



CITY OF FORT LAUDERDALE
City Commission Agenda Memo
CRA BOARD MEETING

#26-0318

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

FROM: Rickelle Williams, CRA Executive Director

DATE: May 5, 2026

TITLE: Resolution Approving the Addition of the Property Safety Enhancement Program to the Community Redevelopment Agency Incentive Programs; Authorizing Funding for the Program; and Delegating Authority to the Executive Director to Execute Related Agreements - **(Commission Districts 2 and 3)**

Recommendation

Staff recommends the Community Redevelopment Agency (CRA) Board of Commissioners adopt a resolution approving the addition of a new incentive, the Property Safety Enhancement Program (PSEP), to the existing CRA incentive offerings for both the Northwest-Progresso-Flagler Heights Community Redevelopment Area (NPF-CRA) and the Central City Community Redevelopment Area (CC-CRA); with funding in the amount of \$130,000 for the NPF-CRA and \$150,000 for the CC-CRA for Fiscal Year (FY) 2026; and delegating authority to the Executive Director to execute any and all agreements related to awards under the program.

Background

Analysis conducted by the Fort Lauderdale Police Department Criminal Analysis Unit indicates that business burglaries have affected properties within both the NPF-CRA and CC-CRA areas in recent years (Exhibit 1). From 2022 – 2025, NPF-CRA has experienced 257 burglaries of businesses and CC-CRA has had forty-four (44). These trends highlight ongoing safety challenges affecting commercial corridors in both Community Redevelopment Areas and underscore the importance of targeted investments that support corridor stability and private reinvestment. To address these challenges, the CRA collaborated with the Fort Lauderdale Police Department to develop a targeted security program focused on properties located in commercially zoned areas to support the implementation of strategic security enhancements.

The PSEP is a partnership between the Fort Lauderdale CRA and the Fort Lauderdale Police Department's Environmental Crime Unit, leveraging Crime Prevention Through Environmental Design (CPTED) strategies focused on improving the built environment to deter crime, protect assets, and improve safety for employees, customers and the broader community. The program provides financial assistance to commercial property

owners, business tenants, and eligible nonprofit organizations located within designated commercial business corridors of the NPF-CRA and CC-CRA. The program supports interior and exterior safety and security enhancements intended to reduce criminal activity, strengthen corridor safety, and promote sustained reinvestment and revitalization. The program guidelines, application and monitoring framework are provided as Exhibits 2 and 3.

Funding is provided on a conditional reimbursement basis for qualifying safety improvements, based on total eligible project costs and established funding tiers. Projects may receive reimbursement equal to seventy-five percent (75%) of the actual eligible cost incurred, up to a maximum of \$10,000 per property. All projects receiving funding are subject to a three (3)-year retention and maintenance requirement, during which properties must remain compliant with program guidelines and are subject to annual inspections. Upon completion of the retention and monitoring period, the reimbursement will be deemed fully forgiven. The PSEP agreement is provided as Exhibit 4.

The Northwest-Progresso-Flagler Heights Redevelopment Advisory Board (NPFRAB) and the Central City Redevelopment Advisory Board (CCRAB) reviewed, discussed and provided input on the proposed program, including its funding structure, eligibility criteria and administrative requirements. A summary of the advisory board meetings is provided below.

NPFRAB	Action Summary	Support	Against	Abstain
1. July 8, 2025	Approval of recommendation and funding	10	0	1
2. February 10, 2026	Reviewed and approved revisions	10	0	0
CCRAB	Action Summary	Support	Against	Abstain
3. June 16, 2025	Reviewed, discussed proposed program	-	-	-
4. August 6, 2025	Reviewed, suggested changes	-	-	-
5. September 9, 2025	Approval of recommendation	9	0	0
6. February 4, 2026	Reviewed and approved revisions	8	0	0

Copies of the approved NPFRAB and CCRAB meeting minutes are attached as Exhibits 5 - 10.

