



CITY OF FORT LAUDERDALE
City Commission Agenda Memo
CRA BOARD MEETING

#24-0373

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

FROM: Susan Grant, Acting CRA Executive Director

DATE: May 21, 2024

TITLE: Resolution of the Fort Lauderdale Community Redevelopment Agency Waiving the Minimum Requirement For Total Project Costs and the Minimum Contribution Requirement under the Development Incentive Program and Approving a \$307,663 Forgivable Loan to the Boys and Girls Clubs of Broward County, Inc. and Authorizing the Executive Director to Execute all Related Instruments; Authorizing the Executive Director Take Certain Actions– **(Commission District 3)**

Recommendation

Staff recommends the Community Redevelopment Agency (CRA) Board of Commissioners resolve to waive the minimum project cost and minimum contribution requirement under the Development Incentive Program (DIP) and approve a request for forgivable loan funding from the Boys and Girls Clubs of Broward County, Inc. (BGCBC) in the amount of \$307,663 for the construction of a new teen center, located at 832 NW 2nd Street, Fort Lauderdale, FL 33311; and authorize the Executive Director to negotiate and execute the development agreement and any and all other documents or instruments necessary or incidental to consummation of the transaction and delegating the Executive Director to take certain actions.

Background

The CRA has received a request for funding assistance from the Boys and Girls Clubs of Broward County, requesting \$307,663 from the Development Incentive Program for the construction of a new teen center within the Northwest-Progresso-Flagler Heights (NPF) Community Redevelopment Area. The center is to be located on the empty lot to the east of the current BGCBC property at 832 NW 2nd Street. The proposed 7,200 square-foot teen center will be free standing, with a covered, but open breezeway to connect it to the existing Nan Knox Club. The state-of-the-art Center will include specialty rooms such as a recording studio, a technology lab, and a culinary arts kitchen. It will provide a safe place for teens ages 13-18 and continue to offer programs in the Club's core areas of academic success, good character, and healthy lifestyles. It will also heavily emphasize career and education exploration and support.

The mission of the Boys and Girls Clubs of Broward County is to enable young people to reach their full potential as productive, caring, and responsible citizens. The Club's goal is that all members graduate from high school with a plan for their future, demonstrate good character and citizenship by participating in leadership training and volunteering in community projects, as well as engage in nutritional education and physical fitness activities that teach and promote a healthy lifestyle.

The programs provide focus on academics, social recreation, health and physical education, leadership and citizenship development, cultural enrichment, and personal adjustment with one-on-one counseling. The Boys and Girls Clubs of Broward County serve over 12,500 youth between the ages of 6-18 each year. The Nan Knox Club serves 1,054 members from the 33311-zip code and approximately 500 youth are from the NPF CRA area.

The applicant projects that the teen center will create two new full-time positions and five new part time jobs. Moreover, it will be a pipeline for young talent prepared to acquire jobs. The teen center concept is a proven solution. The active teen center in North Lauderdale has implemented programs focused specifically for teens and the results have been positive.

The Northwest Boys Club opened in 1968 in a 1,500 square-foot refurbished church. The second club, now known as the Nan Knox Club, chartered in Broward County, became the first to admit girls in 1987. It has grown to over 25,000 square feet and served thousands of local youths. With the addition of two new Clubs in the late 1990's and the chartering of two Clubs solely for teen members, the Boys and Girls Clubs of Broward County is now made up of 13 chartered Clubs with a membership of over 7,000 youth annually. Supported by many of the most prominent members of our community, BGCBC is proud to be the 5th largest Club in the nation.

Last year, BGCBC served 7,298 youth members, ages 6-18, throughout Broward County. Of the members, 66% live in single-parent households; 87% qualify for free or reduced lunch; 81% attended Title 1 schools; and 43% of member families reported that they earn less than \$20,000.00 annually. BGCBC's programs and services have a positive impact on its members' academic success, as 96% of the Club's members progress to the next grade level on time, 98% of senior members graduated from high school, and 76% of senior members enrolled in college.

