

**CITY OF FORT LAUDERDALE
CENTRAL CITY REDEVELOPMENT ADVISORY BOARD (CCRAB)**

March 06, 2019

3:30 PM

**CITY HALL
8th FLOOR CONFERENCE ROOM
100 NORTH ANDREWS AVENUE
FORT LAUDERDALE, FLORIDA 33301**

AGENDA

- | | |
|--|-------------------------------|
| I. Call to Order | Mark Antonelli
CCRAB Chair |
| II. Approval of Minutes
February 06, 2018 Regular Meeting | Mark Antonelli
CCRAB Chair |
| III. CRA Basics | Cija Omengebar |
| IV. Incentive Program Tutorial | Cija Omengebar
CRA Planner |
| V. Old/New Business | Cija Omengebar
CRA Planner |
| a. Homeless Update | |
| b. April agenda Items | |
| i. Turnstone Development Presentation | |
| VI. Communications to City Commission | CCRAB Members |
| VII. Public Comment | |
| VIII. Adjournment | |

THE NEXT REGULAR CCRAB MEETING WILL BE HELD, April 03, 2019

Purpose: To review the Plan for the Central City CRA and recommend changes; make recommendations regarding the exercise of the City Commission's powers as a community redevelopment agency in order to implement the Plan and carry out and effectuate the purposes and provisions of Community redevelopment Act in the Central City Redevelopment CRA; receive input from members of the public interested in redevelopment of the Central City Redevelopment CRA and to report such information to the City Commission sitting as the Community Redevelopment Agency.

Note: Two or more Fort Lauderdale City Commissioners or Members of a City of Fort Lauderdale Advisory Board may be in attendance at this meeting.

Note: If any person decides to appeal any decision made with respect to any matter considered at this public meeting or hearing, he/she will need a record of the proceedings and for such purpose he/she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. Anyone needing auxiliary services to assist in participation at the meeting should contact the City Clerk at (954) 828-5002, two days prior to the meeting.

Note: Advisory Board members are required to disclose any conflict of interest that may exist with any agenda item prior to the item being discussed.

Note: If you desire auxiliary services to assist in viewing or hearing the meeting or reading agendas or minutes for the meetings, please contact the City Clerk's Office at 954-828-5002 and arrangements will be made to provide these services to you.

**DRAFT MEETING MINUTES
 REGULAR MEETING
 CENTRAL CITY REDEVELOPMENT ADVISORY BOARD (CCRAB)
 CITY HALL
 8th FLOOR CONFERENCE ROOM
 100 NORTH ANDREWS AVENUE
 FORT LAUDERDALE, FLORIDA
 WEDNESDAY, FEBRUARY 6, 2019 – 3:30 PM**

September 2018 – August 2019

BOARD MEMBERS		<u>Regular Meetings</u>		<u>Special Meetings</u>	
		<u>Present</u>	<u>Absent</u>	<u>Present</u>	<u>Absent</u>
Mark Antonelli, Chair	P	4	0	1	0
Danella Williams, Vice Chair	P	4	0	1	0
Luis Castillo-Olivera	P	1	0	0	0
Pieter Coetzee	P	3	1	0	1
Charlene Gunn	P	1	0	0	0
Alex Karamanoglou	A	1	3	0	1
Peter Kosinski	P	3	1	1	0
Laxmi Lalwani	A	2	2	1	0
Theodore Spiliotes	P	4	0	1	0
Zachary Talbot (arr 3:35)	P	3	1	1	0
Alex Workman (arr 3:35)	P	2	1	0	0

At this time, there are 11 appointed members to the Board; therefore, 6 constitute a quorum.

Staff:

Don Morris, Central Beach/ Central City Manager
 Cija Omengebar, CRA Planner/Liaison
 Courtney Gardner, Sr. Strategic Specialist
 Sandra Doughlin, NPF CRA
 Anthony Fajardo, Director, Department of Sustainable Development
 Jamie Opperlee, Prototype, Inc.

I. Call to Order

Mark Antonelli, Vice Chair, called the meeting to order at 3:30 p.m. It was noted that a quorum was present. Two new members, Luis Castillo-Olivera and Charlene Gunn, were introduced.

II. Selection of Advisory Board Chair and Vice Chair

Motion made by Member Williams, seconded by Member Coetzee to propose Mark Antonelli as Chair. In a voice vote, the motion passed unanimously.

Motion made by Member Kosinski, seconded by Chair Antonelli to propose Danella Williams as Vice Chair. In a voice vote, the motion passed unanimously.

III. Approval of Meeting Minutes
• **Regular Meeting, December 5, 2018**

Motion made by Member Castillo-Rivera, seconded by Member Williams to approve the December 5, 2018, regular meeting minutes. In a voice vote, the motion passed unanimously.

[3:35 Mr. Talbot and Mr. Workman arrived and introduced themselves to the new members.]

IV. Incentive Program Application
Kenneth F. Zarrilli, Transforma Realty
850 NE 13 Street
• **Façade Funding Request \$100,000**
• **PBIP Funding Request \$100,000**

Kenneth Zarrilli gave a Power Point Presentation (attached); both requests are for same project.

- The property is at 850 NE 13th Street.
- Impact building needed to wake up a sleepy neighborhood.
- History of the neighborhood.
- Vision for NE 13th Street as a cohesive corridor and not so much as an arts district, but as a studio district to incorporate other creative/artistic businesses and residents.

Member Workman asked if the bank would want a drive-thru; the answer was no and was followed by a discussion of modern banking.

Member Coetzee wondered if the plan complies with landscape requirements. Ms. Omengabar explained the applicant is applying for incentive dollars to put toward the project; this Board is concerned with whether or not this project fits the redevelopment plans for the area. These plans need to go through regular process through the City. If approved, the money is not given in advance, but as a reimbursement after the project is complete.

Member Talbot asked about remaining balances for the year. Ms. Omengabar replied the money available in FY 2019 is \$200,000, this request is \$100,000 for façade and \$100,00 for property and business improvement. The applicant is spending about one million dollars for all the renovations. This budget was approved in 2018; if approved, this project would encumber the FY 2019 funds, but there will be new money for FY 2020 (beginning in September).

