



CITY OF FORT LAUDERDALE
City Commission Agenda Memo
CRA BOARD MEETING

#18-0228

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

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

DATE: March 6, 2018

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

Recommendation

It is recommended that the Community Redevelopment Agency (CRA) Board of Commissioners accept the FY 2017 Annual Report and Audit Report of the 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 31st 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 south property line of the Bahia Mar Beach Resort.

Highlights during FY 2017 for the Central Beach CRA include:

- City Commission award of a lease to renovate and manage the Las Olas Marina to Suntex Marina Investors LLC on October 5, 2016.
- On October 5, 2016 the CRA Board of Commissioners and City Commission approved a task order to prepare a design criteria package for a design/build RFP for the Fort Lauderdale Aquatic Center Improvement Project. On June 20, 2017 the CRA Board of Commissioners authorized staff to issue a design/build RFP for the Aquatic Center Improvement Project.
- On January 18, 2017 the CRA Board of Commissioners and the City Commission approved a construction contract with Skanska USA Building for the Las Olas Boulevard Corridor Improvement Project and a Guaranteed Maximum Price (GMP) of \$49,379,324.
- On May 16, 2017 the CRA Board of Commissioners recommended approval and the City Commission approved amendments to the Beach Community Redevelopment Plan.
- The CRA Board of Commissioners approved to share 50 percent (\$68,214) of the total cost of the holiday lights, display and the holiday lighting ceremony with the Beach Business Improvement District (BID). The CRA Board of Commissioners also approved \$31,500 for the Great American Beach Party.
- The CRA Board of Commissioners approved \$220,000 to fund the Sun Trolley for seven-day trolley service within the Beach CRA area.

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 NE 4th Street and east of Andrews Avenue between Broward Boulevard and Federal Highway.

Highlights for the redevelopment area during FY 2017 include:

- Completed renovations at 725 Progresso Drive in the Progresso Village area by 1943 Tyler LLC for the new offices of Moody Insurance that relocated to the NPF CRA from Hollywood, Florida.
- Commenced construction of the Fairfield at Flagler Village, at 673 NE 3rd Avenue, funded in part by the NPF CRA in the amount of \$329,503.
- Completion of renovation at Flagler Uptown, located at 723-750 NE 2nd Avenue in Flagler Village, by Kona RE LLC and 750 Flagler LLC, retrofitting the existing warehouse space to offices and artist space.
- Commencement of Rechter Holdings improvements in Progresso Village at 914 NE 4 Avenue for restaurant/bar/brewery use, funded by the CRA in the amount of \$206,267.
- Approval of an Incentive by the CRA to Invasive Species Brewing in Flagler Village in the amount of \$110,353 and commencement of project improvements at 726 NE 2 Avenue for a brewery/tap room
- Approval of an incentive by the CRA to Wine Watch in the amount of \$50,000 and

completion of project improvements at 837 NE 3 Avenue.