The PSEP will be administered by CRA staff in collaboration with the Fort Lauderdale Police Department Crimes Unit. Applicants will be required to undergo a pre-screening inspection to identify security gaps and recommended enhancements. Program assistance will be provided on a reimbursement basis following CRA approval and verification of completed improvements. All funded enhancements must remain affixed to the property and be properly maintained for a period of three (3) years. The CRA reserves the sole discretion to determine compliance with program requirements. Failure to maintain funded improvements, permit inspections, or compliance with retention requirements shall result in ineligibility for future CRA programs and funding opportunities.

Consistency with the NPF and Central City CRA Community Redevelopment Plans

The PSEP aligns with the NPF CRA Amended and Restated Community Redevelopment Plan (2025), specifically Section 4 – Redevelopment Goals, including Goal 3: Public

Improvements and Infrastructure and Goal 5: Redevelopment Support. These provisions authorize the CRA to implement safety-related infrastructure improvements, address blighting influences, and utilize flexible financial tools, including conditional reimbursement and redevelopment incentives, to encourage private reinvestment and enhance public safety within the redevelopment area.

The program also aligns with Section D - Community Policing of the Central City Community Redevelopment Plan, which identifies crime reduction and public safety as critical components of economic revitalization. The Plan authorizes the CRA to fund crime-prevention equipment, surveillance, and related improvements to eliminate the blighting influence of crime and encourage private investment. The PSEP directly advances these objectives by funding physical safety enhancements that support community policing strategies, enhance coordination with police enforcement efforts, and creates the conditions necessary to encourage private investment and revitalization.

Resource Impact

There is a fiscal impact to the CRA totaling \$280,000 in Fiscal Year 2026. Of this amount, \$130,000 will be allocated from the NPF CRA and \$150,000 from the Central City CRA.

Future fiscal year expenditures are contingent upon approval and appropriation of the annual budget. It is intended that future appropriations for FY 2027 will total \$400,000, with \$250,000 designated for the NPF CRA and \$150,000 designated for the Central City CRA.

Funds available as of April 21, 2026					
ACCOUNT NUMBER	COST CENTER NAME (Program)	CHARACTER/ACCOUNT NAME	AMENDED BUDGET (Character)	AVAILABLE BALANCE (Character)	AMOUNT
20-119-1531-552-40-4203-CRA092606	Security & Safety Enhancement Program	Other Operating Expenses Expense/Redevelopment Projects	\$250,000	\$250,000	\$130,000
20-121-1521-552-40-4203-CRA092612	Security & Safety Enhancement Program Central City FY26	Other Operating Expense/Redevelopment Projects	\$150,000	\$150,000	\$150,000
TOTAL AMOUNT ►					\$280,000

Strategic Connections

This item is a FY 2026 Commission Priority, advancing the Public Safety initiative.

This item supports the *Press Play Fort Lauderdale 2029* Strategic Plan, specifically advancing:

- The Public Safety Focus Area, Goal 1: Be a safe community that is proactive and responsive to risks
- The Business Growth and Support Focus Area, Goal 6: Build a diverse and attractive economy

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

This item supports the Advance Fort Lauderdale 2040 Comprehensive Plan specifically advancing:

- The Business Development Focus Area
- The Economic Development Element
- Goal 1: Enhance Fort Lauderdale's stature as a global, business friendly destination through the development of a business identity, enhanced marketing, branding, and support for enhanced local activities and tourism development

Attachments

Exhibit 1 – Fort Lauderdale Police Department Crime Statistics

Exhibit 2 – Property Safety Enhancement Program Guidelines & Application

Exhibit 3 – Property Safety Enhancement Program Monitoring Framework

Exhibit 4 – Property Safety Enhancement Program Agreement

Exhibit 5 – July 8, 2025, NPFHRAB Approved Minutes

Exhibit 6 – February 10, 2026, NPFHRAB Approved Minutes

Exhibit 7 – June 16, 2025, CCRAB Approved Minutes

Exhibit 8 – August 6, 2025, CCRAB Approved Minutes

Exhibit 9 – September 9, 2025, CCRAB Approved Minutes

Exhibit 10 – February 4, 2026, CCRAB Approved Minutes

Exhibit 11 – Resolution

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