Member Spiliotes clarified the \$200,000 is for redevelopment of this building, and wondered if there will be any further requests. Ms. Omengabar and Mr. Morris explained how such projects are usually funded, and these funds are for incentives to raise further dollars for the project. Other funding and various grants were discussed, such as CBDG and TIFF.

Member Coetzee questioned whether the Board should consider funding more than one project. Mr. Morris said yes, but there may not be another project. Per the Commission's request, the City sent out

letters to other property owners advising of this program with a set time in which to apply for these funds; however, this was the only project which complied. Further discussion followed on continuing the momentum by funding 13th Street redevelopment.

Member Castillo-Olivera had questions about the process. Mr. Morris explained how the commercial property owners were advised of funds available through the CRA. The process was discussed at open meetings in order to garner applications. If the operating dollars are not used in a fiscal year, they must be applied to any debt; give it back to the City; or put into a capital fund. Ms. Omengbar explained how the list of commercial property owners is created and Mr. Morris gave an overview of how this CRA is funded. This particular CRA only gets money from the City, no county or hospital district or children's funds like some other CRAs.

Motion made by Member Williams, seconded by Member Talbot, to approve the application. In a voice vote, **motion** passed unanimously.

Discussion: It was suggested that perhaps it should be delayed in case more applications come in by August; however, Mr. Morris noted that a delay in appropriating funds last year led to a hurried decision for spending the funds before losing them at the end of the fiscal year. While a decision does not have to be made today, the talk could continue to the next meeting on how to allocate the funds. There were several questions about how this Board functions, especially in terms of incentive programs; Chair Antonelli recommended a teaching meeting for board members to explain where the funds come from and the purpose of this Board. Chair Antonelli commented that the project is exactly why this Board is here, to create jobs, and increase the TIF (which is where the money comes from in the first place). Mr. Morris reiterated that the City can provide a training as to how the process works, that the application process is long-standing, and this request process was again followed according to set guidelines.

Public comments:

- Abby Laughlin thinks this is a phenomenal project; as the Gateway to 13th, this is exactly the kind of façade and upgrade that is needed. Ms. Laughlin explained that applicants need to be ready, willing, and able to carry off this process. This applicant is all three.
- Jaime Sturgis commented on why more people are not applying, suggesting that it's a timing thing and others just are not ready for making requests for these funds. He also thinks this is a phenomenal project, the applicant is a pioneer, and this is exactly what the neighborhood needs.
- Edward Catalano outlined the long, drawn-out process to get a project along as this one currently is. The applicant is prepared and ready to go forward.
- Ray Thrower stressed this is exactly what is needed and what this Board is supposed to be doing, and commended the applicant for what is proposed.
- Mel Lenet is impressed with the application and went on to pitch the project, noting the project needs to be completed before it can be reimbursed. This is not a lot of money for such an extensive project and improvement to the area.

Member Talbot does not think there is any need to hesitate, as it might hurt a local business owner who has taken a risk on the neighborhood. Other members agreed that the project should proceed.

V. **Old/New Business**
a. **Rezoning Update**

Althea Jefferson, Senior Associate, The Mellgren Planning Group, gave a Power Point presentation (see attached) on the Rezoning for the Central City CRA. The Mixed Use Districts and the Community Commercial Corridor were explained. Next will be meetings to sit down and go over details with the Urban Design and Planning Staff, followed by putting the information in an easy-to-use and understandable format for the public so the new uses will be apparent. Eventually the ordinances will be drafted and put “on the books.”

Upon completion of the presentation, Mr. Morris noted that residents have expressed concerns; while mixed use is the ultimate goal, single-family and duplexes will be permitted use by right (e.g., a single-family property can be torn down and rebuilt as a single-family use). Planning Staff has asked to consider rezoning 16 places of worship to community facility designation. This Board has been reluctant to tackle that issue. Planning Staff is trying to address churches that are in non-church areas; rezoning to community facility would be a big hurdle. This discussion needs to go forward.

Board Comments:

Member Castillo-Olivera had questions about the Powerline to Andrews designation, particularly what is happening between 2nd, 3rd, and 4th Streets. It was explained the existing CF will remain as well as park zoning. Also discussed was the church property rezoning to community facility and the potential increase in property value. Some time was given to discussion of the Commercial Corridor as represented on the map. As far as the church property issue is concerned, City Staff recommended not addressing it at this time as it does not pertain to the task at hand.

Member Coetzee expressed concern that single family homes will be surrounded by high rises. A discussion ensued on the transition of the area, diverse housing types, and the height of buildings, along with green spaces and the parks master plan.

Member Castillo-Olivera began a discussion on the possibilities of redeveloping/rezoning blighted areas where duplexes now stand and how difficult it would be to deal with one piece of property at a time. Mr. Fajardo noted that the community does want areas to stay single-family; the ordinance could be changed to all owners to redevelop the sites with whatever was originally legal to build. Zoning requirements for clusters and townhouses was adopted to address such properties. Rezoning to RD-15 allows for a variety of projects. As to what type of housing is considered transitional, it is a market-driven approach.

Member Williams asked how long this rezoning process has been under way, which was January of 2018; Ms. Omengabar has provided a timeline for the Rezoning Project in the Board Packets. Member Williams also asked for some kind of a document describing what’s been discussed and what has been discarded in this process.

Public Comments:

- Justin Greenbaum asked if there is an easier way to draft the ordinances so development could occur. Mr. Fajardo said it could be done by drafting new zoning districts; however it is written, the City Commission has to adopt it. Discussion on the protracted process followed.

