



CITY OF FORT LAUDERDALE
City Commission Agenda Memo
CRA BOARD MEETING

#18-0321

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

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

DATE: April 3, 2018

TITLE: Resolution to Approve Awards of Property and Business Improvement Program Incentives to Wine Watch, Inc., Italian Artisans, Inc., and Boodwattie Persaud; and Ratify the Agreements Executed by the Executive Director

Recommendation

It is recommended that the Community Redevelopment Agency Board of Commissioners (CRA Board) approve the award of Property and Business Improvement Program (PBIP) awards to Wine Watch, Inc., Italian Artisans, Inc., and Boodwattie Persaud; and ratify the agreements executed by the Executive Director.

Background

On June 7, 2016, the Northwest-Progresso-Flagler Heights Community Redevelopment Area (NPF CRA) incentive programs were modified in part to permit administrative approvals of incentive awards that did not exceed \$50,000. Since those modifications, administrative approvals of several incentive awards have been approved and are reported on the monthly project update sheets provided to both the NPF Redevelopment Advisory Board and the CRA Board of Commissioners.

A recent review of CRA Board action records approving the modifications shows that the commercial façade program, housing rehabilitation program and purchase assistance program were specifically referenced in the approval; however, the other CRA incentive programs were not. Proposed modifications to the incentive programs will be presented at the April 17, 2018 CRA Board meeting. These changes were reviewed and approved by the NPF Redevelopment Advisory Board on March 13, 2018 and if adopted would clean up some of the ambiguity of the programs and provide greater clarity on process.

The following three PBIP awards will be being presented for approval and ratification:

1. Project Name: Wine Watch Inc.
Location: 837 NE 3rd Avenue (Progresso Village)
Project Description: Improvements to both the interior and exterior structure for restaurant/wine bar.

CRA Funding Amount: \$50,000
Total Project Cost: Approx. \$450,000
Status: Completed

2. Project Name: Italian Artisans, Inc.
Location: 1200 West Sunrise Boulevard (Northwest)
Project Description: Improvements to both interior and exterior structures for showroom/design center.
CRA Funding Amount: \$50,000
Total Project Cost: Approx. \$158,461
Status: Under construction

3. Project Name: Boodwattie Persaud
Location: 1545 Sistrunk Boulevard (Northwest – Sistrunk focus area)
Project Description: Improvements to both interior and exterior structure to improve and enhance the restaurant business operations for dine in service or retail/office use.
CRA Funding Amount: \$50,000
Total Project Cost: Approx. \$55,556
Status: On hold

A location map, project photos and illustrations are attached as Exhibit 1. The NPF Redevelopment Advisory Board at its meeting of March 13, 2018 unanimously recommended that the CRA Board ratify the approval of these PBIP awards (Exhibit 2).

Consistency with the NPF CRA Community Redevelopment Plan

The NPF CRA Community Redevelopment Plan is designed, in part, to stimulate private development of areas planned for commercial development. The projects are consistent with the NPF CRA Community Redevelopment Plan which provides for direct physical improvements to enhance the overall environment, remove blight, improve the quality of life and attract sound business, commercial and mixed use development that provides job opportunities.

Resource Impact

There will be a current fiscal year impact to the CRA in the amount of \$50,000 for PBIP Project # 3. PBIP Projects #1 and #2 amounts were expended in FY 2017. Funds are available in the FY 2018 Budget in the account listed below.

Funds available as of March 26, 2018					
ACCOUNT NUMBER	INDEX NAME (Program)	CHARACTER CODE/ SUB-OBJECT NAME	AMENDED BUDGET (Character)	AVAILABLE BALANCE (Character)	PURCHASE AMOUNT
119-CRA091802-4203	Property & Business Improvement Program FY 18	Other Operating Expenses/Redevelopment Projects	\$777,500	\$777,500	\$50,000
PURCHASE TOTAL ►					\$50,000

Strategic Connections

This item is a *Commission Annual Action Plan* priority, included within the Policy Agenda, advancing the Northwest Progresso Flagler Heights CRA – Capital Improvements and Housing strategy.

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 7: Be a well-positioned City within the global economic and tourism markets of the South Florida region, leveraging our airports, ports and rail connections.
- Objective 2: Facilitate a responsive and proactive business climate.
- Initiative 1: Evaluate and expand our existing portfolio of business attraction Incentives.

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

Attachments

Exhibit 1 – Location Map, Project Photos and Illustrations

Exhibit 2 – Draft Minutes of the March 13, 2018 CRA Advisory Board

Exhibit 3 – Agreement with Wine Watch, Inc.

Exhibit 4 – Agreement with Italian Artisans, Inc.

Exhibit 5 – Agreement with Boodwattie Persaud

Exhibit 6 – Resolution

Prepared by: Robert Wojcik, AICP, Housing and Economic Development Manager

Department Director: D'Wayne Spence, NPF CRA Manager