



CITY OF FORT LAUDERDALE
City Commission Agenda Memo
CRA BOARD MEETING

#22-0802

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

FROM: Greg Chavarria, CRA Executive Director

DATE: September 22, 2022

TITLE: Resolution Waiving the Maximum Funding Amount and Percentage of Funding of Eligible Project Cost Under the Property and Business Improvement Program, Approving an Additional Property and Business Improvement Program Forgivable Loan in the Amount of \$416,900 to the American Legion Robert Bethel Post 220, Inc for the Substantial Renovation and Expansion of the American Legion Post 220 at 1455 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**)

Recommendation

Staff recommends the Community Redevelopment Agency (CRA) Board of Commissioners waive the maximum funding amount and percentage of funding of eligible project cost under the Property and Business Improvement Program, approve an additional Property and Business Improvement Program forgivable loan in the amount of \$416,900 to the American Legion Robert Bethel Post 220, Inc for the substantial renovation and expansion of the American Legion Post 220 at 1455 Sistrunk Boulevard, authorize the Executive Director to execute any and all related instruments, and delegate authority to the Executive Director to take certain actions.

Background

On August 20, 2019, The American Legion Robert Bethel Post 220, Inc was awarded a \$125,000 CRA Façade Program forgivable loan and a \$225,000 Property and Business Improvement Program (PBIP) forgivable loan to renovate and expand their facility at 1455 Sistrunk Boulevard. A copy of the location map, Broward County Property Appraiser Information, plans and renderings of the proposed project are attached as Exhibits 1 & 2. The award is the maximum award under both programs and the maximum the CRA can contribute to eligible project costs when the project is assigned a CRA project manager and is bid and managed by the CRA.

American Legion Robert Bethel Post 220 has been in existence since 1947 and has continuously provided benefits to the community through various services over the years including ROTC scholarships, academic scholarships, sponsorships of little league

baseball teams, targeted food giveaways, and providing fellowship among veterans. They also have a women's auxiliary unit that provides services to the community with an additional focus on women veterans, children and youth services, needy families, and supplies for disabled veterans. Their small 960 square foot building on their 3,114 square foot lot is being tripled in size to 2,544 square feet and will be completely gutted, renovated, and expanded into a contemporary, open, and attractive facility with high ceilings, storage space, ample windows, street frontage, and good visibility. The expanded facility will create a large meeting area that can also be rented out to members and others for special events, serviced by a new modern kitchen, new handicap accessible restrooms, an outdoor social gathering and event area, and office and storage space. The original estimated cost of the renovations was projected at approximately \$350,000 to \$375,000 and the project was awarded \$125,000 under the CRA Façade Improvement Program and \$225,000 under the Property and Business Improvement Program, secured by a first mortgage, with the estimated contribution of the American Legion of \$25,000. The project is in the CRA Focus Area. Under the Façade Program, the CRA funds cover 100% of the project cost of the first \$75,000 and 95% for cost between \$75,000 and \$125,000. Under the PBIP program, the funding limits in the CRA focus area are 90% of the project cost not to exceed \$225,000. The American Legion had sufficient funds to cover their required \$25,000 funding match and still had an adequate operating reserve. They were provided assistance from the Florida Panthers Foundation in 2017 with a \$25,000 donation to help with this capital project.

Corey Ritchie, CRA Project Manager and State Certified General Contractor, is assigned the project and has been working with the City Procurement Services Department to bid out the project on behalf of the CRA through the City's bidding platform Bid Sync. Three (3) bids were received for Bid #12694-923 on July 19, 2022, and the lowest responsible bid was for \$640,000. A copy of the bid tabulation is attached as Exhibit 3. The bids did not include the cost of millwork for cabinetry, fixtures, and interior finishes and paint, which is estimated at an additional \$100,000, for a total project cost estimated at \$740,000. The American Legion has already contributed \$26,773 for predevelopment cost for development review, architectural and engineering drawings. The CRA has also spent \$41,927 as part of the Phase I and Phase II architectural services for the project.

Based on an updated total hard project cost of \$740,000, an additional \$436,900 is needed for this project. Updated Project Budget and Expenses are attached as Exhibit 4. The American Legion can contribute an additional \$20,000 to the described increased cost (4.6%) and staff is requesting that the CRA provide an additional \$416,900 from the Property and Business Improvement Program for this project, thus allowing the award of this project to the Lowest Responsible Bidder. Without the additional funding, the project will not be able to move forward. The following timeline provides the estimated schedule for the project:

- February 3, 2022 Government Approvals and Permits (completed)
- October 31, 2022 Contractor Award
- December 15, 2022 Contractor Notice to Proceed
- September 15, 2023 Completion of Construction

The Northwest-Progresso-Flagler Heights (NPF) CRA Advisory Board, at their meeting of August 9, 2022, unanimously recommended approval of this item. A copy of the August 9, 2022 minutes are attached as Exhibit 5. The Property and Business Improvement Program Agreement Amendment and Resolution are attached as Exhibits 6 and 7.

Consistency with the NPF CRA Community Redevelopment Plan

The NPF CRA Community Redevelopment Plan is designed, in part, to stimulate private development of areas planned for commercial development. The project is consistent with the NPF CRA Community Redevelopment Plan which provides for direct physical improvements to enhance the overall environment, improve the quality of life, and attract sound business and commercial development that provide employment and job opportunities. This includes expanding opportunities for existing stakeholders to participate in the revitalization of the area and to put together incentive packages that focus on existing buildings and people who have already invested in and own property in the community.

Resource Impact

Funds for this transaction are available in the account listed below.

| <i>Funds available as of August 18, 2022</i> | | | | | |
|--|--|---|----------------------------------|-------------------------------------|------------------|
| ACCOUNT NUMBER | INDEX NAME (Program) | CHARACTER CODE/ SUB- OBJECT NAME | AMENDED BUDGET (Character) | AVAILABLE BALANCE (Character) | AMOUNT |
| 119-CRA092202-4203 | Property & Business Improvement Program FY22 | Other Operating Expense/Redevelop ment Projects | \$1,300,000 | \$766,717 | \$416,900 |
| TOTAL AMOUNT ► | | | | | \$416,900 |

Strategic Connections

This item is a *2022 Commission Priority*, advancing the Smart Growth initiative.

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

- The Neighborhood Enhancement Focus Area
- Goal 4: Build a thriving and inclusive community of neighborhoods.

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

This item supports the *Advance Fort Lauderdale 2040 Comprehensive Plan* specifically advancing:

- The Neighborhood Enhancement Focus Area
- The Future Land Use Element

- Goal 2: Sustainable Development: The City shall encourage sustainable, smart growth which promotes social equality, preservation of neighborhood character and compatibility of uses.

Attachments

Exhibit 1 - Location Map/ Broward County Property Appraiser Information

Exhibit 2 - Plans and Renderings of Proposed Project

Exhibit 3 - Bid Tabulation - Bid # 12694-923 - American Legion Post

Exhibit 4 - Updated Project Budget and Expenses

Exhibit 5 - August 9, 2022, NPF CRA Advisory Board Draft Minutes

Exhibit 6 - First Amendment - Property and Business Improvement Program Agreement

Exhibit 7 - Resolution

Prepared by: Bob Wojcik, CRA Housing and Economic Development Manager
Clarence Woods, CRA Manager

CRA Executive Director: Greg Chavarria