- Edward Catalano voiced opposition to the descriptions for churches in this situation. He also noted that nothing is going to change along Powerline if blighted areas remain on the other side of the fence. Perhaps having a meeting at night would get better community input, which was briefly discussed.
- William Cody is speaking on behalf of the Civic Association with a couple of issues: 1) They are under the impression that RDS-15 will be changed to RD-15 to include 8th Avenue, now the proposal says it is not. Is this fair to homeowners/landowners on that block who own a duplex in disarray and can only build a single-family home on it? Mr. Morris explained the language satisfactorily; 2) They are concerned that church property where services are no longer held can be converted to provide homeless services any time of the day or night in a residential neighborhood. Mr. Fajardo said that issue will not be addressed at this time. Finally, on behalf of his organization, it was asked that the Board table the zoning decision until the community meeting can be held, or simply vote no on this issue.
- Noah Bachow would like to see CB rezoned to RM25. It was explained to him how the CRA does not extend to the north side of 13th Street. CB does allow for mixed use; however, there are a lot of homes adjacent and this provides a buffer between high density and single-family. Discussion followed using the rezoning map to discuss transitional buffers. Member Kosinski realizes this Board is only responsible for CRA, but would like to see what the nearby zoning is. Mr. Fajardo said south of Sunrise is CD and behind that is residential and the Regional Activities Center. Sometime in the future that corridor will be considered for some sort of rezoning.
- Ray Throter noted that in his neighborhood there are four churches within a three-block area that are very underutilized; he asked the zoning be taken away and become residential. Also, NW 8th needs to be on both sides of the street; NW 7th residents want to stay single-family homes and are in favor of both sides NW 8th.
- Javier Concha verified the area within the red circle would remain RD-15 and was told what was yellow would remain RD-15, the red area is being zoned for neighborhood mixed use and what's currently there will still be permitted. He noted a vacant lot for school board is still an empty lot, that it is in the process of being developed, and wanted to know how tall the development would be. Mr. Morris said the Department of Sustainable Development reviews plans and these have not been submitted yet. Mr. Concha was encouraged to attend the public meetings when they are eventually scheduled.
- Jaime Sturgis asked about the proposed height of the Community Commercial Center/Corridor. Discussions haven't completed and Mr. Fajardo said 150 feet is the limit in all business districts, except in downtown RAC. Mr. Sturgis urged up-zoning, not down-zoning and explained why, especially as pertains to future desirability for developers. Discussion followed. Ms. Jefferson assured everyone that these comments will be considered in the development of regulations regarding density.
- Abby Laughlin agreed with Mr. Sturgis, also suggested discussing depth as well as height for the new zoning districts. She also supports the Level 2 approach for developers.

Mr. Morris stated that there will be an education component on applications for the benefit of Board Members at the next Board Meeting.

VI. Old/New Business

a. Homeless Update

Ms. Omengebar provided a printout from the City's website (attached) on the homeless situation, how to help, how to volunteer. This Board voted last year for this update to be a regular agenda item.

b. March Agenda Items

- Turnstone Development presentation
- Programs/Incentives education for Board Members

VII. Communications to City Commission

Member Castillo-Olivera would like the City Commission to know that the church rezoning is not being well received. Chair Antonelli explained that Mr. Fajardo had originally put the item in the discussion because it fell in line with some previous City plans, and after everyone expressed it wasn't wanted, Mr. Fajardo withdrew the discussion.

VIII. Public Comment

There was none.

IX. Adjournment

Motion to adjourn the meeting was duly made and seconded. There being no further business, the meeting was adjourned at 6:14 p.m.

Attachments: Power Point for NE 13th Street Incentive Program Application
Power Point Rezoning for Central City
Homeless Update (from City website)

[Minutes written by M. Moore, Prototype, Inc.]

CRA Board Training

2016



FLORIDA
REDEVELOPMENT
ASSOCIATION

2

AGENDA

- ▶ How does redevelopment work?
- ▶ What are Community Redevelopment Agencies (CRAs)?
- ▶ What can CRAs Do and Not Do?
- ▶ What are the “Rules of Engagement”?
- ▶ How to be an effective CRA Leader
- ▶ What are the Best Practices?

3

What is Redevelopment?

- ▶ Activity under Chapter 163, Part III, F.S.
- ▶ Activities authorized by your approved Redevelopment Plan
- ▶ Activities funded by CRA Trust fund
- ▶ Urban Infill Development
- ▶ Brown/gray fields
- ▶ Areas in need of redevelopment
- ▶ Preservation and revitalization
- ▶ AN INVESTMENT IN OUR FUTURE

4

Reasons to Revitalize

- ▶ Restore Blighted* Area
- ▶ Create Clean and Safe Places
- ▶ Reduce Crime
- ▶ Economic Development
- ▶ Housing
- ▶ Streetscapes/Infrastructure
- ▶ Historic Buildings/Resources
- ▶ Retain/Recruit Business
- ▶ Enhance Parks/Recreation
- ▶ Reverse Declining Tax Bases

5

What is a CRA? Area or Agency?

- ▶ Dependent Special District
- ▶ Appointed Board Members
- ▶ One Community Redevelopment Agency (Board) per jurisdiction
- ▶ Except in Charter Counties over 1.6 million people
- ▶ One CRA may have multiple CRA districts
- ▶ Districts have separate trust funds, accounting, uses, plans

6

Long and Short Story

- Redevelopment Act 1969
- Chapter 163 Part III, F.S.
- Popular after *State of FL v. Miami Beach* 1980
- FL Supreme Court Case *Strand v. Escambia County* 2007
- Modeled after New York, Michigan and California (FL differs greatly from CA)
- Home rule increment, CDD, BID, special assessments alternatives
- Very few amendments or case law
- 213 CRAs today in Florida
- More districts than that total

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Mission: Eradicate Blight*

- Area of declining health/safety/welfare
- Crime/social/housing issues – not safe
- Decline of businesses/residences
- Preserve and enhance the tax base
- Land use issues: layout, parcels, assembly
- Traffic problems
- Flooding/hazards/contamination
- *Not Webster's definition - when U C it....

