

BROWARD REDEVELOPMENT PROGRAM (BRP)

Broward County
Housing Finance and
Community Development
Division



Broward County Board of
County Commissioners

Application
For
Funding
FY 2015

Deadline:
Hand
Deliver by:
May 13, 2015 @
12:00 Noon

BROWARD REDEVELOPMENT PROGRAM (BRP) (FY 2015)

TABLE OF CONTENTS

	Page Number
Application Process Timeline	2
Overview	3
Cover Sheet	5
Application Checklist	6
Attachments and Documents	7
Fatal Flaw Checklist	8
Application Instructions (Includes “Definitions”)	9
Application Form	12
Evaluation Tool	16
 <u>APPENDICES</u>	
Appendix I: <i>Scope of Interlocal Agreement</i>	20
Exhibit 1: <i>Financial Information Format</i>	23
Appendix II: <i>Property Acquisition Requirements</i>	25
Appendix III: <i>Full Time Equivalent (FTE) Worksheet (Example)</i>	26



BROWARD REDEVELOPMENT PROGRAM (BRP) (FY 2015)

APPLICATION PROCESS TIMELINE

PHASE ONE – Opportunity for Assistance

- a. Notice of Funding Availability (NOFA) March 25, 2015
- b. Application Preparation Workshop April 2, 2015
- c. Deadline for Submission of Applications
(1 original, 8 copies, and 8 electronic copies) May 13, 2015, 12:00 PM

PHASE TWO – Review and Evaluation Process *

- a. Review of Applications May 18, 2015 to June 12, 2015
- b. Applicant Presentations / Evaluation of
Applications June 15, 2015 to June 26, 2015
- c. Board of County Commissioners Selection of
Projects and Approval of Funding Amounts August 25, 2015

*** Please note that dates listed are tentative**



BROWARD REDEVELOPMENT PROGRAM (BRP)

(FY 2015)

OVERVIEW

On April 23, 2013, the Broward County Board of County Commissioners (Board) approved the Broward Redevelopment Program (BRP) for the purpose of providing County funding for eligible projects that result in redevelopment in designated areas exhibiting blighting conditions, high unemployment, and declining property values.

Total Funding Amount: \$5 million

Eligible Applicants: Municipalities, Community Redevelopment Agencies and Broward County *

Eligible Projects: (See “Definitions” on Pages 9-10.)

- Property acquisition for lot assemblage, provided the acquired property is placed on the tax roll and generating tax revenue within three (3) years of the effective date of the ILA and economic development, the creation of new permanent jobs, redevelopment, and/or measurable community benefit(s) has occurred to the redevelopment area within three (3) years from the placement of the property on the tax roll;
- Public improvements; and,
- Interior build-out for economic development for a long-term tenant (minimum 5-year lease) or business/property owner that brings permanent new jobs.

Ineligible Projects:

- A project, which is permitted, underway or completed at the time of application, is not eligible. A land acquisition project is eligible if a Contract for Purchase has been executed but the closing date is after the date the grant is approved.
- A project, which received funding through the Redevelopment Capital Program (RCP), is not eligible for funding through the Broward Redevelopment Program (BRP).
- A project located in a community redevelopment area that receives County tax increment financing (TIF) is not eligible.

Eligible Areas:

- Community Redevelopment Areas, created pursuant to Chapter 163, Part III, Community Redevelopment Act, Florida Statutes, that do not receive TIF; and
- Areas designated by municipal or County resolution or ordinance defining the boundary and declaring that the area has blighting conditions described in Chapter 163, Part III, F.S.

Match: Non-County match (cash or in-kind) required (See “Definitions” on Pages 9-10.)

Funding Available: Reimbursement grant of up to \$1.0 million per municipality/CRA per funding cycle for eligible nonoverlapping/distinct property acquisition or public improvements projects; or \$15 per square foot for eligible interior build-out not to exceed \$150,000 or 50% of the interior build-out cost, whichever is less.

* County developed a companion program for the Unincorporated Area and will apply the BRP evaluation



BROWARD REDEVELOPMENT PROGRAM (BRP) (FY 2015)

tool to score projects. Other funding sources will be used in FY 2015-17 for Unincorporated Area projects. Under the BRP, if a municipality/CRA has a project on or adjacent to County property, the County may partner with a municipality/CRA in applying for BRP funding.

Evaluation Process: Criteria, point system and weights will be used to rate each project (See "Evaluation Tool" on Pages 16-19.)

Funding Timeframe: Projects must be completed within three (3) years of the effective date of an interlocal agreement between Applicant(s) and the County. (See Appendix I on Page 20.)

Prospective Applicants should review the materials presented in the remainder of this Application to meet the informational requirements for filing an Application. Technical assistance is available from the Housing Finance and Community Development Division, upon request. Contact person is *Glenn Amoruso* at (954) 357-6679 or *gamoruso@broward.org*.



BROWARD REDEVELOPMENT PROGRAM (BRP) (FY 2015)

Part I: COVER SHEET (To Be Completed by Applicant)

Section A. Funding Request Summary

1. Project Name:	2. Funding Type: Reimbursement Grant <input checked="" type="checkbox"/>	3. Project Type (check one): Public Improvement _____ Property Acquisition _____ Interior Build-out for Economic Development _____	4. \$ Amount Requested: _____ _____ _____
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Section B. Applicant Agency Information

6. Applicant(s): Fort Lauderdale Community Redevelopment Agency	
7. Administrative Address: 914 NW 6 th Street – Suite 200	
8. City & State: Fort Lauderdale	9. Zip Code: 33311
10. Telephone Number: (954) 828-5229	11. Fax Number: (954) 828-4500
12. E-mail Address: B Wojcik@fortlauderdale.gov	13. Web Site: http://www.fortlauderdale.gov/departments/sustainable-development/community-redevelopment-agencies
14. Mayor/City Manager (required): Lee R. Feldman	15. Office Phone Number: (954) 828-5959
16. CRA Director (as applicable)*: Lee R. Feldman	17. Office Phone Number: (954) 828-5959
18. Contact Person's Name: Bob Wojcik	19. Phone Number including area code: (954) 828-4521
20. Mailing Address, City, State, Zip Code: 914 NW 6 Street – Suite 220, Fort Lauderdale FL 33311	
21. Type of Entity (Check all that apply.): <input type="checkbox"/> Municipality <input checked="" type="checkbox"/> Community Redevelopment Agency <input type="checkbox"/> Broward County	
22. Prior County Funding for Redevelopment to Municipality or Community Redevelopment Agency (Check all that apply. Attach explanation, if needed.): <input type="checkbox"/> None <input checked="" type="checkbox"/> Redevelopment Capital Program <input type="checkbox"/> Tax Increment	

Section C. Certification of Accuracy and Compliance

I do hereby certify that all facts, figures, and representations made in the Application are true and correct. The filing of this Application(s) has been authorized by the Municipal, County or Community Redevelopment Agency Boards and I(we) have been duly authorized to act as the representative(s) of the Board(s) in connection with this Application. I (we) also agree to follow all Terms, Conditions, and applicable federal and state statutes.

Lee R. Feldman
Print Authorized Mayor/ Municipal/County Manager's Name (required)

City Manager/ CRA Executive Director
Title

Authorized Mayor/Municipal/County Manager's Signature (required)

Date

Print Authorized CRA Director's Name (as applicable)*

CRA Director
Title

Authorized CRA Director's Signature (as applicable)*

Date

* If the project is in a CRA, created pursuant to Chapter 163, Part III, F.S.



BROWARD REDEVELOPMENT PROGRAM (BRP) (FY 2015)

APPLICATION CHECKLIST

1. Applications must be submitted in hard copy by **hand delivery** to the following address no later than **12:00 PM, May 13, 2015**

**BROWARD COUNTY HOUSING FINANCE AND COMMUNITY DEVELOPMENT DIVISION
Environmental Protection and Growth Management Department
110 N.E. Third Street Suite 300
Fort Lauderdale, FL 33301**

Applications received after 12:00 PM will be disqualified for FY 2015 funding and returned

2. Submit one (1) original signed Application, eight (8) copies and eight (8) electronic (CD/DVD) copies in the format provided in the Application Form on Pages 12-15.
3. Number all pages, including attachments.
4. Original completed Application – DO NOT staple, perforate, or bind.
5. Application copies – Do staple, clip, or use rubber bands.
6. Answer each section in the order provided.
7. A separate Cover Sheet and Application Form are required for each Application.
8. Applications must be complete and include all required documentation at the time of submittal.
9. All Applicants must provide a signed letter from the Mayor or City Manager confirming municipal and CRA, as applicable, support of the Application and project(s) with copies sent to the respective Board(s).