- Approval of an incentive by the CRA to Italian Artisans in the amount of \$50,000 and commencement of project improvements at 1200 West Sunrise Boulevard, located in the NW portion of the CRA.
- Approval of an incentive by the CRA to Triangle Services in the amount of \$1.5 million and commencement of the project at 550 West Sunrise Boulevard.
- Approval of an incentive by the CRA to ID Flagler Village in the amount of \$358,683 and commencement of the project at 103 East Sistrunk Boulevard.
- Approval of an incentive package by the CRA to 315 Flagler, LP for the Flagler Village Hotel project located at 315 NW 1 Avenue.
- An incentive package was approved for Provident Fort Lauderdale LLC in the amount of \$350,000.
- An incentive package was approved for FPA II, LLC/ Florida Prime Acquisitions in the amount of \$748,500.
- An incentive package was approved for Brody Family Investments LLC in the amount of \$350,000.
- An incentive package was provided to 613 NW 3rd Ave LLC for the Six13 project located at 613 NW 3rd Ave, in the amount of \$7,000,000, over three years.
- An incentive package was provided to the YMCA of South Florida in the amount of \$10,000,000 for the construction and development of a \$15 million dollar, state of the art, LA Lee YMCA/Mizell community center, located within the CRA's Focus Area on historic 1409 NW Sistrunk Boulevard.
- A \$281,274 funding incentive package was provided to All Aboard Florida-Operations LLC for right of way improvements along the Brightline Fort Lauderdale Station.
- A \$183,820 funding incentive package was provided to FLL Property Ventures, LLC for right of way improvements along the Fort Lauderdale Brightline Parking Garage.
- Completion of street improvements along NW 9th Avenue between NW 4th Street and Sistrunk Boulevard and commencement of improvements along NW 9th Avenue between Broward Boulevard and NW 4th Street.
- Commencement of River Gardens-Sweeting Park Improvements along NW 23rd Avenue between NW 4th and NW 5th Streets, funded by the NPF CRA in the amount of \$35,000.
- Development Review approvals for Sistrunk Off-Street Parking Lots funded by the NPF CRA in the amount of \$250,000.
- Commencement of Flagler Village Improvements (street signage) funded by the NPF CRA in the amount of \$332,000.
- Completion of improvements at Carter Park to better serve neighbors in the CRA area.
- Completion of utility signal box wraps at 13 locations in the NPF CRA at a cost of \$12,100.
- The Transportation Management Association received \$184,935 from the CRA to partially fund the Sun Trolley Northwest Circulator and Neighborhood Link.

- On May 16, 2017 the Fort Lauderdale Community Redevelopment Agency approved the Ninth Amendment to Agreement for Redevelopment and Disposition of Property (Konover Property) to facilitate the proposed redevelopment of the Konover site for warehouse, retail, self-storage and office uses.

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 1-95, and on the east by the FEC Railway. This CRA utilizes only TIF funds collected from the City of Fort Lauderdale.

Highlights for the redevelopment area during FY 2017 include:

- Commenced construction of improvements to Warsaw Coffee (Metro Coffee, LLC) located at 815 NE 13th Street, funded in part by financial assistance from the City of Fort Lauderdale in the amount of \$100,000 from its Community Development Block Grant (CDBG) Program as recommended by the Central City Redevelopment Advisory Board and approved by the City Commission on April 5, 2016.
- The City of Fort Lauderdale approved funding to HOMES Inc. for the Eat the Tea Restaurant Project in the amount of \$100,000 from its Community Development Block Grant (CDBG) Program as recommended by the Central City Redevelopment Advisory Board and approved by the City Commission on June 20, 2017.
- The City of Fort Lauderdale as part of the FY 2017 CDBG Program approved funding to Call of Africa in the amount of \$100,000 as recommended by the Central City Redevelopment Advisory.
- The completion of the Complete Street Project along NE 13th Street, between NE 4th Avenue and NE 9th Avenue, pending submittal of the final reimbursement request by the City/CRA to Broward County under Broward Redevelopment Program.

Financial Statements

At the end of FY 2017, the Fort Lauderdale Community Redevelopment Agency has combined assets of \$80,704,753 which include cash or cash equivalents, land inventory and other assets. Total year expenditures for FY 2017 were \$13,150,584. Of that amount \$4,030,994 was spent for CRA Operations, \$60,766 was spent for vehicle purchase, \$848,301 was used toward debt service and \$8,210,523 was for capital improvement projects. The combined liabilities were \$2,403,087. The total amount of tax increment revenue for FLCRA in FY 2017 was \$17,373,896.

Once approved by the CRA Board of Commissioners, 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 will be available on the CRA and City's website at

www.fortlauderdalecra.com and www.fortlauderdale.gov.

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 2013 Vision Plan: We are Community*.

Attachments

Exhibit 1 – FY 2017 CRA Annual Report

Exhibit 2 – FY 2017 CRA Annual Financial Report (Audit)

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