Powers of Redevelopment (City, County and/or CRA)

- 163.345 Encouragement of private enterprise
- 163.358 Exercise of powers in carrying out redevelopment
- 163.360 CR Plans and private enterprise
- 163.370 Powers; counties/municipalities; CRAs
- 163.380 Disposal of Real Property
- 163.400 Cooperation by public bodies
- 163.410 Exercise of powers, charter counties
- 163.415 Exercise of powers, non-charter counties

City/County Creates CRA

1. Approves doing a blight* finding
2. Prepares “Finding of Necessity” (adopts)
3. Establishes CRA Board (adopts)
4. Writes Redevelopment Plan (land planning agency reviews) (adopts)
5. Trust Fund is created (adopts)

* Blight is defined by statute. Adoptions may be by resolution.
Time frame typically one year

Intergovernmental

- ▶ No state approval required, but statutory *reporting requirements*
- ▶ Charter counties “*delegate*”, veto powers
- ▶ Non-charter counties can’t delegate or veto
- ▶ But charter & non-charter can challenge
- ▶ State not involved in the creation or administration
- ▶ But state JLAC is the appeals body
- ▶ Auditor General can audit upon complaint
- ▶ Counties have different authority to audit

What Does the Governing Body Do?

- ▶ County/city has all powers necessary or convenient to carry out and effectuate the purposes and provisions of the statute
- ▶ County/city delegates powers to their CRA Board
- ▶ Exclusive to governing body:
 - Determination of an area to be a slum or blighted
 - Final approval of redevelopment plans/modifications
 - Issuance of revenue bonds
 - Acquisition, demolition, removal, or disposal of property
 - Liability for loss
 - Approve community policing innovations.
 - ~~The power of eminent domain.~~

Who is the CRA Board?

- Elected or appointed
- 97% are elected
- Interlocal agreement may include representatives of other taxing authorities
- If governing body is only 5 members then it can be governing body + 2 appointed
- Chair and Vice Chair of the CRA designated by governing body (not the CRA Board)

What Does the CRA Board Do?

- Prepare annual CRA budget for city/co.
- Annual strategic planning session
- Identify funding and program priorities
- Proposes plan amendments/modifications
- Allocates trust fund monies
- Receives and reviews state reports
- Directs staff, public input, visioning, etc.
- Can sign contracts, consultants, etc.
- Carries out/Implements redevelopment plan

How a CRA Operates

- Meets quarterly
- Separate minutes, notices, meetings
- Separate redevelopment plan
- Separate projects v. city comp plan projects
- Separate trust funds if multiple districts
- Major Fund in city CAFR/audit
- Component unit of city/co. audit
- May do separate audit
- Separate legal entity – check E/O insurance

The Deal with the Private Sector

- ▶ Statutes and case law supports government investment of public \$\$ with private enterprise to bring area to life
- ▶ Local tax dollars can be a political football
- ▶ Diverse groups may vastly differ on how to use \$\$
- ▶ Mission drift: lack of vision/leadership/buy-in
- ▶ You are and will be held responsible, so go slowly
- ▶ Public does not understand the 'Who, What, When, Where and Why' of the process
- ▶ Constitution?
- ▶ Investment - not give-away
- ▶ Incentives ROI put it in the budget or plan
- ▶ Time is MONEY for both sectors

What Can City/CRA Board do?

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“Anything “ to carry out the statutory objectives for the CR area *in accordance with the community redevelopment plan...*

- Contracts
- Inspections of and access to property in the CRA area;
- Acquisition of real property and improvements, including public uses (mortgage, pledge, hold, purchase, lease, insurance);
- Demolition, removal, installation, repair, rehabilitation, construction, or reconstruction;
- Hotels in support of convention centers;
- Disposition of real property/repair/rehabilitation of buildings, air rights;
- Housing, utilities, parking, parks and playgrounds;
- Public improvements, grants, loans, debt;
- Solicitation of proposals, invest funds, redeem bonds;
- Appraisals, surveys, plans, code enforcement, weatherization, disaster mitigation, vacate streets, develop community policing innovations

163.370(3) The following projects may not be paid for or financed by increment revenues:

- ▶ Construction/expansion of administrative buildings for public bodies, police or fire
- ▶ Exception: Each taxing authority agrees to it
- ▶ Exception: Construction or expansion is part of community policing innovation
- ▶ Capital improvements/projects that were on a previously approved public capital improvement (overall city CIP) schedule or plan
- ▶ Unless such projects or improvements were removed from the list three or more years ago.
- ▶ General government operating expenses unrelated to the planning and carrying out of a community redevelopment plan.
- ▶ THEME: CRAs are not “special project” funds to be used when revenues are not available in GR or other recurring funds.

Redevelopment Plan = Blueprint

- ▶ Put everything you might want to do in the plan
- ▶ Even if it is in the plan, does not need to be done
- ▶ But if a program or project is NOT contained in the Plan it CANNOT be undertaken.
- ▶ Include only projects in the CR *area/boundaries*
- ▶ Be ready to point to where outlined in the plan
- ▶ Update the plan every five years = best practice
- ▶ Post redevelopment plan and agendas online
- ▶ Tie in budget and expenditures to plan language
- ▶ Good record keeping/paper trail will pay off

What is the Trust Fund?

- ▶ “Tax Increment Financing” or “TIF”
- ▶ Contributed by cities, counties, certain districts
- ▶ Not school boards, water or library districts
- ▶ Increases in taxable value from year of creation
- ▶ May include sales taxes, utility fees, donations, loans
- ▶ Goal: leverage with private money
- ▶ Technically not ad valorem tax – “amount equal to”
- ▶ Miami Beach 1980 and Strand case 2007
- ▶ 95% is most common amount that city/county writes the check for...(5% admin fee)
- ▶ Different % by inter local agreements

Calculating Increment

- All taxable properties in the CRA
- City/county millage rates apply
- Amount of money from increases in property values X millage rates of county and city between now and base year
- Does not include debt service millage
- Collected for up to 40 years (up to 60 < 2002)
- Charter counties may limit their contributions

Trust Fund Expenditures

s.163.387(6) monies may be spent, *including not limited to:*

- Administrative and overhead expenses
- Redevelopment planning, surveys, & financial analysis
- Acquisition of real property in the CRA district
- Clearance/preparation & relocation of occupants
- Repayment of borrowed funds
- All expenses related to bonds/other indebtedness
- Development of affordable housing
- Community policing innovations

Things CRAs Can Pay For

- ▶ Capital Expenditures
- ▶ Promotion, Marketing & Events
- ▶ Non Profit activities
- ▶ Incentives and grants
- ▶ Code enforcement
- ▶ Land Acquisition
- ▶ Cost sharing/allocation for services
- ▶ Maintenance and Repair sometimes