BROWARD REDEVELOPMENT PROGRAM (BRP) (FY 2015)

Part II: ATTACHMENTS AND DOCUMENTS

Submit each of the following Attachments as an Appendix to the original Application and complete copies of the Application. Include all Attachments in the Application pagination. **Failure to include Attachments “A” through “D”** shall be a **Fatal Flaw** and the Application shall be removed from further consideration.

1. Signed letter from the Mayor or City Manager confirming municipal and CRA, as applicable, support for the Application and project(s) with copies sent to the respective Board(s) must be included as **Attachment “A.”**
2. Resolution by the municipality/CRA declaring the application and project(s) as a beneficial use of public dollars and supports economic development opportunities which will would have positive impact(s) in the community must be included as **Attachment “B.”**
3. Ordinance or Resolution defining the redevelopment area and declaring that the area meets the blighting conditions described in Chapter 163, Part III, Florida Statutes and legal description of the area must be included as **Attachment “C.”**
4. Documentation, including a map showing the project location which must be within the boundaries of a CRA or defined area declared as meeting blighting conditions, must be included as **Attachment “D.”**



BROWARD REDEVELOPMENT PROGRAM (BRP) (FY 2015)

FATAL FLAW CHECKLIST

Failure to comply with or include any of the **Required Items** or failure to respond to **Required Items** will result in a Fatal Flaw and removal of the Application from further consideration.

Required Item		Yes	No
1.	Application was received by due date and time.		
2.	Original Application contains original signature(s) under Part I: Cover Sheet Section C "Certification of Accuracy and Compliance" on Page 5.		
3.	The Application is responsive, that is, it addresses an eligible project for which funds are available.		
4.	Application provides for a Non-County funding source (cash or in-kind).		
5.	Attachments "A", "B", "C" and "D" are attached to the Application.		



BROWARD REDEVELOPMENT PROGRAM (BRP)

(FY 2015)

APPLICATION INSTRUCTIONS

- **Please Note: Technical assistance is available upon request: 954-357-6679.**

DEFINITIONS

For the purposes of the Broward Redevelopment Program (BRP):

- “Redevelopment” shall mean projects which address public purposes of removing blighting conditions and facilitating economic development opportunities and job creation; which public purposes have long-term positive impacts on the community providing a decent, secure and attractive living and working environment.
- “Economic Development” shall mean a project or activity that creates an identified number of permanent new jobs as detailed in the Application for funding under the Broward Redevelopment Program.
- “Applicant” shall mean Broward County*, a municipality, or community redevelopment agency (CRA).
- “Property Acquisition” shall mean the acquisition of land and associated structures (if any) for the purpose of lot assemblage to facilitate economic development, job creation, redevelopment and/or other measurable community benefit(s) to the redevelopment area. Acquired properties shall be placed on the tax roll and generating tax revenue within three (3) years of the effective date of the ILA or 100% of grant money will be refunded to the County.
- “Public Improvements” shall mean improvements which further redevelopment including:
 - Utility improvements (upsizing to accommodate development/redevelopment);
 - Transportation improvements (roadways, turn lanes, crosswalks, etc.);
 - Construction or expansion of public parking;
 - Streetscaping to facilitate access to businesses, employment, and transit; and,
 - Landscaping and irrigation associated with an eligible public improvement not to exceed 20% of the cost of the associated eligible public improvement.
- “Build-out for Economic Development” shall mean interior build-out for a long-term tenant (minimum 5-year lease) or business/property owner that brings permanent new jobs and does not include furniture and equipment. The only eligible applicants for the proposed BRP are municipalities, CRAs or the County* and a grant will be awarded only to one of these entities. The County grant will be disbursed only after build-out is complete and the business has hired the number of new, permanent employees identified in the Application. The grant will be paid out in two (2) installments; the first

* County developed a companion program for the Unincorporated Area and will apply the BRP evaluation tool to score projects. Other funding sources will be used in FY 2015-17 for Unincorporated Area projects. Under the BRP, if a municipality/CRA has a project on or adjacent to County property, the County may partner with a municipality/CRA in applying for BRP funding.



BROWARD REDEVELOPMENT PROGRAM (BRP) (FY 2015)

being when a Certificate of Occupancy (CO) has been issued, and the next when the number of stated new jobs have been achieved, no later than 12 months after the issuance of the CO. Funding is limited to \$15 per square foot not to exceed \$150,000 or 50% of the interior build-out cost, whichever is less.

- “Reimbursement Grant” shall mean a performance-based grant with identified milestones. When milestones are achieved, Applicant may present documentation and make a request for County reimbursement, subject to County staff review and approval. Documentation includes paid receipts for project costs incurred by the applicant. For property acquisition and public improvement projects, no more than two (2) disbursements, including a final disbursement at project completion, will be made for any single project. For property acquisition and public improvement projects, the Applicant must identify milestones prior to execution of interlocal agreement otherwise one grant payment will be made when the project is complete. For interior build-out projects, the County grant will be disbursed in two (2) installments; the first being when a Certificate of Occupancy (CO) has been issued, and the final one when the number of stated new jobs have been achieved, no later than 12 months after the issuance of the CO. All County reimbursement grants are subject to staff review and approval of documentation.
- “Non-County Match shall mean cash contributions and in-kind contributions. In-kind contributions shall mean the cost/value of dedicated or acquired real property and/or direct staff hours on a project for which funding is requested. (Documentation Required)

INVITATION TO APPLY

Applications must be submitted on the **Application Form** on Pages 12-15 with all other required and supplemental materials provided as Attachments.

APPLICATIONS must include the Applicant's return mailing address, contact person and telephone number. Applicants shall submit one (1) original, eight (8) bound copies with dividers, and eight (8) electronic CD/DVD copies. The Applicant **must hand deliver** the Application and documentation.

The Housing Finance and Community Development Division (Division) must receive Applications and documentation by 12:00 PM on May 13, 2015. Applications and documentation received after that date and time will not be accepted and will be returned to the Applicant.

Applicants may withdraw their Applications by notifying the Division in writing at any time. Applications and materials submitted with the Application will be returned to the Applicant upon request.

Immediately upon receipt Applications become "**public records**" and shall be subject to public disclosure consistent with Chapter 119, Florida Statutes. Applicants may invoke the exemptions to identify the data or other materials to be protected, and must state the statutory authority and the reasons why such exclusion from public disclosure is necessary. **Requests for exemption shall be subject to review and approval of the County Attorney's Office.**



BROWARD REDEVELOPMENT PROGRAM (BRP)

(FY 2015)

SELECTION PROCESS:

Applications submitted shall be reviewed and evaluated by an evaluation committee. The Applicant understands that acceptance of an Application does not constitute an agreement or contract between the Applicant and Broward County.

Applicants will have an opportunity to present their Applications/projects to the evaluation committee at a time scheduled between June 15th and June 26, 2015.

The Board of County Commissioners reserves the right to reject all Applications submitted, waive any information, and re-advertise for new Applications. The Division may make a recommendation to the Board of County Commissioners not to fund any projects in the Applications submitted.

APPLICATION PREPARATION COSTS

Neither the County nor its representatives, which include County agencies and personnel, shall be liable for any expenses incurred in connection with preparation of an Application. Applicants should prepare their Applications simply and economically, providing straight forward and concise descriptions and responses to the questions on the Application Form.

ACCURACY OF APPLICATION INFORMATION

Any Applicant that submits in its Application to the Division any information which is determined to be substantially inaccurate, misleading, exaggerated, or incorrect, shall be disqualified from consideration. Answers and responses must pertain to the specific question requested on the Application Form. No consideration will be given to a response that does not relate specifically to the question. If the response to a question is contained elsewhere in the Application, it must be specifically cited (i.e. page number, question number, etc.).

