownership opportunities in the River Gardens Sweeting Estates area
- Dispose of CRA properties within the redevelopment area to facilitate homeownership opportunities and enter into agreements with such persons to ensure that the redevelopment occurs
- Increase the number of newly constructed or renovated housing units
- Pursue the redevelopment of all vacant properties at the intersection of Sistrunk Boulevard and NW 7 Avenue for large scale developments
- Utilize CRA resources to help create new jobs in the redevelopment area

# NORTHWEST-PROGRESSO-FLAGLER HEIGHTS CRA



Concept Bandstand at Provident Park



Concept Splash Pad at Provident Park

## Capital Projects

- Approval of CRA funding in the amount of \$71,205 for the Made to Move Project to implement safety measures through traffic calming. The purpose of the Made to Move Project is to improve activity connections between the Flagler Greenway and the business center in the MASS District of the CRA. This includes adding crosswalks at NE 2nd Avenue and NE 4th Avenue, intersection safety improvements through bulb outs and realignments, adding bicycle parking, creative place making and other improvements. The CRA funds will be utilized to address the civic association's desire for raised intersections on Flagler Drive to mitigate safety issues caused by vehicles speeding.
- Approval of CRA funding in the amount of \$163,870 for design plans and post design services by ACAI Associates, Inc for Provident Park Improvements at 1412 Sistrunk Boulevard. In Fiscal Year 2020, \$914,336 was allocated to capital project Provident Park Improvements (P -12621) and in Fiscal year 2021 an additional \$450,533 was allocated for a total of \$1,354,869. Proposed upgrades within the park will include monuments to honor the neighborhood's historical significance, interactive water

splash pads, improved walking trails, an amphitheater/ bandstand, new restrooms, landscape designs and public art. This currently underutilized park will become a significant feature along the Sistrunk Corridor, providing the enjoyment of art and culture, and bringing new life to the neighborhood in an inviting area that brings families, neighbors, and visitors together.

- Completion of the CRA owned off-street parking lot at 1136 Sistrunk Boulevard, funded by the CRA in the amount of \$268,959 and commencement of construction on the CRA owned off-street parking lot at 1812 Sistrunk Boulevard, funded by the CRA in the amount of \$209,540 - Capital Project (P12166). Both parking lots will be free to the public and will serve as an incentive for private business development along the Sistrunk Corridor.

## NPF CRA Plan Compliance Analysis

**The capital projects support the following objectives, goals, and directives of the NPF CRA Redevelopment Plan:**

- Provide for direct physical improvements to enhance the overall environment and attract business and commercial development that provides employment and job opportunities
- Improve the quality of life by enhancing public parks and public space, to attract neighbors and businesses to locate to the CRA district
- Encourage the development of the infrastructure necessary to meet the levels of service standards to support the Downtown Regional Activity Center and the Northwest Regional Activity Center
- Assist in providing public amenities and incentives to stimulate private development



# NORTHWEST-PROGRESSO-FLAGLER HEIGHTS CRA

## Community Initiatives

### Light Up Sistrunk Holiday Decorations

- Light Up Sistrunk has been a very popular, well attended holiday event since its creation in 2007. While this community celebration of the holiday spirit has been put on hold during this reporting period because of the COVID-19 pandemic, the CRA contributed \$90,000 for holiday lights and festive street décor that decorated the Sistrunk Corridor to promote the holiday spirit.

### Emergency Business Investment Program

- The CRA's Emergency Business Investment Program was created in Fiscal Year 2020 to cover rent, mortgage payments, payroll, and utility expenses of businesses located in the CRA area. The funding was made available in response to the public health threat of COVID-19 and the impact on the ability of business establishments to operate. During this reporting period, 29 CRA small businesses were assisted and \$300,000 was spent on the program, with a total of 47 businesses assisted and \$445,000 expended since its creation.