Administrative/Overhead

- ▶ Executive Director
- ▶ Technical experts
- ▶ Educational/Professional Development
- ▶ Other such agents & employees as required
- ▶ Counsel and legal staff

What CRAs **Can't** Pay For (s.163.370)

- ▶ Construction / expansion administrative buildings for public bodies/police/fire facilities
- ▶ *Publicly owned capital improvements* if scheduled in city or county capital improvement plan until removed from schedule or plan and 3 years have elapsed.
- ▶ General government operating expenses unrelated to the planning & carrying out of a community redevelopment plan

Other Things CRAs **Can't** Pay For

- Activities/projects not covered in plan
- Board Members/Commissioners payment for service as CRA Board member
- Project or program outside of the development area
- However, by interlocal agreement there may be legal uses of funds outside the CRA Area and not in plan

Be Careful With...

- Market/direct funding events (AG-2010-40)
- Funding non-profits (AG-2010-40)
- Substitution of CRA funding for city/county duties/projects done previously by them
- Maintenance and repair of CRA projects
- Community Policing – details, details
- Reimbursement to city/county of expenses (Auditor General Reports 2006)
- Subject to all GASB requirements

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Not allowed by statute...

163.370 Any project or program not outlined in the Community Redevelopment Plan (CRP) and not expended in the CRA district

(Even if the statute authorizes it!)

All throughout the statute, it says do not spend CRA money unless the expenditure is in the plan and within the CRA boundaries.

Interlocal Agreements

- 163.387 (3)(b)
- Alternate provisions contained in an inter local agreement between a taxing authority and the governing body....
- May supersede the provisions of this section with respect to that taxing authority
- The CRA *may* be an additional party to the agreement

(5) Reporting Requirements

1. Budget posted official website two days prior/30 days after (*September/October*)
2. Annual filing \$175 to Florida Special District Office (*Oct*)
3. CRA annual report and newspaper notice (*March 31*)
4. Audit to each taxing authority *and to Auditor General (45 days after completion or June 30)*
5. Inclusion of CRA as major fund in annual financial report (AFR/CAFR) of governing body (*June 30*)

Telling Your Story

- ▶ *People* love and respond to a *good* story
- ▶ Numbers are just half
- ▶ Don't wait for the inquiries to come
- ▶ Communicate at each step - frame issue
- ▶ Plan communication who/what/how/when
- ▶ When in doubt, it is all public
- ▶ Transparency totally
- ▶ Reporting = communicating = reporting

Amending the Redevelopment Plan

- Modification of boundaries, terms, language, trust fund, board composition, etc. all are amendments
- Almost identical to creation process
- Governing body amends, CRA board recommends
- Governing body notices to all taxing authorities that collect a millage within the CRA.
- Full set of public hearings
- Finding of Necessity must be prepared and adopted for a new area or expanded area
- Local planning agency, charter county review/approve changes

\$\$ End of the Fiscal Year

Funds left in the Redevelopment Trust Fund on the last day of the Fiscal Year shall be:

- Returned to the taxing authorities
- Used to reduce debt
- Deposited in an escrow account for reducing debt later
- Appropriated to a specific project contained in the Redevelopment Plan that will be completed within three (3) years
- **No carryover** into the next fiscal year of an “undesigned fund balance”

***Indeed, it has been said that democracy
is the worst form of government except
all those other forms that have been
tried from time to time.***

-- Winston Churchill

The Rules

- ▶ Open Meetings
- ▶ Open Records
- ▶ Ethics
- ▶ Quasi-judicial
- ▶ Legal guidance when in doubt
- ▶ Conflicts of Interest
- ▶ Doing Business with One's Agency
- ▶ 1% rule

CRA: What do our citizens gain?

- ▶ Empowerment for businesses, neighborhoods, jobs, crime issues
- ▶ Public input is built into plan creation
- ▶ Transparent way to attract private \$\$
- ▶ Bringing up areas of deterioration brings up neighboring areas, negative also true
- ▶ CRAs attract many public and private resources
- ▶ Sustainable tax base for all of city
- ▶ Elimination of drain on government services
- ▶ Investment for future
- ▶ Without this investment, what will happen?
- ▶ Finite and focused process

What Does the Private Sector Gain?

- ▶ Predictability
- ▶ Consistency
- ▶ Recurring and Long Term Funding
- ▶ Return on Investment (ROI)
- ▶ Leveraging of their money
- ▶ Agreements that outlast election cycles
- ▶ Comprehensive Planning for their investment(s)
- ▶ Limited and exact commitment

Redevelopment - a Contact Sport

- Know Your Market(s)
- Market, ROI, Feasibility Studies = best practice
- Understand how groups of investors measure ROI
- Adjust the imbalance between cost/revenues
- How do your lenders evaluate your CRA?
- Lenders all have their “CRA” responsibilities
- Meet w lenders personally, invite them to tour
- Do what you can to reduce default/foreclosure
- CRAs are usually secondary pledges for repay
- Bonding is still non-existent market

Do you have your “sound bite”?

“CRAs use increases in taxable values, for a limited period of time within a deteriorating area, to transform those areas into one that again contributes to the overall health of the community.”

How to be a 'CRA Leader'

- ▶ Do your homework - *www.redevelopment.net*
- ▶ Seek input from citizens, businesses – build consensus.
- ▶ Adopt a shared vision and make a personal commitment to it
- ▶ Explain '*Who, What, When, Where & Why*' as many times as necessary
- ▶ Get out of the way – steer don't row
- ▶ Work for redevelopment success, not credit

Homework: *Things to Know About Your CRA*

- What is the history of your CRA?
- What has been accomplished?
- What are the current projects?
- What programs does the CRA offer?
- What's in the plan? Read it in entirety (really!)
- How much money is in the trust fund now?
- How much does the county v. city contribute?
- How much longer has the CRA to operate?
- When was the last time the plan was amended?