INSURANCE/SOVEREIGN IMMUNITY

County, CRAs and Municipalities are state agencies or political subdivisions of the State of Florida as defined in Chapter 768.28, Florida Statutes, and each party shall be fully responsible for acts and omissions of its agents, contractors, or employees in the performance of its obligations under this Application and subsequent interlocal agreement, to the extent permitted by law. Nothing herein is intended to serve as a waiver of sovereign immunity by any party to which sovereign immunity may be applicable. Nothing herein shall be construed as consent by a state agency or political subdivision of the State of Florida to be sued by third parties, in any matter, arising out of this Application or any other contract or agreement.

FUNDING AWARD

The selected Applicant(s) (municipality and CRA, as applicable) shall be required to execute an interlocal agreement with Broward County as soon as possible subsequent to project and funding approval by the Board of County Commissioners. The Funding Award is for the specific eligible project described in the Application, and is available for a reimbursement grant(s), consistent with the milestones established in the interlocal agreement, if the project is completed in compliance with the terms, conditions, and provisions of the interlocal agreement, within three (3) years from the effective date of the interlocal agreement, subject to County staff review and approval of documentation submitted.



BROWARD REDEVELOPMENT PROGRAM (BRP) (FY 2015)



HOUSING FINANCE AND COMMUNITY DEVELOPMENT DIVISION BROWARD REDEVELOPMENT PROGRAM (BRP) APPLICATION FORM (To Be Completed by Applicant)

1. Application Date: May 13, 2015
2. Applicant(s): Fort Lauderdale Community Redevelopment Agency
Address: 914 NW 6th Street – Suite 200, Fort Lauderdale, FL 33311

Contact Person: Bob Wojcik Title: Planner III
Telephone #: (954) 828-4521 FAX #: (954) 828-4500

E-mail: BWojcik@fortlauderdale.gov
3. Project: NE 5th Terrace Complete Streets Project

Project Address: NE 5th Terrace from NE 13th Street to Sunrise Boulevard

Project Location (Attach Map and Legal Description): GIS for Map /Surveyor for Legal:
GIS Location Maps attached as Exhibits . Legal Description & Map as
Exhibit .
4. Project Start Date: November 2, 2015

Project Completion Date: October 27, 2017
5. Property Owner(s): City of Fort Lauderdale (Public Right-Of-Way)

Property Owner(s) Address: 100 N Andrews Avenue, Fort Lauderdale, FL 33301

Telephone #: (954) 828-4514 FAX #: (954) 828-4500

E-mail: abattle@fortlauderdale.gov
6. Funds Requested: \$1,000,000.00
7. Project Description:
 - a. Provide brief narrative of the proposed project including project objectives, major project characteristics, number and type of permanent jobs created, removal of blighting conditions, population served, public purpose, proximity to public or other transportation, and non-County funding sources. Identify any in-kind match.



BROWARD REDEVELOPMENT PROGRAM (BRP) **(FY 2015)**

Response:

At the March 2015 Central City Advisory Board Meeting, the advisory board adopted staff recommendations to consider zoning amendments to increase density and encourage commercial growth in the corridor between NE 4 Avenue, NE 13 Street, Sunrise Boulevard, and the Florida East Coast Rail way. These proposed zoning amendments will encourage economic growth, higher density, and mixed use developments (**Attachment ____**). To ensure pedestrians and bicyclists have safe transportation through this corridor to spend money at local commercial establishments, a project is proposed for NE 5 Terrace.

The project consists of street enhancements in the Right-of-Way of NE 5 Terrace from NE 13 Street to Sunrise Boulevard, a distance of approximately .37 miles. The improvements will in the form of a Complete Street in accordance with Broward County's Complete Streets Program Guidelines as approved by Broward County Commission on March 12, 2013 and the Broward Metropolitan Planning Council in July, 2012. The project is located in the Central City Community Redevelopment Area (CRA). (**See Attachments __, __, __, and ____**) The street enhancements will include transportation improvements and streetscaping. The project consists of roadway redesign, a new wide sidewalk, on-street parking, bike sharrows, pedestrian level lighting, tree canopy and ADA improvements. The proposed project includes streetscape elements designed to create a thoroughfare that provides safe access for all users. Pedestrians, bicyclists, motorist and transit riders of all ages and abilities will be able to safely move along the roadway. In accordance with the proposed rezoning amendments approved by the Central City Advisory Board, the project will encourage pedestrian activity and make it easier to walk to shops or bicycle to work, as density increases in the area. The project will improve safety, lower transportation costs, promote economic development, increase property values, foster a green environment and help create a healthier community by encouraging walking and biking.

The community redevelopment area was declared to be blighted by the City Commission of the City of Fort Lauderdale on April 20, 2010 (**Attachment ____**) and the City Commission approved the Community Redevelopment Plan for the area on January 5, 2012 by Resolution No. 12-02 (**Attachment ____**). The City Commission by Ordinance No. C-12-06 on April 3, 2012 established a Redevelopment Trust Fund for the area (**Attachment ____**), with the City of Fort Lauderdale being the only taxing authority levying ad valorem taxes within the redevelopment area that will be required to contribute to the fund, a sum equal to 95% of the incremental increase in ad valorem taxes levied each year by that taxing authority for period of 30 years.

In addition, the surrounding residential uses, were once full of home owners; however, over the years this area has now become predominantly rental, are not generally as well maintained as the owner occupied units and a primary contributor to the slum and blight in the area. These conditions are reflected in fact that the area has lower property value growth than both City of Fort Lauderdale and Broward County (**Attachment ____**). In addition to deterioration of building conditions in the project area, there are significant adverse environmental conditions and blighting conditions along NE 5 Terrace that will be



BROWARD REDEVELOPMENT PROGRAM (BRP) (FY 2015)

eliminated with the street enhancement project (**Attachment ____**). There are currently no public infrastructure along this corridor, including a lack of sidewalks, missing ramps for ADA accessibility, no street level lighting, inadequate separation between vehicular and pedestrian use, no defined crosswalks, inadequate landscaping and no on street parking. This corridor was selected because it is currently closed to vehicular traffic so it is a safer corridor for pedestrians and bicyclists and connects to the programmed Old Dixie Hwy Complete Streets Project, NE 13 Complete Streets Project, and the Flagler Greenway.

The Community Redevelopment Plan identifies streetscape improvements as an Economic Development Strategy for this area (**Attachment**), the proposed project will help pedestrians and bicyclists access NE 13 Street, Sunrise Blvd, and safely travel from the City limits through the proposed project site, onto the Flagler Greenway, and eventually onto the Wave at NW 6th Street.

The important Transit Oriented Development Design (TOD) characteristic is part of the housing strategy and economic development strategy under the CRA Plan. The All Aboard Florida Project and Wave Streetcar will help activate the area, increasing job growth and density. Therefore, this project will help ensure the infrastructure is in place to support the growth as it occurs. The area is currently served by Public Transportation on NE 4 Avenue in the form of Broward County Transit with five bus stops within easy walking distance (less than a quarter mile) from the proposed project area (**Attachment ____**).

The NE 5 Terrace street enhancement project will be a catalyst for job creation as the project will result in new businesses opening along NE 13 Street, NE 7 Avenue, and the surrounding network, as well as an increase in new private investment and an increase in sales volume in existing businesses resulting in new hires. In addition, increased property values of housing in the surrounding neighborhood will attract new residents to the area with higher incomes. Currently the average household income of the district is 50% less than the City's average with poverty (having a median income less than 50% the county average) 2.3 times greater than the City. Unemployment is also greater than the City Wide average. A cash match of \$100,000.00 will be provided to the project from City of Fort Lauderdale General Fund.

- b. Property acquisition projects must provide current appraisal(s) (i.e. no older than 6 months), and environmental assessment(s), in accordance with the County requirements shown in Appendix II on Page 25. A Contract for Purchase is the minimum required documentation. (See #10 on Page 14-15).

Response:

There is no property acquisition proposed by this project.

- c. In addition to the number of permanent new jobs created, interior build-out projects for economic development must identify the project to be undertaken, the long-term tenant or business/property owner, and the term of the lease.