### NPF CRA Plan Compliance Analysis

**These community initiatives support the following Redevelopment Plan objectives, goals, and directives of the NPF CRA Redevelopment Plan:**

- Respond to community desires, preserve neighborhood integrity, and improve community cohesion and quality of life
- Utilize marketing, public relations and other promotional means to inform the public, residents, targeted businesses, and visitors about the redevelopment efforts taking place in the CRA district
- Utilize public venues for art, special events and other placemaking activities will be part of the overall quality of life programming to attract residents and businesses to invest in the CRA district
- Support community development activities and programs, including small business development



Holiday decorations on Sistrunk Boulevard



Graphic from Business Investment Program was created in Fiscal Year 2020

# NORTHWEST-PROGRESSO-FLAGLER HEIGHTS CRA



Sistrunk Boulevard Urban Design Improvement Plan Rendering

## Planning for the Future

### Approval of The CRA's Economic Development Corporation Charter Documents and By Laws

During this reporting period, the CRA Board approved and accepted the charter documents for Invest Fort Lauderdale, Inc, the Northwest-Progresso-Flagler Heights Community Redevelopment Area Economic Development Corporation, appointing members of the Economic Development Corporation Board, approving the qualifications for service and terms of the board, and ratifying the duties of the board members as set forth by the by-laws.

These actions provide the framework for the Economic Development Corporation (EDC) to begin operations. The EDC will be limited to the Northwest-Progresso-Flagler Heights Community Redevelopment Area and cannot operate outside the NPF CRA limits.

In the last reporting period, the CRA Board approved the creation of an Economic Development Corporation along with affiliated entities, a certified-Community Development Financial Institution (CDFI) and a certified Community Development Entity (CDE) to supplement the work of the CRA and provide additional financial resources for continued development in the CRA. Through the creation of these community and economic development entities, the CRA is laying the foundation by creating a model development and investment ecosystem for the CRA's current activities, as well as the future, beyond the CRA's sunset in the year 2025. The

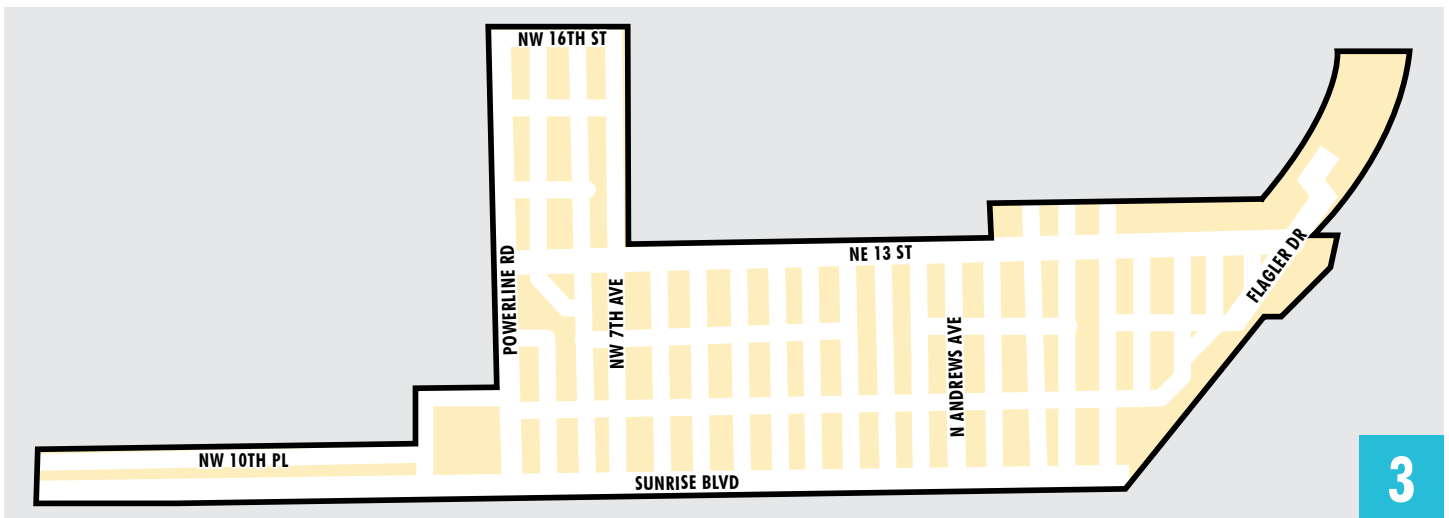
goal is to leverage federal and other capital resources, both private and philanthropic, to assist with implementation of the CRA's vision and plan.

