



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

**#18-0713**

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

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

**DATE:** July 10, 2018

**TITLE:** Resolution to Approve Central City Community Redevelopment Area Incentive Programs

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**Recommendation**

It is recommended that the Fort Lauderdale Community Redevelopment Agency (CRA) Board of Commissioners adopt a Resolution approving the Central City Community Redevelopment Area Incentive Programs and Funding Conditions.

**Background**

On April 17, 2018 the CRA Board of Commissioners approved amendments the Central City Redevelopment Plan. The amendments included renaming the plan (and references contained therein) from "Middle River-South Middle River-Sunrise Boulevard" to "Central City," as well as a redevelopment incentive package that mirrored the Northwest Progresso Flagler Heights (NPF) CRA Incentive Program.

The Central City CRA Incentive Program includes:

- Non-Residential Façade Improvement Program (NRFIP)
- Property and Business Improvement Program (PBIP)
- Streetscape Enhancement Program (SEP)
- Development Incentive Program (DIP)
- Property Tax Reimbursement Program (PTR)
- Property Acquisition

The proposed Central City Incentive Program focus on areas within the CRA, which include:

- NE 13<sup>th</sup> Street – Commercial properties fronting NE 13 Street from NE 4<sup>th</sup> Avenue East to Flagler Drive.
- NE 4<sup>th</sup> Avenue – Commercial properties fronting NE 4 Avenue from Sunrise Boulevard North to NE 13 Street.
- Sunrise Boulevard – Properties fronting Sunrise Boulevard from NW 18 Avenue if extended East to Flagler Drive.

adopted by the NPF CRA:

- Applicants shall propose a performance measure that demonstrates how the project contributes to the elimination or prevention of slum and blight. Job creation or job retention is an example of a performance indicator that may be required to fulfill this requirement.
- The program award will have ongoing obligations or covenants, which includes but is not limited to a lien on the applicant's property.
- In the case of multiple structures on a single property, the CRA Board (and/or designee), at its sole discretion, may consider a forgivable loan application for each structure subject to the terms, conditions, and limits applicable to location of the subject property.
- There must be a documented selection process for the general contractors selected for this project. The CRA recommends the use of general contractors from its approved contractor list.
- A CRA or City approved contractor must be used for projects where 60% or more of the project costs are paid by the CRA.

The Central City Redevelopment Advisory Board unanimously recommended approval of the proposal at its June 6, 2018 meeting. Staff is seeking approval to move forward with the Central City incentive program and funding conditions as proposed.

The proposed incentive program and funding conditions are consistent with the Central City Redevelopment Plan under Part V. Redevelopment Strategies, Subsection (B) Economic Development Strategy-Incentive Programs which states 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 of Commissioners.

### **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 and We Are Prosperous*.

### **Attachments**

Exhibit 1 – Central City CRA Incentive Programs

Exhibit 2 – Resolution

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