Successful CRAs

- ▶ Leadership
- ▶ Stay on course or officially change it
- ▶ Partnerships – county (number one) and businesses, chambers, economic development councils, lenders, Main Streets, Enterprise FL, DEO, non-profits, regional health, volunteers, charities, universities, faith based, support organizations, etc.
- ▶ Community support and trust is all that
- ▶ Patience and compromise to move forward
- ▶ “Open” for business and focused on people

Building Consensus

- ▶ Use experts, universities, students
- ▶ Develop innovative and creative ways to gather opinions/data and post them
- ▶ Did you understand “what they just said”? CRAs are unlike anything else in Florida –complicated - ask questions
- ▶ You can over think it: timing is everything
- ▶ Easy and clear measures progress/success
- ▶ Implement simple/effective communication system for CRA reports, activities

Best Practices

- ▶ Be realistic on what can be done - **bold** in goal setting
- ▶ Keep the plan and budget front & center
- ▶ Understand/mitigate private sector profit needs
- ▶ Annotate CRA budget to tell the \$\$\$ story years later
- ▶ Understand project development cycle(s)

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- ▶ Use MOUs to clarify expectations/deadlines
- ▶ Use service agreements between CRA and...
- ▶ Training and experience, learning curves = time/money
- ▶ Ask for peer references w specialists to prove experience to get best job in lease amount of time for least \$\$
- ▶ Ask questions re: your fiduciary responsibilities
- ▶ With current economy, demand “value added”
- ▶ Widely disseminate reports and good news
- ▶ Public wants real success stories of real people

Best Practices

- ▶ CRA mission statement (e.g.) “we will do our job so well the CRA will be out of business in 10 years...”
- ▶ Is zoning/are variances a problem?
- ▶ One person in charge of each CRA task
- ▶ One person who can speak for CRA
- ▶ Create positive “buzz” in the district
- ▶ Review codes for conflicts w redevelopment plan

Best Practices

- ▶ Hold CRA meetings before commission meetings
- ▶ Consider joint procedures for CRA and city, e.g.. personnel policies, purchasing
- ▶ Carefully monitor CRA contracts
- ▶ Use your legal counsel - pay now or pay more later
- ▶ Dialogue, not monologue

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The Future . . .

- ▶ Inter local agreements will be used more to outline who pays for what, when, how and why
- ▶ We are forever fighting legislative attacks on powers of CRAs – FRA has strong legislative advocacy - any changes to the redevelopment act should empower, not limit. If you hear of anything locally, let us know.
- ▶ Six out of 67 counties in Florida are actively seeking to limit their contributions for city CRAs – counties can be good partners, but may take communication and negotiation

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FRA Online

www.redevelopment.net

- ▶ Advocacy / Legislative
- ▶ Speakers Bureau
- ▶ Daily News Clips
- ▶ Social Sphere
- ▶ Technical Assistance
- ▶ Professional Development and Training
- ▶ More educational value at annual conference - Orlando
October 12-14, 2016

Resources

- ▶ Special District Information floridajobs.org
Jack Gaskins Jr., (850) 717-8430
- ▶ FRA...redevelopment.net
- ▶ International Downtown Association ida.org
- ▶ International Council of Shopping Centers icsc.org
- ▶ Urban Land Institute uli.org
- ▶ Florida Brownfield Association fba.org
- ▶ Florida League of Cities flcities.com
- ▶ Florida Association of Counties flcounties.com
- ▶ Greater Fort Lauderdale Alliance gflalliance.org
- ▶ Economic Development Palm Beach County economiccouncilpbc.org
- ▶ Florida Chapter of the American Planning Association
floridaplanning.org

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CITY OF FORT LAUDERDALE
City Commission Agenda Memo
CRA BOARD MEETING

#18-0713

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

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 13th Street – Commercial properties fronting NE 13 Street from NE 4th Avenue East to Flagler Drive.
- NE 4th 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

Prepared by: Cija Omengebar, FRA-RP, CRA Planner
Beach CRA Manager Donald Morris, AICP



City of Fort Lauderdale Community Redevelopment Agency
Central City Area Incentive Program

NON-RESIDENTIAL INCENTIVE PROGRAMS

Goal: To encourage private participation in the undertaking the preservation, rehabilitation, and redevelopment of the Central City CRA consistent with the outlined community redevelopment program and strategies outlines in the Central City Redevelopment Plan.

CRA Funding is in the form of a 0% interest forgivable loan, forgiven after 5 year of project completion secured by a first mortgage or subordinate mortgage on the property. Projects receiving over 225,000 in CRA assistance will be secured by a forgivable loan forgiven after 7 to 10 years depending on the level of CRA funding. Other forms of security in lieu of a forgivable mortgage will be considered on a case by case basis.

Program Types:

- 1. NON-RESIDENTIAL FACADE IMPROVEMENT PROGRAM (NRFIP)**
- 2. PROPERTY AND BUSINESS IMPROVEMENT PROGRAM (PBIP)**
- 3. STREETScape ENHANCEMENT PROGRAM (SEP)**
- 4. DEVELOPMENT INCENTIVE PROGRAM (DIP)**
- 5. PROPERTY TAX REIMBURSEMENT (PTR)**

Focus Areas of Non-residential Incentive Programs:

- Focus Area 1: NE 13th Street within CRA boundaries
- Focus Area 2: NE 4th Avenue within CRA boundaries
- Focus Area 3: Sunrise Boulevard within CRA boundaries

Funding Restrictions: Incentive funds may not be used to directly fund:

1. Socially benefiting programs; or
2. Inherently religious activities.*

**U.S. Department of Housing and Urban Development Notice CPD 04-10 will be used to evaluate applications from faith-based organizations.*

Administrative Approval: Means the CRA Executive Director is authorized to administratively approve awards.

Central City Redevelopment Advisory Board Review:

All applications will be reviewed by the Central City Redevelopment Advisory Board for compliance to the Community Redevelopment Plan and policies and procedures as specified by the Community Redevelopment Board of Commissioners.

1. NON-RESIDENTIAL FACADE IMPROVEMENT PROGRAM (NRFIP)

NRFIP Objective: To eliminate slum and blight, remove deterioration; update exteriors of existing buildings in a manner that improves conditions of non-residential areas.