### NPF CRA Plan Compliance Analysis

**This project supports the following objectives, goals, and directives of the NPF CRA Redevelopment Plan:**

- Invest in development projects that promote the overall quality of life, create job opportunities for area neighbors, promote sustainability, promote public/private partnerships, expand housing opportunities, preserve, and expand affordable housing and enhance the tax increment revenue for redistribution and investment in the redevelopment area
- Support community development activities and programs, including small business development
- Expand housing opportunities and improve the quality of life, revitalize residential neighborhoods, and preserve and expand affordable housing in the entire redevelopment area
- Target and attract specific businesses, retail users, and industries to establish a presence in the redevelopment area
- Provide maximum opportunities to encourage private investment that facilitates preservation, rehabilitation, redevelopment, and improvement of commercial areas in the CRA





## Central City Community Redevelopment Area

Established in April 2012, the 344-acre district is generally bounded by NW/NE 13 Street and NW/NE 16 Street to the north, Sunrise Boulevard to the south, Powerline Road, and I-95 to the west, and the FEC Railroad right-of-way to the east (see map 3). This CRA operates with tax increment financing (TIF) funds collected by the City of Fort Lauderdale.

In accordance with the Central City Redevelopment Plan, the CRA will develop workable programs to aid in rehabilitation, conservation, and redevelopment.

## Notable Accomplishments

- Emergency Business Investment Program
  - The CRA's Emergency Business Investment Program was created in Fiscal Year 2020 to cover rent, mortgage payments, payroll, and utility expenses of businesses located in the CRA area. The funding was made available in response to the public health threat of COVID-19 and the impact it was having on the ability of business establishments to operate. During this reporting period, 11 CRA small businesses were assisted and \$120,000 spent on the program, with a total of 12 businesses assisted and \$130,000 expended since its creation.
- Capital Improvement Project
  - The City of Fort Lauderdale, the CRA and Broward County approved a \$1,000,000 grant to fund the NE 4 Avenue Streetscape Project. It provides for improvements on the NE 4 Avenue right-of-way between Sunrise Boulevard and NE 13 Street. The improvements include wider streets, landscaping, and LED pedestrian lighting. This project is currently in the design and permitting phase. Construction is anticipated to start in the summer of 2022. This project will be a catalyst for new business development, business expansion, and job creation in the Central City Community Redevelopment Area.



Graphic from Business Investment Program was created in Fiscal Year 2020

# CENTRAL CITY CRA



New business development along NE 13 Street

- Proposed Mixed Use Project
  - South Middle River Lofts project is a 5-story mixed-use development consisting of 60 residential units, 2,250 square feet of ground floor commercial retail space, and surface parking. The use of the property will complement the existing uses in the community and provide an enhancement to the area through the installation of wide sidewalks, landscaping, on-street parallel parking, and decorative pedestrian lighting adjacent to the site. Construction is anticipated to break ground in the summer of 2022.

## Central City CRA Plan Compliance Analysis

The need for the community to have a sense of place is of particular importance, by promoting NE 13 Street and NE 4 Avenue as a neighborhood commercial center we can begin to encourage new amenities in the area. Recommended strategies include:

- Redevelopment of the 13 Street Corridor Business District
  - New commercial development should focus on neighboring service businesses and additional development of the major commercial areas along Sunrise Boulevard and the east end of NE 13 Street.
- Infrastructure and Neighborhood Improvements
  - Capital projects should be designed to correct drainage issues, improve traffic flow, complete traffic calming, add parking and improve area aesthetics.
  - Neighborhood improvements could include sidewalks, lighting, and open spaces.
- To enhance the economy of the area, the CRA should work to attract additional commercial activity and small



Completion of Cumberland Farms

businesses to the area.

- The construction of new facilities or redevelopment of existing facilities will increase demand for additional goods and services and provide a more attractive marketplace thus attracting new retailers and service providers along with increasing sales.
- The CRA should work to assemble the best possible package of incentives to attract new businesses to the area.
- The CRA should also assist with the general marketing and promotion of the area by promoting local special events designed to improve the image and profile of the CRA.
- Grant and Financing Programs. The CRA can provide matching funds for a variety of property improvements such as code compliance and commercial building facades. It can also provide small business loans as well as a number of employment initiatives.



## New Commercial Development

In conjunction with capital improvement programming along NE 4th Avenue, new development along NE 4th Avenue is occurring without CRA financial assistance, showing renewed confidence in the area.

