



CITY OF FORT LAUDERDALE
City Commission Agenda Memo
CRA BOARD MEETING

#18-0192

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

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

DATE: April 17, 2018

TITLE: Resolution to Approve Proposed Modification to Northwest-Progresso-Flagler Heights Community Redevelopment Area Incentive Programs

Recommendation

It is recommended that the Fort Lauderdale Community Redevelopment Agency (CRA) Board of Commissioners adopt a Resolution to approve proposed modifications to the Northwest – Progresso –Flagler Heights Community Redevelopment Area (“NFP-CRA”) Incentive Programs.

Background

On June 7, 2016, the Fort Lauderdale Community Redevelopment Agency (“CRA”) approved revisions and additions to its incentive programs (see Exhibit 1). Among the CRA staff recommendations was a proposal providing the CRA Executive Director authorization to administratively approve awards from the Commercial Façade Improvement, Housing Rehabilitation and Purchase Assistance Incentive Programs to stimulate uses of these funds (see Exhibit 2). The CRA Board approved recommendations, but capped the administrative approval to a threshold of less than \$50,000 based on the recommendation of the advisory board and expressed an interest in revisiting the issue at a later date.

The modifications were well received by the small business owners and property owners within the CRA. The CRA experienced a marked increase in the number of individuals seeking assistance through our incentive programs who previously were intimidated by the process or thought that their relatively minor proposed improvements were too insignificant for consideration. Small business owners and property owners have also expressed similar interest in smaller projects that would assist in interior renovations that would tackle the issue of vacancies that contribute to slum and blighted conditions. Recommended changes are as follows:

- **Recommendation 1:** Require CRA board approval for all awards greater than one hundred thousand dollars (\$100,000) consistent with the authorization granted to the City Manager under the City of Fort Lauderdale Procurement Ordinance.

- **Recommendation 2:** Extend administrative approval authorization to all non-residential incentive programs, subject to the review of the NPF-CRA advisory board.
- **Recommendation 3:** Clarify that the commercial programs are intended for use on non-residential projects.
- **Recommendation 4:** Revise identified focus areas to acknowledge the Progresso Commercial Revitalization Project area as a focus area and define the residential focus areas consistent with the redevelopment plan.
- **Recommendation 5:** Modify the Property and Business Improvement Program to permit the funding of any renovations that address obstacles to occupancy rather than just substantial renovations.
- **Recommendation 6:** Adopt federal guidelines when considering awards to faith-based organizations. See Exhibit 6.
- **Recommendation 7:** Provide flexibility for applicants to propose project performance indicators.

The NPF-CRA Redevelopment Advisory Board at its meeting of March 13, 2018 approved the recommendations in a vote of 12-0.

Consistency with the Community Redevelopment Plan: NPF-CRA

Section 8.C. titled "Other City and CRA Government Functions – CRA Incentives and Programming" provides that the CRA will establish incentive programs as deemed appropriate to address redevelopment obstacles and these incentive programs may be modified, expanded, eliminated, or added as a new program at any time. Details of each incentive program will be drafted as a policy and individually approved by the CRA Board.

Resource Impact

There will be no fiscal impact with this CAM.

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 - Approved Minutes of the June 7, 2016 CRA Board Meeting
 Exhibit 2 - CRA CAM 16-0556
 Exhibit 3 - NPF-CRA Incentives
 Exhibit 4 - Proposed Modified NPF-CRA Incentives
 Exhibit 5 - Comparison Chart
 Exhibit 6 - Housing and Urban Development Notice CPD-04-10

Exhibit 7- Draft Minutes of the March 13, 2018 NPF-CRA Redevelopment Advisory
Board Meeting
Exhibit 8 - Resolution

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