NRFIP Eligible Projects:

1. Improvements to an existing building within the Central City CRA designed and used for:
 - a. Non-residential use, or
 - b. Mixture of uses containing a combination of residential dwelling units with commercial retail sales, service, office uses or any combination thereof as permitted by the Unified Land Development Regulations, City of Fort Lauderdale.

The proposed project must comply with the CRA Redevelopment Plan, urban design guidelines, applicable land use regulations, and current code requirements.

NRFIP Eligible Project Costs:

1. All costs associated with exterior improvements which include but are not limited to: entry doors, windows, lighting, shade canopy, sidewalks, signage, and parking facilities the further the objectives of this incentive.
2. Cost of restoration, rehabilitation or both of exterior building are eligible for consideration.
3. Costs of associated with design and permitting of exterior improvements, restoration, or rehabilitation such as architectural, engineering, permit and application fees.

NRFIP Award Guidelines:

CRA Area:

- 75% of the eligible costs not to exceed \$125,000.

Focus Areas:

- 90% of the eligible project costs not to exceed \$125,000.
- 100% of the eligible project costs not to exceed \$75,000.
- Project costs that exceed the initial \$75,000 may be funded if the owner provides cash investment of 5% of the additional cost.

NRFIP Administrative Approval:

Not to exceed \$100,000, subject to an advisory board request for review.

NRFIP Funding Conditions:

- 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.

2. PROPERTY AND BUSINESS IMPROVEMENT PROGRAM (PBIP)

PBIP Objectives: Eliminate slum and blight, remove deterioration, retrofitting and rehabilitation of structures to remove undesirable uses, improve the “energy efficiency” of existing buildings in the CRA, or renovations designed to bring the structure into compliance with the current building codes.

PBIP Eligible Projects:

1. Improvements to an existing building within the Central City CRA designed and used for:
 - a. Non-residential use, or
 - b. Mixture of uses containing a combination of residential dwelling units with commercial retail sales, service, office uses or any combination thereof as permitted by the Unified Land Development Regulations, City of Fort Lauderdale.
2. Construction a new building within the Central City CRA designed for:
 - a. Non-residential use, or
 - b. Mixture of uses containing a combination of residential dwelling units with commercial retail sales, service, office uses or any combination thereof as permitted by the Unified Land Development Regulations, City of Fort Lauderdale.

The proposed project must comply with the CRA Redevelopment Plan, urban design guidelines, applicable land use regulations, and current code requirements.

PBIP Eligible Project Costs:

1. All costs associated with interior and exterior renovation of existing non-residential buildings including interior improvements, restoration, rehabilitation, and permanently attached fixtures or systems.
2. All costs associated with construction of a new non-residential building.
3. Architectural, engineering, permit fees, application fees, property taxes, tax liens, City liens and property insurance.
4. All costs specific to commercial kitchen improvements and permanently attached commercial-grade kitchen equipment or systems. The kitchen design or engineering, construction materials, and equipment or systems must comply with applicable industry standards, such as: Dairy and Food Industries Supply Association, Inc. (3-A), United States Department of Agriculture (USDA), Food and Drug Administration (FDA), American Welding Society (AWS), Occupational Safety and Health Association (OSHA), American Society of Testing Materials (ASTM), American National Standards Institute (ANSI), Current Good Manufacturing Practices (cGMPs), and National Electrical Manufacturer’s Association (NEMA). The kitchen and its equipment will comply with all local health and safety requirements that apply to food produced for sale.

PBIP Award Guidelines:

CRA Area:

- 75% of the eligible costs not to exceed \$225,000.

Focus Areas:

- 90% of the eligible project costs not to exceed \$225,000.
- In the Focus Area, owner's equity investment for funding requests that do not exceed \$150,000, will be determined on a case-by-case review. The CRA Board (and/or designee), at its sole discretion, may consider increasing the funding limits and equity investment requirements on a case-by-case basis.

Administrative Approval:

- Not to exceed \$100,000, subject to an advisory board request for review.

PBIP Funding Conditions:

- Job Creation and Retention Requirements: Job creation and/or job retention or another approved performance indicator may be a requirement for assistance provided through this program.
- The CRA's project contribution cannot exceed the documented contribution of the business/project owner.
- Terms and Obligations: The program award will have ongoing obligations/covenants, which includes, but is not limited to a lien on the applicant's property.
- Special Conditions: There must be a documented selection process for the General Contractors selected for the applicants project. The City recommends the use of General Contractors from its approved contractor list.
- A CRA / City approved contractor must be used for projects where 60% or more of the costs are paid by the CRA. Contractors on the City/CRA contractor list, must be invited to bid on all work solicited by the project owner/developer.

3. STREETScape ENHANCEMENT PROGRAM (SEP)

SEP Objective: To enhance the exterior public space beginning at the face of a building extending to the adjacent right-of-way (“streetscape”) with high quality urban and environmental design that creates a sense of place and eliminates slum and blight.

SEP Eligible Projects:

1. Streetscape improvements for an existing building within the Central City-CRA designed and used for:
 - a. Non-residential use, or
 - b. Mixture of uses containing a combination of residential dwelling units with commercial retail sales, service, office uses or any combination thereof as permitted by the Unified Land Development Regulations, City of Fort Lauderdale.
2. Streetscape improvements associated with the construction of a new building within the Central City CRA designed for:
 - a. Non-residential use, or
 - b. Mixture of uses containing a combination of residential dwelling units with commercial retail sales, service, office uses or any combination thereof as permitted by the Unified Land Development Regulations, City of Fort Lauderdale.

SEP Eligible Project Costs: All costs associated with enhanced (features/finishes beyond mandatory City requirements) streetscape improvements constructed on or within the public right-of-way. The proposed improvements may include, but not be limited to, landscaped medians and plantings, street trees, benches, and streetlights as well as fences, yards, porches, and awnings and must comply with CRA design guidelines for the particular street on which the project is located, the Plan, the City of Fort Lauderdale Complete Street Guidelines, the CRA Implementation Plan, the Downtown Master Plan (as applicable), and the Fort Lauderdale Connectivity Master Plan. Design/engineering must be consistent with City, county and state requirements for roadway design/construction.