BROWARD REDEVELOPMENT PROGRAM (BRP) (FY 2015)

Response:

There is no tenant build-out proposed as part of this project

- d. Provide detailed cost information regarding the project. Include design plans and costs estimates, bids, and other available information. Attach project plans and detailed cost estimates. Plans must be to scale. Interior build-out projects must include the cost per square foot, number of square feet, and cost of the interior build-out not including furniture and equipment.

Response:

The project is estimated to cost \$1,085,773.19. Attachment ____ provides a detailed cost schedule prepared by the Fort Lauderdale Engineering Division. Also attached is a preliminary section for the street enhancements. (Attachment ____). The final section and plan will be subject to community, City, and Broward County input in accordance with the Broward County and Fort Lauderdale Complete Streets Guidelines.

- e. Demonstrate how the project addresses the Criteria, shown on Pages 16-19.

Response:

1. **Proximity to Transit and Transit Accommodations.** To obtain a high score of "3," the Application must demonstrate that the project is within ¼ mile of public transportation (attach map) and that the project includes transit accommodations. The low score of "0" will be given if the Application provides no documentation or the project is one mile or more from public transportation. Transit accommodations include, but are not limited to: shuttle service, bicycle racks, private shower, etc.

Response:

The project is served by Broward County Transit Bus Route 50 which has 6 bus stops within a ¼ mile distance from the project. Route 50 runs north and south starting at the Broward Central Bus Terminal downtown traveling north along NE 4th Avenue to Wilton Drive to Dixie Highway terminating at Hillsboro Boulevard in Deerfield Beach at the Northeast Transit Center (where there is also a Tri-Rail and Amtrak Station). The bus stop wait for Route 50 Buses is from 15 to 30 minutes depending on weekday or weekend services. The distance traveled by Buses on Route 50 to the Broward Central Bus Terminal, starting from where it can be boarded in the project area is only 1.5 miles (less than 5 minutes away). From there, the traveler can transfer onto to any one of 17 other bus routes, including the WAVE to anywhere in Broward County. All Route 50 buses include Wheelchair Accessible Bike Racks (transit accommodations) which correlate well to the transit accommodations. In addition, the proximity to the Flagler Greenway, Old Dixie Complete Street Project, and NE 13th Street Project will ensure bicyclists have safe access throughout the area.

2. **Environmental Sustainability Components** (solar technology, LEED standards, sea-level rise mitigation/adaptation, etc.). To obtain a high score of "3," the Application must demonstrate that the project contains two (2) or more



BROWARD REDEVELOPMENT PROGRAM (BRP)

(FY 2015)

components that address environmental sustainability. The low score of "0" will be given if the Application provides no documentation or there are no environmental sustainability components.

Response:

The NE 5 Terrance project incorporates a variety of Sustainable Components. These include bicycle lanes and a continuous 6 foot wide sidewalk to encourage alternative transportation; solar street lighting, swell improvements to improve storm water runoff and storm water management. Existing pavement that is removed will be crushed, recycled and reused, keeping it out of landfills. The street design will follow Complete Streets guidelines ensuring benefits for mobility, community and environment. Materials selected for construction will be readily maintained and durable over an extended period of time in consideration of long term maintenance needs. All plant material will be drought resistant and native to South Florida.

- 3. Ability to Timely Complete Project.** To obtain a high score of "3," the Application must include a Project Development Schedule and demonstrate that the project will be completed in accordance with the Project Development Schedule. The low score of "0" will be given if the Application provides no documentation regarding a Project Development Schedule or ability to complete within the Project Development Schedule.

Response:

The Project Development Schedule is attached as **Attachment** _____. The project will be managed by the City of Fort Lauderdale Engineering Division. The project will be designed by the City of Fort Lauderdale Office of the City Engineer and implemented including bidding, award, and construction management. The City of Fort Lauderdale Engineering Division is highly qualified to implement the project and keep it on schedule.

- 4. Contribution from non-County Sources.** To obtain a high score of "3," the Application must provide detailed project costs and all funding including County and non-County funding, including an in-kind match as defined on Page 12. The low score of "0" will be given if the Application provides no documentation regarding the contribution or there is no non-County contribution.

Response:

Detailed project costs are provided in Attachment _____. Contribution of non-County funding consists of \$100,000.00 from the City of Fort Lauderdale using the General Fund. Attachment ____ is a copy of the Resolution approved by the Fort Lauderdale City Commission on May 5th, 2015 approving funding.

- 5. Increase in Tax Base.** To obtain a high score of "3," the Application must provide calculations of the expected increase in the tax base due to private redevelopment, document the private redevelopment, and show the increase in the tax base. The low score of "0" will be given if the Application provides no calculations or insufficient documentation of private redevelopment or no increase in the tax base.



BROWARD REDEVELOPMENT PROGRAM (BRP)

(FY 2015)

Response:

On March 12, 2013, the Broward County Commission unanimously approved Complete Streets, approved coordinating efforts with municipalities, the MPO, FDOT and others, to work with partners to identify funding sources to finance improvements associated with Complete Streets and directed staff to take all steps to implement the same including amendments to the Traffic-ways Plan, Comp Plan, Land Use Plan, Administrative Code and all other documents to fully implement the Complete Street Guidelines. Broward's Complete Street Guidelines were approved by the Broward Metropolitan Planning Organization in July, 2012. The National Complete Streets Coalition is a national organization that advocates adoption of complete streets policies, provides technical assistance and research into impacts of this important national initiative. They have documentation that complete streets raise property values.

In a survey of real estate markets from Jacksonville Florida to Stockton California, a one-point increase in the walkability of a neighborhood as measured by WalkScore.com increased home values by \$700 to \$3,000. For neighborhoods in the Washington DC region, becoming one step more walkable on a five-point scale can add \$9 per square foot to retail rents and nearly \$82 per square foot to home values. This increase is amplified when walkable neighborhoods are near each other, demonstrating the value of networks of Complete Streets connected throughout a community. It's not just sidewalks that add value, bike paths add value to neighboring properties as well. One North Carolina neighborhood saw property values rise \$5,000 due to a nearby bikeway, while research showed that bike paths in Delaware could be expected to add \$8,800 to neighboring home values.

The US Environmental Protection Agency (EPA) Office of Sustainable Communities have also documented the economic Impacts of public projects that make walking safer and more appealing, such as improving sidewalks, reducing traffic speeds, adding streetlights and street trees and beautifying the streetscape as would occur with the NE 5th Terrance street enhancement project. According to their 2012 research, in Lodi California, a \$4.5 million streetscape retrofit of a five block area helped attract 60 new businesses, reducing the vacancy rate from 18 to 6 percent. Similarly in West Palm Beach, Florida, streetscape improvements changed the vacancy rate from 80% vacant to 80% occupied with property values increasing more than six fold. EPA has conclude that walkable neighborhoods have higher home prices with one study finding that homes with above average levels of walkability command a premium of about \$4,000 to \$34,000 above homes with average levels of walkability. An analysis of more than 4,200 properties found that walkability was associated with higher property values and higher net operating income for offices, retail and industrial properties. They state that an extensive body of research exist that correlate such transit accessibility to increased property values. The size of the premium will varies among studies and markets with the greatest increase occurring in the office and retail markets as follows:

PROPERTY TYPE	PREMIUM
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BROWARD REDEVELOPMENT PROGRAM (BRP) (FY 2015)

Single Family Home	2 to 32%
Condominium	2 to 18%
Apartment	4 to 45%
Office	9 to 120%
Retail	1 to 167%

A study by the Wharton School at the University of Pennsylvania examined the economic impact on property values of a range of place-based public investments including commercial corridor improvements and streetscapes in the City of Philadelphia. While it is a well understood in principle that investments in blighted area raise property values, their research quantifies these benefits through econometric analysis and integration of data from multiple city sources. The study uses 200,000 property sales price observations over a 14 year period and constructed a spatial database at their GIS Lab. They concluded that while being located within ¼ to ½ mile of a commercial corridor adversely affects house values by 13% to 9%, the negative effect of the commercial corridor is reversed if it is in excellent condition increasing their value by as much as 36% and a commercial corridor that was improved with streetscape impacts a considerable increase in surrounding home values as well on the order of a 28% gain in value relative to similar homes in comparable areas without streetscape improvements.