- Completion of Cumberland Farms, a 20,115 sq. ft. in size, gas station and convenience store. The site is equipped with 16 gas pumps, 53 parking spaces, and a 77 sq. ft. outdoor seating area. The attractive new store is 5518 sq. ft in size and offers variety of cold and hot foods and beverages as well as Wi-Fi. Part of the company's business model is hiring and retaining locals.
- Completion of Sherwin Williams, a paint and coating manufacturing company store. It includes sale of equipment and supplies, maintenance and repair of paint equipment, and contractor support services.
- Cumberland Farms and Sherwin Williams significantly improved the physical surroundings and encourages walkability in the NE 4th Avenue commercial corridor. Although these projects did not receive any City or CRA financial assistance, they contribute to the increase in the tax base in the area, the removal of blight, improved aesthetics, and help support development.

Cumberland Farms and Sherwin Williams significantly improves the physical surroundings and encourages walkability in the NE 4 Avenue commercial corridor. Although these projects did not receive any City or CRA financial assistance, they contribute to the increased tax base in the area, the removal of blight, improved aesthetics, and help support future development.

## New Private Development

South Middle River Lofts project is a 5-story mixed-use development consisting of 60 residential units, 2,250 sq ft. of ground floor commercial retail space, and surface parking. The proposed use of the property will complement the existing uses in the community and provide an enhancement to the area through the installation of wide sidewalks, landscaping, on street parallel parking and decorative pedestrian lighting adjacent to the site. Construction is anticipated to break ground in the summer of 2022. This project did not receive CRA or City financial assistance.



Completion of Sherwin-Williams Store



Rendering of proposed South Middle River Lofts project

## Planning for the Future

### Rezoning for Mixed-Use Development

During this reporting period, the CRA hired a new consultant, The Corradino Group, to continue the rezoning study of the Central City area. The goal of the rezoning is to establish mixed-use zoning classifications within the Central City CRA to encourage redevelopment.

### Central City CRA Compliance Analysis

The CRA Plan recommends certain strategies and actions, these include:

- Economic Development Strategies
  - There are several locations where mixed-use development could fit with the nature of the community and overall redevelopment plans.
- Planning and Land Use Regulations
  - The CRA can undertake a variety of studies to address specific issues, encourage development, and promote quality development standards.
  - The CRA may propose and pursue appropriate changes to the zoning and land use regulations.
- Increase density to allow more residential development in the district.

# FINANCIAL OVERVIEW

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## FINANCIAL STATEMENT

Included in this Annual Report are the Fort Lauderdale (FL) CRA's financial statements for the period of October 1, 2020 to September 30, 2021. They reflect the Agency's combined financial position as well as by individual area activity.

## FINANCIAL STATUS

As of September 30, 2021, the FLCRA Trust Funds had combining assets amounting to \$58,930,014. This includes cash and cash equivalents of \$47,492,560, investments of \$5,875,662, property inventory of \$5,558,920 and receivables of \$2,872. The property inventory includes Redevelopment Parcels A & B (\$1,458,832) located in the Central Beach Redevelopment Area, and various other properties (\$4,100,089) acquired for redevelopment that are located in the Northwest-Progresso-Flagler Heights Redevelopment Area.

As of September 30, 2021, the FLCRA Trust Funds had combined liabilities of \$2,034,727

During the 2020/2021 Fiscal Year, the FLCRA Trust Funds received a total of \$16,211,629 in revenues. Of that amount, \$16,022,396 was received in tax increment funds (\$6,215,396 from the City of Fort Lauderdale, \$7,556,399 from Broward County, \$1,578,628 from North Broward Hospital District, and \$671,973 from Children's Services Council). In addition, \$153,705 was received for loan repayments/ other miscellaneous revenues and \$35,528 was interest income earned.

During the 2020/2021 Fiscal Year, the FLCRA Trust Funds had expenditures of \$21,413,834. Of that amount, \$2,698,323 was spent on CRA operations, \$4,244,090 was spent on business incentives, \$13,624,189 was spent on capital improvements and \$847,232 was used for debt service.



# STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES GOVERNMENTAL FUNDS

## For Fiscal Year Ended September 30, 2021

	Major Funds			
	Special Revenue Fund	Debt Service Fund	Capital Projects Fund	Total CRA Funds
<b>REVENUES</b>				
Intergovernmental Revenues				
City	\$ 6,215,396	\$ -	\$ -	\$ 6,215,396
Broward County	7,556,399	-	-	7,556,399
North Broward Hospital District	1,578,628	-	-	1,578,628
Children's Services Council	671,973	-	-	671,973
Interest Income	33,085	-	2,443	35,528
Miscellaneous	82,500	-	71,205	153,705
<b>Total Revenues</b>	<b>16,137,981</b>	<b>-</b>	<b>73,648</b>	<b>16,211,629</b>
<b>EXPENDITURES</b>				
Current:				
Economic Environment	6,935,298	239	6,876	6,942,413
Debt Service				
Principal	-	712,000	-	712,000
Interest and Fiscal Charges	-	135,232	-	135,232
Capital Outlay	-	-	13,624,189	13,624,189
<b>Total Expenditures</b>	<b>6,935,298</b>	<b>847,471</b>	<b>13,631,065</b>	<b>21,413,834</b>
<b>Excess (Deficiency) of Revenues Over (Under) Expenditures</b>	<b>9,202,683</b>	<b>(847,471)</b>	<b>(13,557,417)</b>	<b>(5,202,205)</b>
<b>OTHER FINANCING SOURCES (USES)</b>				
Transfers In		1,847,732	450,533	2,298,265
Transfers (Out)	(2,298,265)	-	-	(2,298,265)
<b>Total Other Financing Sources (Uses)</b>	<b>(2,298,265)</b>	<b>1,847,732</b>	<b>450,533</b>	<b>-</b>
<b>Net Change in Fund Balances</b>	<b>6,904,418</b>	<b>1,000,261</b>	<b>(13,106,884)</b>	<b>(5,202,205)</b>
<b>Fund Balances - Beginning</b>	<b>26,065,897</b>	<b>1,513,124</b>	<b>34,518,471</b>	<b>62,097,492</b>
<b>Fund Balances - Ending</b>	<b>\$ 32,970,315</b>	<b>\$ 2,513,385</b>	<b>\$ 21,411,587</b>	<b>\$ 56,895,287</b>

# FINANCIAL OVERVIEW

## BALANCE SHEET GOVERNMENTAL FUNDS SEPTEMBER 30, 2021

	Major Funds			Total CRA Funds
	Special Revenue Fund	Debt Service Fund	Capital Projects Fund	
<b>ASSETS</b>				
Cash and Cash Equivalents	\$ 23,968,668	\$ 2,513,385	\$ 21,010,507	\$ 47,492,560
Investments	3,605,734	-	2,269,928	5,875,662
Accounts Receivable (Net)	2,356	-	-	2,356
Accrued Interest Receivable	516	-	-	516
Properties Held for Resale	5,558,920	-	-	5,558,920
<b>Total Assets</b>	<b>\$ 33,136,194</b>	<b>\$ 2,513,385</b>	<b>\$ 23,280,435</b>	<b>\$ 58,930,014</b>
<b>LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCES</b>				
Liabilities:				
Accounts Payable	\$ 165,879	\$ -	\$ 1,868,848	\$ 2,034,727
<b>Total Liabilities</b>	<b>165,879</b>	<b>-</b>	<b>1,868,848</b>	<b>2,034,727</b>
Fund Balances:				
Restricted for:				
Redevelopment Projects	32,970,315	-	21,411,587	54,381,902
Debt Service	-	2,513,385	-	2,513,385
Total Restricted	32,970,315	2,513,385	21,411,587	56,895,287
<b>Total Fund Balances</b>	<b>32,970,315</b>	<b>2,513,385</b>	<b>21,411,587</b>	<b>56,895,287</b>
<b>Total Liabilities, Deferred Inflows of Resources, and Fund Balance</b>	<b>\$ 33,136,194</b>	<b>\$ 2,513,385</b>	<b>\$ 23,280,435</b>	<b>\$ 58,930,014</b>



## GENERAL ACTIVITIES AND TAX INCREMENT ANALYSIS

During the period of October 1, 2020 to September 30, 2021, significant activities occurred in the, Northwest-Progresso-Flagler Heights and Central City areas that resulted in further increase to the tax base of each area.

