



CITY OF FORT LAUDERDALE
City Commission Agenda Memo
CRA BOARD MEETING

#19-0292

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

FROM: Chris Lagerbloom, ICMA-CM, Executive Director

DATE: April 2, 2019

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 2018 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, with the governing body, of the activities carried out by the Agency in the previous year in accordance with Section 163.356(3)(c), Florida Statutes. The report was filed with the governing body (City Commission) on March 29, 2019. 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 2018 for the Central Beach CRA include:

- The CRA Board of Commissioners and City Commission approved a design/build contract with Hensel Phillips Construction Company for the guaranteed maximum price of \$27,000,000 for the Aquatic Center Redevelopment Project.
- Completed the Fort Lauderdale Aquatic Center Design criteria package to include in an RFP to solicit for a design/build team.
- Began construction of the Las Olas Boulevard Corridor Improvement Project. The construction duration is estimated to be 26 months and the project will be constructed in phases. Phase I is the parking garage and is expected to take 14 months.
- The CRA Board of Commissioners and City Commission approved a design consultant agreement with Keith and Associates for the DC Alexander Park Project and issued task order 1 in the amount of \$121,995.

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 2018 include:

- Completion of construction of the Fairfield at Flagler Village
- Completion of River Gardens-Sweeting Park Improvements
- Completion of Triangle Services SE Regional Headquarters project.
- Completion of Carter Park Renovations funded in part by the CRA in the amount of \$250,000.
- Completion of Flagler Village Improvements (street signage)
- Completion of ID Flagler Village townhouse project at 103 East Sistrunk Boulevard.
- Completion of Rechter Holdings improvements at 914 NE 4th Ave for restaurant/bar/brewery use.
- Commencement of Flagler Village Hotel, a 196-room tier 1 dual branded hotel funded in part by the CRA in the amount of \$329,933.
- Completion of Invasive Species improvements
- Completion of Italian Artisans showroom and design center improvements
- Development review and rezoning for Six13 mixed use multifamily improvements, funded in part by the CRA in the amount of \$7,000,000.
- Commencement of Provident Community Shoppes improvements on NW 9th Avenue, funded in part by the CRA in the amount of \$350,000.
- Commencement of the Pharmacy project improvements on Sistrunk Boulevard, funded in part by the CRA in the amount of \$748,500.

- Completion of Brightline Garage improvements funded in part by the CRA in the amount of \$183,820.
- Completion of Brightline Station improvements funded in part by the CRA in the amount of \$281,274.
- Approval of the sale of CRA property at 501, 505 and 509 NW 7th Terrace to 220145 LLC for \$180,000 to help facilitate redevelopment at NW 7th Avenue and Sistrunk Boulevard.
- Approval of \$525,000 in funding for the Sistrunk crosswalk project.
- Approval of \$250,000 in funding the CRA Mobility Master Plan.
- Approval of \$225,000 in funding to Dales Properties for retail center renovation at 300 W Sunrise Boulevard.
- Approval of \$350,000 in funding to 1134 LLC for the Smitty's Wings Restaurant project located at 1134 Sistrunk Boulevard.
- Approval of \$1,400,000 in funding to NW 6th Investments LLC and the commencement of construction of the Sistrunk Market Project.
- Approval of \$225,000 in funding to Solid Soccer LLC for the MAS Café Project located at 315 E. Sistrunk Boulevard.
- Approval of \$350,000 in funding for Start Up Club workspace project at 701 N. Andrews Avenue.
- Approval of \$100,000 in funding to McClinton Holdings and commencement of construction of improvements at 924 NW 1st Street for the corporate offices of BTS Towers Inc., a Telecommunications Company.
- Approval of \$187,771 in funding to Circle House Coffee for renovation to the building located at 727 NE 3rd Avenue for a fast-casual coffee and tea establishment.
- Commencement of construction and approval of \$50,000 in funding to Rechter 835 LLC for renovation and reuse of the warehouse at 835 NE 2nd Avenue for active retail and lifestyle uses.
- Commencement of construction and approval of \$50,000 in funding to Rechter 837 LLC renovation and reuse of the warehouse at 837 NE 2nd Avenue for active retail and lifestyle 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 2018 include:

- Formally kicked off a rezoning study with a consultant and obtained Community input from workshops.
- Modified and restated the Central City Redevelopment plan to include renaming (and references contained therein) from "Middle River-South Middle River-Sunrise

Boulevard” to “Central City” as well as a non-residential incentive program package.

- Launched non-residential incentive programs identifying three focus areas: NE 4th Avenue, NE 13th Street and Sunrise Boulevard.
- Commencement of Sandbox 101, LLC interior and exterior renovations currently funded in part by the CRA in the amount of \$170,000.

Financial Statements

At the end of FY 2018, the Fort Lauderdale Community Redevelopment Agency has combined assets of \$88,290,501 which include cash or cash equivalents, land inventory and other assets. Total year expenditures for FY 2018 were \$21,234,584. Of that amount \$3,991,138 was spent on CRA Operations, \$1,529,181 was spent on Business Incentives, \$848,139 were used toward debt service and \$14,866,126 was for Capital Improvement Projects. The combined liabilities were \$4,338,472 and deferred inflows were \$6,699,685. The total amount of revenue for FLCRA in FY 2018 was \$20,185,262. Of that amount \$18,937,992 was received in tax increment funds, \$1,111,276 was interest income earned and \$135,994 was intergovernmental revenues from Broward County.

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 fiscal 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 2018 CRA Annual Report

Exhibit 2 – FY 2018 CRA Annual Financial Report (Audit)

Exhibit 3 – CRA Year End Audit Results Presentation

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