



**CITY OF FORT LAUDERDALE**  
**City Commission Agenda Memo**  
**CRA BOARD MEETING**

**#16-0221**

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

**FROM:** Lee R. Feldman, ICMA-CM, Executive Director

**DATE:** March 15, 2016

**TITLE:** Acceptance of Fort Lauderdale Community Redevelopment Agency  
(FLCRA) Annual Report and Authorization to Transmit to Taxing Districts

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**Recommendation**

It is recommended that the CRA Board of Commissioners approve the FY 2014-2015 Annual Report of the City of Fort Lauderdale Community Redevelopment Agency (FLCRA) and authorize the Executive Director to transmit the FLCRA Annual Report to the local taxing authorities.

**Background**

By March 31 of each year, the Community Redevelopment Agency must file a report of the activities carried out by the agency in the previous year in accordance with Florida Statutes Chapter 163. The report will be provided to each of the taxing authorities that contribute to the Tax Increment Financing (TIF). The contributing authorities are as follows:

- Broward County
- North Broward Hospital District
- Children's Services Council of Broward County
- City of Fort Lauderdale

The FLCRA has three community redevelopment areas as outlined below:

**Central Beach Redevelopment Area**

Established in 1989, the 121-acre district is located east to west between the Atlantic Ocean and Intracoastal Waterway, and north to south between Alhambra Boulevard and the southern property line of the Bahia Mar Beach Resort.

Highlights during FY 2015 for the Central Beach CRA include:

- City Commission approval of the 15% design plans for the Las Olas Corridor Improvements and the A1A Beach Streetscape Improvements and authorization to move forward with 30% design plans and construction estimates. The 30% design plans and construction estimates are scheduled to be completed and presented to City Commission approval by October 2015.
- City Commission approval of a contract with Skanska USA Building, Inc., which is funded by the CRA, for the Construction Manager at Risk (CMAR) to deliver the Las Olas Corridor Improvement Project.
- CRA Board of Directors approval of \$124,241 to fund construction of the Bahia Mar Pedestrian Bridge.
- Removal of the Almond Avenue Improvement Project removed from the SR A1A Streetscape Project. Improvements to Almond Avenue are anticipated to be funded privately in conjunction with proposed private development in this area.
- CRA Board of Directors approval of \$130,000 for the Holiday Lights and Holiday Lighting Ceremony, which is ½ the cost of the event, with the Beach Business Improvement District (BID) covering the remaining cost. The CRA Board of Directors also approved \$36,450 for the Great American Beach Party and \$82,500 for fireworks for the July 4<sup>th</sup> event.
- CRA Board of Directors approval of \$220,000 to fund the Sun Trolley for seven-day trolley service on the beach.

#### Northwest Progresso Flagler Heights Redevelopment Area

Established in 1995, the 1,400-acre district is located between Sunrise Boulevard on the north, Broward Boulevard on the south, the City corporate limits on the west, and Federal Highway on the east; except for the portion lying south of N.E. 4th Street and east of Andrews Avenue between Broward Boulevard and Federal Highway.

Highlights for the redevelopment area during FY 2015 include:

- Approval of an incentive package for Brooklyn Italian Ice Company in the amount of \$69,869 for build-out and façade improvements. The proposed project will be located at 560 NW 7<sup>th</sup> Avenue in Shoppes on Arts Avenue.
  - Approval of an incentive package for Rechter Holdings in the amount of \$206,267 for streetscape improvements along NE 4<sup>th</sup> Avenue, NE 9<sup>th</sup> Street and Progresso Drive, and the renovation of the adjacent 6,240 square foot building at 913 NE 4<sup>th</sup> Avenue for retail and restaurant use.
  - Flagler Village Civic Association received a \$142,500 funding approval for art and cultural events that strategically market the area and promote the redevelopment and economic development of the area.