Impact on House Values - Philadelphia	
Variable	% Impact
<+ 1/4 Mile to a Commercial Corridor in Excellent Condition	36%
1/4 to 1/2 Mile to a Commercial Corridor in Excellent Condition	20%
Improvements in Streetscapes of Commercial Corridors	28%
Near New Tree Plantings	9%
Adjacent to a Stabilized and Greened Lot	17%
Located in a Business Improvement District	30%

Considering that the Central City CRA has experienced lower property growth than both the City and the County as documented in Evaluation Criteria # 6 below, and that the existing corridor along NE 5th Terrace is not in excellent condition, it is reasonable to assume that the streetscape improvements will increase property values along NE 5th Terrace where the improvements are constructed. The increase in property values directly equate to an increase in the tax base in ad valorem property tax. Using the data produced by the Wharton School at the University of Pennsylvania and conservatively estimating that property values within a ½ mile radius of the streetscape project will increase in value by 20% as a result of the project, the estimated increase in property value of affected properties in the Central City CRA Community Redevelopment Area.

- 6. Higher Unemployment than Municipality and County and/or Lower Property Value Growth for Redevelopment Area than for Municipality and County.** To obtain a high score of “3,” the Application must demonstrate higher unemployment



BROWARD REDEVELOPMENT PROGRAM (BRP) (FY 2015)

and/or lower property value growth in the redevelopment area than those of the Municipality or the County. The low score of "0" will be given if the Application provides no documentation regarding unemployment and property values or if unemployment in the redevelopment area is lower than those of the Municipality and the County and/or property value growth is higher than those of the Municipality and the County.

Response:

There is higher unemployment in the Central City Community Redevelopment Area (CRA) than in the City of Fort Lauderdale and Broward County. According to recent figures, in the Central City CRA, 73.3% of the labor force is estimated to be employed. By comparison, in the City of Fort Lauderdale 87.4% of the labor force is estimated to be employed, while in Broward County, 87.6% of the labor force is estimated to be employed. The data was compiled by Neilson using American Community Survey data which provides annual data down to the block group level (Attachment ____).

There is Lower Property Value Growth for the Central City Community Redevelopment Area than for the City of Fort Lauderdale and Broward County. In the Central City CRA, the market value of all property (consisting of 1,232 parcels) decreased from \$227,612,780 in 2011 to \$215,098,080 in 2012. This is a decrease of \$12,514,700, which equates to a deduction in market value from 2011 to 2012 of 5.4%. By comparison, in the City of Fort Lauderdale, the market value of all property increased from \$30,502,248,310 in 2011 to \$30,544,430,690 in 2012, which equates to a increase in market value from 2011 to 2012 of \$42,182,380, which is 0.13%. By comparison, in Broward County, the market value of all property decreased less than it did in the Central City CRA. In Broward County the market value of all property decreased by only 0.12% as compared to the Central City CRA which decreased by 5.4%.

- 7. Removal of Blighting Conditions.** To obtain a high score of "3," the Application must demonstrate the blighting conditions and how the project will remove such conditions. The low score of "0" will be given if the Application provides no documentation regarding blighting conditions.

Response:

By Resolution No. 10-108, On April 20th 2010, the City Commission found the Central City CRA Community Redevelopment Area to be Blighted as defined in Part III, Chapter 163, Florida Statutes. The "Predominance of defective or inadequate street layout, parking facilities, roadways, or public transportation facilities", "Faulty layout in relation to size, adequacy, accessibility or usefulness" and "Deterioration of improvements " are some of the factors under this statute which defines whether an area is blighted when such conditions are present.

- Missing sidewalk was present in the R.O.W. fronting 100% of the adjacent properties;
- Missing ADA curb ramps with detectable warnings were found in the R.O.W fronting 2 of the adjacent properties;



BROWARD REDEVELOPMENT PROGRAM (BRP) (FY 2015)

- Standing street water was present in the R.O.W
- Deteriorating street surface was found in the R.O.W
- Inadequate crosswalks was present in the R.O.W
- Inadequate pedestrian level lighting was found in the R.O.W fronting 100% of the adjacent properties;
- Deteriorated or inadequate driveways were present in the R.O.W
- Other inadequate or deteriorated street conditions were present including missing curb, damaged curb and obsolete driveways located where sidewalk should be in the R.O.W

The NE 5 Terrance project will reconstruct the roadway in accordance with the Complete Streets Guidelines and Department of Transportation criteria and standards for roadway design. This will eliminate all the blighting conditions described.

- 8. Number of Jobs Created.** To obtain a high score of “3,” the Application must demonstrate the number of permanent jobs created and how the project contributes to long-term job creation. The low score of “0” will be given if the Application provides no documentation regarding the permanent number of jobs created or how the project contributes to long-term job creation. The number of jobs created must be calculated in accordance with the American Recovery and Reinvestment Act of 2009 (ARRA), as described at http://www.whitehouse.gov/omb/assets/memoranda_2010/m10-08.pdf. The number of jobs must be expressed as Full-Time Equivalents (FTE) and must not include indirect and induced jobs.

Response:

The National Complete Streets Coalition and The US Environmental Protection Agency Office of Sustainable Communities has documented the impact of Complete Street policies and smart growth on private investment including job creation. Based on their finding, the investment communities made in implementing Complete Streets-smart growth streetscapes can stimulate far greater private investment especially in retail districts. In Washington DC, \$8.5 million in design improvements along a three-quarter mile corridor in Barracks Row, including new patterned sidewalks, street trees and lighting helped attract 44 new businesses and 200 new jobs (one job per \$42,500 in streetscape improvements), along with increases in sales and foot traffic. Lancaster, California added pedestrian safety features as part of their revitalization effort including wider sidewalks, landscaping and traffic calming that resulted in \$125 million in private investment, a 26% increase in sales tax revenue and 800 new jobs after a public investment of \$10.6 million (one job per \$13,250 in streetscape improvements).

As described in Evaluation Criteria # 5 above, in Lodi California a \$4.5 million streetscape retrofit of a five block area helped attract 60 new businesses and corresponding job creation. There are numerous examples of economic revitalization where public investment in roadway infrastructure which improves safety and comfort create conditions



BROWARD REDEVELOPMENT PROGRAM (BRP) (FY 2015)

favorable for economic activity to occur and lead to a surge in private investment at adjacent properties. As documented by the Victoria Transport Policy Institute. in New York City on Ninth Avenue in Manhattan, retail sales increased 49% after the installation of parking protected bike lanes, or 16 times the borough wide retail sales growth. In Brooklyn on streets adjacent to public improvements at Pear Street Plaza, retail sales went up 172%. In Times Square rents doubled following the 2009 Green Light for Manhattan Improvement Project and new flagship stores opened generating \$110 billion in economic activity. Commercial vacancies decreased 49% in the Union Square area following public street improvements including protected bike lanes. Similar impacts occurred on First and Second Avenue in New York where similar improvements resulted in 47% fewer commercial vacancies. Decrease in vacancy rates and attraction of new businesses to an area directly results in an increase in jobs. This project will directly impact job creation on NE 13 Street and Sunrise Boulevard. As the City considers zoning amendments for this area, as approved in draft form by the Central City Advisory Board, the area will see an increase in density and development along the surrounding network of streets. This organic growth will require safe access routes as more people leave the vehicle for nontraditional forms of transportation. Therefore, this will result in long-term job creation as new permanent jobs will be created.

9. The Final Score will be up to two (2) points based on the responses to each of the following:
 - a. **Number of Jobs Created for Area Residents.** To obtain the full “2” points, the Application must demonstrate that the permanent jobs created are for residents of the redevelopment area. No points will be given if the Application provides no documentation or none of the jobs created are for residents of the redevelopment area.

Response:

Residents living in the area will better be able to access jobs via the sidewalks and bike paths connecting to NE 13 Street, Sunrise Boulevard, the Flagler Greenway, and bus routes connecting to this corridor. As the density in this area increases, more jobs will become available to residents and access will improve with the proposed street enhancements.

- b. **Number of High-Paying Jobs.** To obtain the full “2” points, the Application must demonstrate that the jobs created are permanent high-paying jobs. No points will be given if the Application provides no documentation or no high-paying jobs are created. High-paying jobs are jobs paying at least 115% of the County average wage. Effective January 1, 2013, the Broward County Average Wage, as defined by the “State of Florida Incentives Average Wage Requirements,” is \$43,091; and, 115% of this amount is \$49,555.