SEP Award Guidelines:

CRA Area:

- 70% of the eligible costs not to exceed \$500,000.
- The CRA Board (and/or designee), at its sole discretion, may consider increasing the funding limits on a case-by-case basis subject to a dollar for dollar match by the applicant

Focus Areas:

- 90% of the eligible project costs not to exceed \$500,000.

Administrative Approval:

- Not to exceed \$100,000, subject to an advisory board request for review.

SEP Funding Conditions:

- Job Creation and Retention Requirements: Job creation and/or job retention or another approved performance indicator may be a requirement for assistance provided through this program.
- Terms and Obligations: The program award will have ongoing obligations / covenants, which includes, but is not limited to a lien on the applicant's property.
- Special Conditions: There must be a documented process for the General Contractors and sub-contractors selected for the project. The CRA / City encourage the use of contractors from its approved contractor list. Contractors on the City/CRA contractor list, must be invited to bid on all work solicited by the project owner/developer.

3. DEVELOPMENT INCENTIVE PROGRAM (DIP)

DIP Objectives: This program seeks to eliminate slum and blight by attracting new businesses to the CRA or existing businesses to expand within the CRA. DIP is a custom designed incentive to meet the appropriate needs of a specific development project in the CRA that represents an investment or total project cost that exceeds five (\$5,000,000) million dollars and creates a significant economic engine or destination project in the CRA.

DIP Eligible Properties:

1. Improvements to an existing building within the Central City CRA designed and used for:
 - a. Non-residential use, or
 - b. Mixture of uses containing a combination of residential dwelling units with commercial retail sales, service, office uses or any combination thereof as permitted by the Unified Land Development Regulations, City of Fort Lauderdale.
2. Construction a new building within the Central City CRA designed for:
 - a. Non-residential use, or
 - b. Mixture of uses containing a combination of residential dwelling units with commercial retail sales, service, office uses or any combination thereof as permitted by the Unified Land Development Regulations, City of Fort Lauderdale.

The proposed project must comply with the CRA Redevelopment Plan, urban design guidelines, applicable land use regulations, and current code requirements.

DIP Eligible Project Costs: All costs associated with the CRA desired redevelopment project (Project), including costs and fee's associated with acquisition, rehabilitation and fines. The proposed Project must comply with the Plan, CRA urban design guidelines, applicable land use regulations, and current code requirements, subject to review or approval by the City of Fort Lauderdale Planning Division, Code Compliance Division, and CRA staff.

DIP Award Guidelines:

- DIP award (with no minimum or maximum amount) will provide a forgivable loan or low interest loan to assist the eligible project. The CRA Staff will review the project and recommend a funding plan/strategy and amount to the CRA Advisory Board and CRA Board.
- This program will allow the CRA to use any of its incentive programs and options, including tax abatement, fee waivers, land donation and/or purchase, etc.
- In order to be eligible for the DIP, the business/property owner must invest at a minimum, a dollar-for-dollar match of the CRA investment within the project. The CRA's project contribution cannot exceed the documented contribution of the business/project owner

DIP Funding Conditions:

- Job Creation and Retention Requirements: Job creation and/or job retention or another approved performance indicator may be a requirement for assistance provided through this program.
- Terms and Obligations: The program award will have ongoing obligations/covenants, which may include, but is not limited to a lien on the applicant's property.
- Special Conditions: Where possible, the developer will use best efforts to hire Fort Lauderdale contractors to work on approved projects. If a HCD/CRA approved contractor is awarded work, it will be for the portion of the project that is funded through the CRA.

4. PROPERTY TAX REIMBURSEMENT (PTR)

PTR Goals: Eliminate slum and blight, remove deterioration, update existing buildings, and encourage new investment/development with an emphasis on enhancing the overall CRA, improving the quality of existing buildings within the CRA, and attracting new construction to the CRA.

PTR Eligible Project:

All properties used for non-residential, multifamily, or a Mixture of uses containing a combination of residential dwelling units with commercial retail sales, service, office uses or any combination thereof within Central City CRA that generate ad-valorem tax revenue which contribute to the tax increment funds deposited in the redevelopment trust fund for the Central City CRA .

Substantial capital improvements or new construction.

Substantial capital improvements means the cost of rehabilitation/renovation exceeds 50% of the current property value, as indicated by Broward County Property Appraiser or private appraisal.

PTR Eligible Project Costs: The benefits of this Program are not directly based on Project costs. Rather, the benefits of this Program are based on capital improvements on existing properties or the development cost of new buildings that result in a substantial increase of Ad Valorem Tax (Property Tax). The property owner will only be entitled to the incremental tax increase generated by project that would be returned to the CRA as tax increment revenue. The proposed Project must comply with the Plan, CRA urban design guidelines, and applicable land use regulations, subject to review/approval by the City of Fort Lauderdale Planning Division and CRA staff. All construction work must be performed by licensed contractors with required building permits and progress inspections.

PTR Award Guidelines:

PTR provides for the reimbursement of ad valorem property taxes paid. A PTR award will run for a maximum of five (5) years and the limits are as follows:

- . Year 1 – 95% of real property Ad Valorem taxes returned to the CRA as tax increment revenue
- . Year 2 – 90% of real property Ad Valorem taxes returned to the CRA as tax increment revenue
- . Year 3 – 85% of real property Ad Valorem taxes returned to the CRA as tax increment revenue
- . Year 4 – 80% of real property Ad Valorem taxes returned to the CRA as tax increment revenue
- . Year 5 – 75% of real property Ad Valorem taxes returned to the CRA as tax increment revenue

PTR Funding Conditions:

- Applicant: The property owner /developer (Owner) must be the applicant. A RFIG award will have ongoing obligations/covenants, which will be protected by a lien on the applicant's property.
- Special Conditions: Where possible, the developer will use best efforts to hire Fort Lauderdale contractors to work on approved projects. If a HCD/CRA approved contractor is awarded work, it will be for the portion of the project that is funded through the CRA.
- Program Terminates November , 2020