The Workforce Development Initiative program helps place club members in part-time jobs, apprenticeships, or even full-time positions upon graduation from high school. Members can earn certificates in safe food handling, refereeing, OSHA 10, UPS Road Code Safe Driving, customer service, and other certification programs being added on a rotating schedule. These certifications give members an advantage over other job applicants. Youth get the chance to explore various careers based on their interests and talents, determine the corresponding educational path they need to pursue, and map out a plan for their future. In addition, the Club offers financial education resources and an interactive curriculum that helps teens gain useful knowledge and skills in financial

literacy, including managing a checking account, budgeting, saving, investing, entrepreneurship, and paying for college.

In addition to the academic and healthy lifestyle programs, the Clubs are active in their communities and work to make their community a better place. Programs such as the Dale Carnegie Public Speaking and Leadership Development Program, Keystone Club for teenagers, Torch Club for pre-teens, and Youth of the Year, prepare its members to be the leaders that their neighborhoods need.

The CRA’s contribution to this project represents 19% of the total construction cost. The applicant projects that the teen center will be completed within a few months.

Sources	
CRA	\$307,663.00
Fort Lauderdale Housing and Community Development Funding (CDBG)	300,000.00
Fred A. DeLuca Foundation	<u>1,000,000.00</u>
TOTAL	\$1,607,663.00

Uses	
New Construction	\$900,000.00
Site Work	514,663.00
Equipment and Fixtures	193,000.00
TOTAL	\$1,607,663.00

Attached are copies of the Location Map (Exhibit 1); Broward County Property Appraiser Information (Exhibit 2); Application for CRA Funding Assistance (Exhibit 3); Project Purpose and Economic Impact (Exhibit 4); Business Plan (Exhibit 5); Project Photos (Exhibit 6); Project Cost and Funding Breakdown (Exhibit 7); Minutes of the Advisory Board Meeting of 3/12/2024 (Exhibit 8); a draft of the Development Incentive Program Agreement (Exhibit 9); and Resolution (Exhibit 10).

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.

Per the CRA plan, the CRA will establish incentive programs to address redevelopment obstacles. The CRA 5-Year Program, which is incorporated as part of the Plan, identifies

strategic objectives, goals and measurements that include targeting and attracting businesses, retail uses and industries to establish a presence in the redevelopment area and create jobs for area residents. In addition, it calls for investing in development projects that create job opportunities for area residents, promote public private partnerships and investment in the redevelopment area. Staff finds that the proposed improvements comply with the CRA Plan and are in the best interest of the community.

Resource Impact

There will be a fiscal impact to the CRA in the amount of \$307,663 in the account listed below.

<i>Funds available as of April 24, 2024</i>					
ACCOUNT NUMBER	COST CENTER NAME (Program)	CHARACTER/ ACCOUNT NAME	AMENDED BUDGET (Character)	AVAILABLE BALANCE (Character)	AMOUNT
20-119-1531-552-40-4203-CRA092404	Development Incentive Improvement Program FY 24	Other Operating Expenses/Development Projects	\$20,874,754	\$15,786,744	\$307,663
TOTAL AMOUNT ►					\$307,663

Strategic Connections

This item is a FY 2024 Commission Priority, advancing the Infrastructure and Resiliency initiative.

This item supports the *Press Play Fort Lauderdale 2029* Strategic Plan, specifically advancing:

- The Infrastructure Focus Area, Goal 3: Be a sustainable and resilient community.

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

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

- The Business Development Focus Area
- The Education Element
- Goal 1: Ensure the provision of K-12 school facilities serving Fort Lauderdale includes consideration of local facilities adequate for the needs of current and future residents.
- Goal 2: Encourage traditional and non-traditional educational opportunities, continuing education, workforce development and Career Technical Education by developing strategic alliances with business associations, colleges, and universities to connect skills development with jobs.

Attachments

Exhibit 1 - Location Map

Exhibit 2 - Broward County Property Appraiser Information

Exhibit 3 - Application for CRA Funding Assistance

Exhibit 4 - Project Purpose and Economic Impact

Exhibit 5 - Business Plan

Exhibit 6 - Project Photos

Exhibit 7 - Project Cost and Funding Breakdown

Exhibit 8 - March 12, 2024, NPF Advisory Board Meeting Draft Minutes

Exhibit 9 - Development Incentive Program Agreement

Exhibit 10 - Resolution

Prepared by: Eleni Ward-Jankovic, CRA Housing and Economic Development Manager
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Acting CRA Executive Director: Susan Grant