Response:

This project will not create high-paying jobs in the area, at least not until density increases.

- f. Provide additional attachments as needed.



BROWARD REDEVELOPMENT PROGRAM (BRP) (FY 2015)

8. Project Costs and Funding Sources

As an attachment, provide cost information regarding the project. Provide detail necessary to identify funding sources (which may be less detail than in #7d).

PROJECT COSTS					
Itemized Cost	Total Cost	County BRP	Municipal Funds	CRA Funds	Other Funds
A. Acquisition Cost	N/A	N/A	N/A	N/A	N/A
B. Public Improvement					
1. Engineering Design	\$98,475.42	\$98,475.42			
2. Design Project Management	\$41,031.43	\$41,031.43			
3. Construction Management	\$137,747.35	\$137,747.35			
4. Contingency	\$107,038.50	\$107,038.50			
5. Construction	\$713,590.00	\$613,590	\$99,642.19		
C. Interior Build-out					
Total Project Costs	\$1,099,642.19	\$1,000,000	\$99,642.19		

9. Funding Source Information (Include Match information. See "Definitions" on Pages 9-10.

As an attachment, provide the following for each funding source currently in place to complete this project.

- Funding provided
- Name, address, telephone number, contact person
- Type of funding provided (e.g., grant, loan, other-specify), funding timeframes, and special terms and conditions (e.g., performance-based, interest rate, etc.)
- Date funded, requested and expected (Attach commitment or award letters)

SOURCES OF FUNDS		
Funding Amount	Name of Source	Type of Funding and Terms and Conditions
\$100,000	City of Fort Lauderdale General Fund	City Match Funding
\$1,000,000	Broward Redevelopment Program	County Grant Funding
Total Funding: \$1,100,000		



BROWARD REDEVELOPMENT PROGRAM (BRP) (FY 2015)

10. Project Site Control

a. Applicant currently has control of project site through:

_____ Fee Simple Title

_____ Lease

_____ ☒ Other (describe) Public Right of Way (See Attachment)

b. Provide Evidence of Site Control (i.e., copy of Warranty Deed, etc.)

c. If site is not under Applicant's control, provide time line and schedule for establishing control. (Contract for Purchase is the minimum required documentation.)

Legal Description and Map (attach):

Street Address: _____

Current Owner: _____

d. If the project site is vacant, describe any prior known use. Also indicate the age of any buildings or other structures currently located on the site.

e. Provide a layout of the project site showing details, including the locations of any existing buildings or other structures and any public improvement projects addressed in the Application.

f. Provide a location map, showing location of the project to the surrounding area.

g. Attach Phase 1 and Phase 2 environmental assessments, as required. Provide mitigation plan, if required.

Response:

Please see **Attachment** ___ providing a legal description and sketch of the area.

11. Project Development Schedule: Provide a Project Development Schedule from start date to completion date and note milestones.

Response:

Please see **Attachment** ___ providing a detailed project schedule with milestones and associated dates.



BROWARD REDEVELOPMENT PROGRAM (BRP)

(FY 2015)

EVALUATION TOOL

Criteria, scoring points, and weights for project selection are described on the following pages. For each project, eight of the nine “**Criteria**” will be rated from 0 to 3 points, with the lowest score of “0” and the highest score of “3.”

Applicants are **required** to identify, through narrative statements or through referencing by Application page number(s), how the “**Criteria**” are addressed. If the Application does not address a criterion, because it does not apply, then that should be indicated with an “N/A.” Applicants may provide Attachments, as needed.

At a minimum, the Application should address the “**Criteria**.” “**Weights**” will be applied to the “**Criteria**.” While all the “**Criteria**” are important to redevelopment, the “**Weights**” provide higher “**Final Scores**” to projects which address specific issues.

Each **Evaluation Committee** member will assign 0 to 3 points to each “**Criteria (1-8)**” based on the documentation provided in the Application. The “**Points**” will be multiplied by the “**Weight**” to obtain the “**Final Score**” for each of the “**Criteria**.” For the ninth criterion; “Number of Jobs Created for Redevelopment Area Residents” and “Number of High-Paying Jobs” it will assign 0 to 2 points.

The sum of the Final Scores for the nine “**Criteria**” is the “**Final Project Score**.” However, “**YES**” responses to the following questions will add **10 points each** to the “**Final Project Score**.”

- A. Is the project within a redevelopment area that has never received funding through the Redevelopment Capital Program (RCP)?
- B. Is the project within a municipality that has never received County Tax Increment Financing (TIF)?

The minimum “**Final Project Score**” is **0 points** and the maximum is **120 points**.

The “**Average Final Project Score**” for each project will be an *average* of the “**Final Project Score**” of all members of the Evaluation Committee. Projects will be recommended for funding consideration by the Board of County Commissioners based on the average “**Average Final Project Score**” and the availability of BRP funds.

No project with an “**Average Final Project Score**” of **less than 75 points** will be recommended for BRP funding.

Criteria

1. **Proximity to Transit and Transit Accommodations.** To obtain a high score of “3,” the Application must demonstrate that the project is within ¼ mile of public transportation (attach map) and that the project includes transit accommodations. The low score of “0” will be given if the Application provides no documentation or the project is one mile or



BROWARD REDEVELOPMENT PROGRAM (BRP) **(FY 2015)**

more from public transportation. Transit accommodations include, but are not limited to: shuttle service, bicycle racks, private shower, etc.

2. **Environmental Sustainability Components (solar technology, LEED standards, sea-level rise mitigation/adaptation, etc.).** To obtain a high score of “3,” the Application must demonstrate that the project contains two (2) or more components that address environmental sustainability. The low score of “0” will be given if the Application provides no documentation or there are no environmental sustainability components.
3. **Ability to Timely Complete Project.** To obtain a high score of “3,” the Application must include a Project Development Schedule and demonstrate that the project will be completed in accordance with the Project Development Schedule. The low score of “0” will be given if the Application provides no documentation regarding a Project Development Schedule or ability to complete within the Project Development Schedule.
4. **Contribution from non-County Sources.** To obtain a high score of “3,” the Application must provide detailed project costs and all funding including County and non-County funding, including an in-kind match as defined on Page 10. The low score of “0” will be given if the Application provides no documentation regarding the contribution or there is minimal non-County contribution.
5. **Increase in Tax Base for Non-Public Improvement Projects OR Benefits to Community for Public Improvement Projects.** To obtain a high score of “3,” the Application must provide calculations of the expected increase in the tax base due to private redevelopment, document the private redevelopment, and show the increase in the tax base. The low score of “0” will be given if the Application provides no calculations or insufficient documentation of private redevelopment or no increase in the tax base. As it pertains to Benefits to Community for *Public Improvement Projects*; To obtain a high score of “3,” the Application must provide documentation which demonstrates how the public improvement will “add value” to the community in which it is located. The low score of “0” will be given if the Application provides no or insufficient documentation of how the scope and/or type of project will benefit the general public, area residents and property owners.
6. **Higher Unemployment than Municipality and County and/or Lower Property Value Growth for Redevelopment Area than for Municipality and County.** To obtain a high score of “3,” the Application must demonstrate higher unemployment and/or lower property value growth in the redevelopment area than those of the Municipality or the County. The low score of “0” will be given if the Application provides no documentation regarding unemployment and property values or if unemployment in the redevelopment area is lower than those of the Municipality and the County and/or property value growth is higher than those of the Municipality and the County.
7. **Removal of Blighting Conditions.** To obtain a high score of “3,” the Application must demonstrate the blighting conditions and how the project will remove such conditions. The low score of “0” will be given if the Application provides no documentation regarding blighting conditions.
8. **Number of Permanent Jobs Created.** To obtain a high score of “3,” the Application must demonstrate the number of permanent jobs created and how the project contributes to long-term job creation. The low score of “0” will be given if the Application provides no documentation regarding the permanent number of jobs created or how the project contributes to long-term job creation. The number of jobs created should be



BROWARD REDEVELOPMENT PROGRAM (BRP) (FY 2015)

calculated in accordance with the American Recovery and Reinvestment Act of 2009 (ARRA), as described at http://www.whitehouse.gov/omb/assets/memoranda_2010/m10-08.pdf. The number of jobs must be expressed as Full-Time Equivalents (FTE) and must not include indirect and induced jobs. Attached as Appendix III is an example worksheet used to calculate FTE's.