### NORTHWEST-PROGRESSO-FLAGLER HEIGHTS REDEVELOPMENT AREA

The 2020 Final Tax Roll shows 2020 net taxable value for District: \$1,657,134,500; County: \$1,654,487,790; and City: \$1,655,536,450. These minimal differences were not material to the overall taxes due to the City. The District net taxable value of \$1,657,134,500 in comparison to the 1995 base year valuation of \$208,260,650 resulted in an incremental increase in the net taxable value for the Northwest-Progresso-Flagler Heights area of \$1,448,873,850. This yielded \$15,470,675 in tax increment proceeds for use in the 2021 fiscal year.

	Base Year 1995	Current Year 2020	Increase/ (Decrease)
Total Assessed Value	\$ 314,725,860	\$ 2,068,440,500	\$ 1,753,714,640
Less Exemptions:			
Total Exemptions	106,465,210	411,306,000	304,840,790
Net Taxable Value	<u>\$ 208,260,650</u>	<u>\$ 1,657,134,500</u>	<u>\$ 1,448,873,850</u>

	FY 2020 Millage Rates:	Amount Due if Received	
		Before 1/1/21 @95%	After 1/1/21 @100%
Property Taxes Due From:			
Broward County	5.4999	\$ 7,556,399	\$ 7,954,105
North Broward Hospital District	1.1469	1,578,628	1,661,713
Children's Services Council	0.4882	671,973	707,340
City of Fort Lauderdale	4.1193	5,663,675	5,961,763
Totals	<u>11.2543</u>	<u>\$ 15,470,675</u>	<u>\$ 16,284,921</u>

# FINANCIAL OVERVIEW

## GENERAL ACTIVITIES AND TAX INCREMENT ANALYSIS

### CENTRAL CITY REDEVELOPMENT AREA

The 2020 Final Tax Roll shows 2020 City net taxable value of \$303,410,520 in comparison to the 2012 base year valuation of \$162,010,550. This resulted in an incremental increase in the net taxable value for the Central City area of \$141,399,970. This yielded \$551,721 in tax increment proceeds for use in the 2021 fiscal year.

	Base Year 2012	Current Year 2020	Increase/ (Decrease)
Total Assessed Value	\$ 220,801,800	\$ 371,652,670	\$ 150,850,870
Less Exemptions:			
Total Exemptions	58,791,250	68,242,150	9,450,900
Net Taxable Value	<u>\$ 162,010,550</u>	<u>\$ 303,410,520</u>	<u>\$ 141,399,970</u>

	FY 2020 Millage Rates:	Amount Due if Received	
		Before 1/1/20 @95%	After 1/1/20 @100%
Property Taxes Due From:			
City of Fort Lauderdale	4.1193	\$ 551,721	\$ 580,759
Totals	4.1193	<u>\$ 551,721</u>	<u>\$ 580,759</u>



NORTHWEST PROGRESSO FLAGLER HEIGHTS CRA - COMPLETED Incentive Projects Fiscal Year 2021				
Vendor	Total Encumbrance	Total Disbursement	Remaining Awarded Incentives	Comments
*Sweeting Estates - Painting & Landscaping FY21	- \$	(155,130.02)	-	\$7500 per homeowner. Funds are not encumbered
*Continuation & Expansion - Home Beautiful/Durrs Community FY21	-	(120,365.66)	-	\$5,000 per homeowner. Funds are not encumbered
*Emergency Business Assistance FY21	-	(300,000.00)	-	\$10,000 per small business
Rebuilding Together Broward	\$ 255,000	\$ (255,000.00)	-	Final 4th Quarter payment made on 2/17/2021
FPA II LLC ( The Pharmacy Project)	\$ 748,500	\$ (748,500.00)	-	Wire sent 4.9.2021
Numerous Applicants	\$ 315,000	\$ (270,000.00)	\$ 45,000	3 Applicants approved in FY2020; 3 additional approved in FY21 at \$45,000 per applicant
****Shipmonk	\$ 221,917	-	\$ 221,917	Work completed. Pending proof of job creation prior to making payment.
****BH3 DJ Flagler	\$ 350,000	-	\$ 350,000	Work completed. Pending invoice for payment. Received a request to refinance and modify restrictive covenants.

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

\*Sweeting Es. & Durrs Home Beautiful awarded \$300,000.

\*\*\*\* Structurally completed projects - Pending items.



**City of Fort Lauderdale  
Community Redevelopment Agency (CRA)**

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