- CRA Board of Directors approval of the issuance of a \$7.8 million tax increment bank note for the purposes of the design and construction of the WAVE Streetcar North Loop. The North Loop will extend service along a portion of Sistrunk Boulevard and N. Andrews Avenue in the redevelopment area.
- Sistrunk Boulevard lighting improvements were completed consisting of an efficient LED lighting upgrade to improve the safety in the area.
- Phase 2 of the NW Neighborhood Improvement Project commenced including the construction of sidewalks, lighting, on-street parking and resurfacing in the area from NW 13 Terrace to NW 12 Avenue and between NW 7 Street and Sistrunk Boulevard.
- A façade grant was provided to Art of Shade, LLC in the amount of \$15,000 for completion of exterior improvements at 16 NW 1st Street. Art of Shade is a fashion house located in Flagler Village.
- The Manor at Flagler Village, located on N Federal Highway between NE 5<sup>th</sup> Street and Sistrunk Boulevard was completed and the owner RD Flagler Village, LLC was reimbursed by the CRA in the amount of \$359,375 for streetscape improvements along NE 5<sup>th</sup> Street, NE 6 Street, NE 5<sup>th</sup> Avenue and N Federal Highway surrounding the project. The Manor is a \$75 million, a mixed-use project with 382 rental units and 24,750 square feet of new retail space. New tenants include Sage Dental, The Brass Tap Brew Pub, Yellow Mushroom Restaurant, Source Salon and Venetian Nail Spa.
- The Edge in Flagler Village, located at 495 N Federal Highway was completed and the owner Pearl Flagler Village, LLC was reimbursed by the CRA in the amount of \$451,707 for streetscape improvements along NE 5<sup>th</sup> Avenue, NE 5<sup>th</sup> Street, NE 5<sup>th</sup> Terrace and N. Federal Highway surrounding the project. The Edge is a \$75 million, 331 unit mixed-used rental housing project.
- Renovations to 750 West Sunrise Boulevard were completed and Yacht Chandlers was reimbursed in the amount of \$130,000 for substantial renovation of the 41,000 square foot facility for use as their new corporate headquarters and fleet training facility.
- Streetscape improvements surrounding Shoppes on Arts Avenue, located at 540 NW 7th Avenue were completed and MJDC AOA, LLC was reimbursed in the amount of \$150,106 for streetscape costs associated with paving, curbing, drainage, on-street parking, new sidewalks, decorative pavers, landscaping and pedestrian-level lighting along NW 5<sup>th</sup> Street, NW 6<sup>th</sup> Avenue and NW 7<sup>th</sup> Avenue.

- An infill housing contribution was provided to WWA Development in the amount of \$70,000 for the completion of two townhouses located at 725 and 727 NW 2 Street.
- Phase II of the Flagler Greenway was completed along Flagler Drive from Sunrise Boulevard to Andrews Avenue funded by the CRA and the Florida Department of Transportation.

### Central City Redevelopment Area

Established in April 2012, the 344 acre district is generally bounded by 13th and 16th Streets on the north, Sunrise Boulevard on the south, on the west by Powerline Road and I-95, and on the east by the FEC Railroad right of way. Currently, this CRA utilizes only TIF funds collected from the City of Fort Lauderdale. In FY 2013, the Central City CRA was awarded a \$1.5M grant from the Broward Redevelopment Program for the NE 13<sup>th</sup> Street Complete Street Project. Construction plans are being prepared so the project can go out for bid and the project can be completed by June, 2017.

### Financial Statements

At the end of FY 2015, the Fort Lauderdale Community Redevelopment Agency had combined assets of \$66,252,374, which include cash or cash equivalents, land holdings and other assets. Total year expenditures for FY 2015 were \$16,190,466. Of that amount, \$3.2 million was spent for personnel expenses, \$7.5 million was for contributions to the Wave Rail system and \$5.4 million for improvement projects. The combined liabilities were \$848,029. The total amount of tax increment revenue for the FLCRA in FY 2015 was \$13,350,635.

Once approved by the CRA Board of Directors, a public notice announcing that the Annual Report is available for review will be placed in the local newspaper and copies will be sent to the taxing districts and be available on the City's website at [www.fortlauderdale.gov](http://www.fortlauderdale.gov). A copy of the report will also be sent to the State of Florida Office of Special Districts.

### Resource Impact

There is no Budgetary Impact associated with the action.

### Strategic Connections

This item is a *Press Play Fort Lauderdale Strategic Plan 2018* initiative, included within the Neighborhood Enhancement Cylinder of Excellence, specifically advancing:

- Goal 5: Be a community of strong, beautiful and healthy neighborhoods.
- Goal 6: Be an inclusive community made up of distinct, complementary, and diverse neighborhoods.

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

Attachments:

Exhibit 1 – FY 2014-2015 CRA Annual Report

Exhibit 2 – CRA Audit

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