In addition, the number of points will awarded per the following table;

Number of Permanent Jobs Created (FTE's)*	Point Allocation
0-5	0
6-15	1
16-29	2
30 or greater	3

** For public infrastructure projects to get points, the application must identify a direct linkage to a specific business/employer which will locate or expand employment to the area as a result of the infrastructure improvement(s).*

In addition, for calculating job creation by business type, the following reference guide is published by the United States Green Building Council (USGBC) at <http://www.usgbc.org/redirect.php?DocumentID=4111>.

9. A maximum of two (2) points for each, will be possible based on the responses to the following:
- c. **Number of Jobs Created for Area Residents.** To obtain the maximum points, the Application must demonstrate that the permanent jobs created are for residents of the redevelopment area. No points will be given if the Application provides no documentation or none of the jobs created are for residents of the redevelopment area.
 - d. **Number of High-Paying Jobs.** To obtain the maximum points, the Application must demonstrate that the jobs created are permanent high-paying jobs. No points will be given if the Application provides no documentation or no high-paying jobs are created. High-paying jobs are jobs paying at least 115% of the County average wage. Effective January 1, 2015, the Broward County Average Wage, as defined by the "State of Florida Incentives Average Wage Requirements," is \$44,579; and, 115% of this amount is \$51,266.

TIEBREAKER: How many permanent jobs are created? If two projects receive the same score, the project which creates the most permanent jobs shall be recommended for funding ahead of the project which creates fewer jobs.



BROWARD REDEVELOPMENT PROGRAM (BRP)

(FY 2015)

CRITERIA / WEIGHTING / SCORING

(To Be Completed by Evaluation Committee)

A. Is the project within a <u>redevelopment area</u> that has never received funding through the Redevelopment Capital Program (RCP)?	____ YES* ____ NO <small>*If YES add 10 points to Final Project Score.</small>		
B. Is the project within a <u>municipality</u> that has never received County Tax Increment Financing (TIF)?	____ YES* ____ NO <small>*If YES add 10 points to Final Project Score.</small>		
CRITERIA	POINTS (0 – 3)	WEIGHT	FINAL SCORE (POINTS x WEIGHT)
1. Proximity to Transit and Transit Accommodations		1	
2. Environmental Sustainability Components (solar technology, LEED standards, sea-level rise mitigation/adaptation, etc.)		1	
3. Ability to Timely Complete Project		2	
4. Contribution from non-County Sources		2	
5. Increase in Tax Base <u>for Non-Public Improvements</u> OR Benefits to Community for <u>Public Improvements</u>		3	
6. Higher Unemployment/Lower Property Value Growth for Redevelopment Area than for City and County		3	
7. Removal of Blighting Conditions		10	
8. Number of <u>Permanent</u> Jobs Created		10	
9. <u>Do Permanent Jobs Created include the following?</u> if applicable:	POINTS (0- 2)		
a. Number of Jobs Created for <u>Redevelopment</u> Area Residents		1	
b. Number of High-Paying Jobs		1	
FINAL PROJECT SCORE	--	--	
TIEBREAKER: How many permanent jobs are created?	____ # of Jobs		



BROWARD REDEVELOPMENT PROGRAM (BRP)

(FY 2015)

APPENDIX I

SCOPE OF INTERLOCAL AGREEMENT

An interlocal cooperation agreement must be executed by the County, the municipality and the community redevelopment agency (CRA), as applicable, as soon as possible subsequent to project and funding approval by the Broward County Board of County Commissioners.

Scope of ILA

- Interlocal Cooperation Agreement (ILA) establishes:
 - Size and boundaries of the redevelopment area;
 - Term of County financial obligation;
 - Maximum amount payable by the County;
 - Terms of Reimbursement Grant;
 - Reporting requirements;
 - Detailed Project Description; and
 - Documentation required for County reimbursement including:
 - Signed letter from the Mayor/City Manager certifying completion of a milestone and for final reimbursement certifying completion and operation of the public improvement or completion of property acquisition or completion and operation of the interior build-out and number of jobs created;
 - Contract including Scope of Work and Project Cost;
 - Itemized actual costs;
 - Evidence of payment, which at a minimum will include copies of invoices and canceled checks or wire transfers; and,
 - For property acquisition, the municipality/CRA must provide a bond, letter of credit or other monetary security, satisfactory to the County, to secure the performance obligations of the interlocal agreement or, at the County's option, the return of all or a portion of the acquisition payment pursuant to the terms of the interlocal agreement. and agree that as detailed below, either 100% or 50% of the grant shall be refunded to the County in the event the acquisition and redevelopment of the property does not comply with all of the requirements of the interlocal agreement, including placement of the property on the tax roll within three (3) years of the effective date of the ILA and demonstration that economic development, the creation of new permanent jobs, redevelopment, and/or measurable community benefit(s) to the redevelopment area has occurred within three (3) years from placement of the property on the tax roll.
 - Failure to place the property on the tax roll within three (3) years subsequent to the effective date of an ILA shall require one hundred percent (100%) of the grant to be refunded to the County.
 - In the event that the economic development, creation of new permanent jobs, redevelopment, and/or measurable community benefit(s) to the



BROWARD REDEVELOPMENT PROGRAM (BRP) (FY 2015)

redevelopment area was not completed as proposed in the application, and within three (3) years from placement of the property on the tax roll, the applicant shall be required to return 50% of the grant amount disbursed for the acquisition.

- For interior build-out projects, the municipality/CRA must agree that 50% of the grant reimbursement shall be forfeited in the event 100% of the stated number of new, permanent jobs are not be created within twelve (12) months subsequent to a CO being issued. There is no proration given for anything less than 100% of stated amount of new, permanent jobs.

Use of County Funding

- All projects shall be completed in conformance with the ILA, and within three (3) years of the effective date of the ILA.
- County funding shall be provided to projects that address the public purposes of economic development, job creation and removal of blighting conditions and the public purposes must have long-term positive impacts on the community providing a decent, secure and attractive living and working environment.
- County funding of property acquisition, public improvement projects and interior build-out shall be in compliance with County funding policies and practices.
- The Broward Redevelopment Program (BRP) shall be funded through a non ad valorem appropriation.
- County funding shall be based on funds available through the Broward Redevelopment Program (BRP).
- County funding through the Broward Redevelopment Program (BRP) shall be a reimbursement grant(s).
- A reimbursement grant for property acquisition projects may include the actual purchase price and associated acquisition costs for a survey, appraisal(s), and environmental assessments (not mitigation) not to exceed the amount approved by the Board of County Commissioners.
- Reimbursement grants shall be for documented actual project costs not to exceed the amount approved by the Board of County Commissioners.
- County reimbursement shall not be made until milestones identified in the ILA are achieved. When milestones are achieved, the Applicant must present documentation and make a request for a County disbursement, subject to County staff review and approval. No more than two (2) disbursements, including a final disbursement at project completion, shall be made for any single property acquisition, or public improvement, or interior build-out project. For property acquisition and public improvement projects, the Applicant must identify milestones prior to execution of interlocal agreement otherwise one grant payment will be made when the project is complete. For interior build-out, the County grant will be disbursed in two (2) installments; the first being when a Certificate of Occupancy (CO) has been issued, and the next when the number of stated new jobs have been achieved, no later than 12 months after the issuance of the CO. All County reimbursement grants are



BROWARD REDEVELOPMENT PROGRAM (BRP)

(FY 2015)

subject to staff review and approval of documentation.

- Requests for reimbursement must be made within 120 days of completion of milestone or project completion.
- No Broward Redevelopment Program (BRP) funds may be used to clean up a contaminated site.
- No Broward Redevelopment Program (BRP) funds will be awarded to a community redevelopment area, created pursuant to Chapter 163 Part III, F.S., which is receiving County tax increment financing (TIF).

Reporting Requirements

- The municipality or CRA is responsible for implementing and conforming to the terms and conditions of the ILA. The municipality or CRA shall provide to the County advance notice of all public meetings related to projects pursuant to the ILA. The municipality or CRA shall keep the County informed throughout the planning, design and construction of such projects.
- In addition to the requirements of Ch. 163, Sections 356, 362 and 387, F.S. (Ch. 163 applies to CRAs), which are due by March 31 of each year, the CRA or municipality shall submit to the County on the anniversary date of the effective date of the interlocal agreement, a detailed, narrative report (Annual Report) which discusses the progress made in carrying out the projects approved by the Board of County Commissioners for BRP funding. Additionally, a Status Report for the Project, including the updated Project Development Schedule, along with reports on benchmarks, including number of jobs created shall be delivered to the COUNTY every six (6) months from the effective date of the ILA. The Status Report must include both expenditures for the current fiscal year and cumulative financial information for the Project. The Annual Report shall include the Project Development Schedule for a property acquisition or public improvement project, or interior build-out and a critical path timeline as to overall redevelopment within the declared redevelopment area. Additionally, the Annual Report shall include time frames and benchmarks, including, but not limited to, accounting of County funding, enhancements to the tax base, any leverage of private or public funds, costs and revenues, growth in new business, job creation, removal of blighting conditions, reduction in code violations, improvements to infrastructure and ongoing benefits to the broader community. The report shall contain sufficient information for the County to determine if the projects conform to the ILA. Financial information must be provided in the format provided in Exhibit 1 on Pages 23 and 24.

Compliance with County Regulations

- By executing an interlocal agreement, the Applicant agrees to comply with any and all County policies, regulations, and practices.



BROWARD REDEVELOPMENT PROGRAM (BRP)
(FY 2015)
EXHIBIT 1

FINANCIAL INFORMATION FORMAT

Municipalities and Community Redevelopment Agencies (CRAs) receiving funding through the Broward Redevelopment Program (BRP) have a reporting responsibility to Broward County, the funding agency. To effectively demonstrate accountability for the use of County funding through the Broward Redevelopment Program, the annual progress report (Annual Report) must include **cumulative** financial information for each individual project undertaken pursuant to the interlocal agreement (ILA).

As shown, on Page 24, the financial information report format is composed of three sections. Section One represents project expenditures for the current year* and the cumulative expenditures for each redevelopment project as follows: 1) a description of the project; 2) the projected cost of the project as originally presented in the application for BRP funding; 3) the cumulative expenditures for the project up to the beginning of the year* being reported; 4) the expenditures for the project for the year*; and 5) the total cumulative expenditures for the project as of the end of the year* being reported. Section Two presents the Statement of Revenue, Expenditures and Changes in Fund Balance for the separate account/fund established for BRP monies received from Broward County pursuant to the ILA, and the Redevelopment Trust Fund, as appropriate, and include 1) revenue received by source; 2) the project expenditures; 3) administrative costs**, including salaries, contractual services, and capital outlay; 4) debt service**, including principal and interest; 5) other expenditures; and 6) the fund balances. Section Three presents the Balance Sheet for the BRP account and the Redevelopment Trust Fund, as appropriate. There must be full disclosure in all sections and the information presented must be reconcilable to the ILA, and the independent financial audit of the BRP account for either the municipality or the CRA, as required by the ILA.

* Fiscal year or other date specified in the ILA

**Administrative costs or debt service are required as they apply to overall redevelopment.



BROWARD REDEVELOPMENT PROGRAM (BRP) (FY2015)

Format for Financial Information for the Annual Report

XYZ Municipality or CRA receiving BRP Funding For Fiscal Year Ended September 30, 201X*

Section I: Project Expenditures

Description Project	Cost as Presented in ILA	Expenditures Through 9-30-1X*	Cumulative Expenditures for Fiscal Year 201X*	Cumulative Expenditures Through 9-30-1X*
Streetscape Improvements	\$6,500,000	\$3,500,000	\$50,000	\$3,550,000
BRP Funds				
Other Funds				
Parking Project	4,500,000	50,000	4,000,000	4,050,000
BRP Funds				
Other Funds				
Roadway Improvements	2,000,000	2,000,000	0	2,000,000
BRP Funds				
Other Funds				
Streetlight Installation	500,000	200,000	50,000	250,000
BRP Funds				
Other Funds				
Total Expenditures			<u>\$4,100,000</u>	
BRP Funds				
Other Funds				

Section II: Statement of Revenue, Expenditures & Changes in BRP Account & Redevelopment Trust Fund** Balances

Revenues:

County BRP	\$#,###,###
Redevelopment Trust Fund **	#,###,###
Interest	###,###
Total Revenues	<u>#,###,###</u>

Project/Activity Expenditures (total from Section I) 4,100,000

Administrative Costs**:

Salaries	###,###
Contractual Services	##,###
Capital Outlay	#,###
Total Administrative Costs	<u>###,###</u>

Debt Service**:

Principal	###,###
Interest	###,###
Total Debt Service	<u>#,###,###</u>

Other Expenditures ##

Total Expenditures #,###,###

Excess of Revenues Over Expenditures #,###

Fund Balances, October 1*

County BRP	###,###
Redevelopment Trust Fund	###,###

Fund Balances, September 30*

County BRP	###,###
Redevelopment Trust Fund	<u>\$###,###</u>

Section III: Balance Sheet

Assets (with detail)	<u>\$#,###,###</u>
Liabilities and Fund Balances (with detail)	<u>\$#,###,###</u>

* Fiscal year or other date specified in the ILA

** Items are required as they apply to overall redevelopment.



BROWARD REDEVELOPMENT PROGRAM (BRP) (FY2015)

APPENDIX II

PROPERTY ACQUISITION REQUIREMENTS

1. Broward County Administrative Code, Chapter 6, subsection 6.23(j)(11), establishes County appraisal policy, as follows:

Obtain not less than two (2) appraisals from qualified independent appraisers on the list, as defined in #2, approved annually by the County Administrator on parcels of real property, except rights-of-way valued at \$500,000.00 or more, exclusive of damages, which the City/CRA contemplates purchasing. Obtain at least one independent appraisal from the same list of qualified appraisers on property with a value of less than \$500,000.00.

2. Broward County requires appraisals from the "Broward County/School Board of Broward County List of Preferred/Qualified Real Estate Appraisers" (List). Appraisals have to be reviewed and accepted by Broward County's Real Estate Due Diligence Officer. Please call (954) 357-6826 for the List.
3. Broward County requires a Phase 1 Environmental Audit, and if deemed necessary by the County, a Phase 2 Environmental Audit. These environmental audits are subject to approval by the County.



BROWARD REDEVELOPMENT PROGRAM (BRP)

(FY2015)

APPENDIX III

FULL TIME EQUIVALENT (FTE) WORKSHEET (EXAMPLE - Build-out)

FTE = 40 HOURS X 13 WEEKS PER QUARTER = 520 HOURS WORKED PER QUARTER

520 HOURS WORKED
520 QUARTERLY HOURS = 1.0 FTE

After construction is completed; the XYZ Retail Fashions will create an estimated 18 new permanent jobs in the Village of Broward, with a combination of part-time, full time, administrative and “high paying” positions. The hours of operation will be from 11AM to 7PM and may extend during holiday seasons or special events. It is anticipated the number of positions will grow 10% per year as its customer base grows, allowing business expansion.

XYZ Retail Fashions								
Full time Jobs Created (FTE) (calculated in accordance with the American Recovery and Reinvestment Act of 2009 (ARRA))								
Position/Job Title	# of Employees	Full time (FT-40) or Part time (PT-20)	Number of High Paying Jobs	Weekly Hours worked	Quarterly Hours Worked (X 13 weeks)	(divided by) QTRLY HOURS	Full Time Equivalent Jobs Created (FTE's) by 2016	Notes / Comments
Sales Clerk	12	PT	-	240	3,120	520	6	
Store Manager	2	PT	2	40	1040	520	1	
General Manager	1	FT	1	40	520	520	1	
Stock Clerk	2	FT	-	80	1040	520	2	
Janitor/Maintenance	1	FT	-	40	520	520	1	
Totals	18	-	3	440	5720	-	11	
Assumptions:								
1. Business operating hours; 11AM to 7PM.								
2. Jobs are created and maintained within 12 months subsequent to issuance of the Certificate of Occupancy (CO).								

