

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

REGULAR MEETING

WEDNESDAY – FEBRUARY 2, 2022

3:30 P.M.

**CITY HALL – 8TH FLOOR CHAMBER ROOM
100 NORTH ANDREWS AVENUE
FORT LAUDERDALE, FL 33301**

- | | | |
|-------|---|-------------------------------|
| I. | The Pledge of Allegiance | Ray Thrower CCRAB Chair |
| II. | Call to Order & Determination of Quorum | Ray Thrower CCRAB Chair |
| III. | Introduction of Board Member and Staff <ul style="list-style-type: none">• Ordinance No. C-12-26 Advisory Board• Resolution No. 13-20 Central City CRA | Ray Thrower CCRAB Chair |
| IV. | Approval of Minutes <ul style="list-style-type: none">• Rescheduled regular meeting January 12, 2022 | Ray Thrower CCRAB Chair |
| V. | Exploring Lighting Options Discussion | Board Members |
| VI. | Program and Project Status Update <ul style="list-style-type: none">• Rezoning Project• NE 4th Avenue Streetscape Project• Incentive Programs<ol style="list-style-type: none">1) Program and Application2) FY2022 Area Budget | Clarence Woods CRA Manager |
| VII. | Communication to City Commission | Ray Thrower CCRAB Chair |
| VIII. | Old/New Business <ul style="list-style-type: none">• FDOT Projects in the area:<ol style="list-style-type: none">1) New – Intersection and Safety Improvement2) Done - Sunrise Blvd Pedestrian Safety Enhancement Project• Online Resources – Central City CRA• March meeting agenda item suggestions<ol style="list-style-type: none">1) Discussion on City Homeless Initiative | Cija Omengebar CRA Planner |
| IX. | Adjournment | Ray Thrower CCRAB Chair |

THE NEXT CCRAB REGULAR MEETING WILL BE HELD ON WEDNESDAY – MARCH 2, 2022

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: 02.02.2022 CCRAB REGULAR MEETING

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.

I. The Pledge of Allegiance

**Ray Thrower
CCRAB Chair**

THE PLEDGE OF ALLEGIANCE

"I pledge allegiance to the flag of the United States of America,
and to the republic for which it stands, one nation under God,
indivisible,
with liberty and justice for all."

II. Call to Order & Determination of Quorum

**Ray Thrower
CCRAB Chair**

III. Introduction of Board Member and Staff

- Ordinance No. C-12-26 Advisory Board
- Resolution No. 13-20 Central City CRA

**Ray Thrower
CCRAB Chair**

ORDINANCE NO. C-12-26

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FORT LAUDERDALE, FLORIDA, ESTABLISHING AN ADVISORY BOARD TO BE NAMED THE "MIDDLE RIVER SOUTH MIDDLE RIVER SUNRISE BOULEVARD REDEVELOPMENT ADVISORY BOARD"; PROVIDING FOR MEMBERSHIP, PURPOSE AND DUTIES OF THE BOARD; PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, based on an updated report of the conditions of and in the Study Area, the City Commission adopted Resolution 10-108 finding blight in the Middle River South Middle River Sunrise Boulevard Community Redevelopment Area ("MRSMRSB CRA"), declaring a need for a community redevelopment agency and declaring the City Commission of the City of Fort Lauderdale to be the Community Redevelopment Agency for the MRSMRSB CRA; and

WHEREAS the Board of County Commissioners of Broward County, adopted Resolution 2010-351 approving the finding of necessity study adopted by the City Commission with respect to the MRSMRSB CRA, delegating and conferring upon the City and the Community Redevelopment Agency certain powers which include the creation of the MRSMRSB CRA and preparation of a Plan for the MRSMRSB CRA pursuant to the Act for final approval by Broward County with certain conditions as specified therein; and

WHEREAS, the Agency considered the proposed redevelopment plan for the MRSMRSB CRA ("Plan") and, at its meeting of January 5, 2012, approved the Plan and recommended its adoption by the City Commission of the City of Fort Lauderdale; and

WHEREAS, the City Commission approved the Plan at its meeting of January 5, 2012 through the adoption of Resolution No. 12-02; and

WHEREAS, the Board of County Commissioners of Broward County approved the Plan pursuant to Resolution 2012-038 with certain conditions as specified therein; and

WHEREAS, the City Commission adopted Ordinance No. C-12-06 establishing a Trust Fund for the MRSMRSB CRA; and

WHEREAS, the City Commission desires to create an advisory board for the MRSMRSB CRA;

C-12-26

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF FORT LAUDERDALE, FLORIDA:

SECTION 1. That there is hereby created the Middle River South Middle River Sunrise Boulevard Redevelopment Advisory Board hereinafter referred to as the "Board".

SECTION 2. The Board shall consist of eleven (11) members appointed by resolution of the City Commission, who shall serve without compensation at the pleasure of the City Commission. In making appointments to the Board, consideration should be given to seeking representatives as follows:

- (a) One member who is a resident of the Middle River neighborhood;
- (b) One member who is a resident of the South Middle River neighborhood;
- (c) One member who is a resident of the Lauderdale Manors neighborhood;
- (d) One member who is a resident of the Lake Ridge neighborhood;
- (e) One member who is a resident of the Poinsettia Heights neighborhood;
- (f) One member who is a member of the 13th Street Alliance;
- (g) One member who is a developer or real estate professional;
- (h) One member who is a landowner in the area;
- (i) One member who is an urban planner or design professional;
- (j) One member who is a building contractor; and
- (k) One member who owns a business within the MRSMRSB CRA or is a member of the business community.

SECTION 3. The purpose and duties of the Board shall be as follows:

- (a) To review the Plan for the MRSMRSB CRA and recommend any changes to the Plan;
- (b) To 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 provision of the Community Redevelopment Act in the MRSMRSB CRA;
- (c) To receive input from members of the public interested in redevelopment of the MRSMRSB CRA and to report such information to the City Commission sitting as the Community Redevelopment Agency.

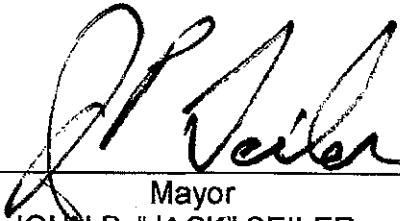
SECTION 4. All members shall be residents of, own property in, or be employed in the City of Fort Lauderdale. The term of appointments to the Board shall be for one (1) year. The maximum number of terms that can be served is three (3) consecutive one (1) year terms.

SECTION 5. That if any clause, section or other part of this Ordinance shall be held invalid or unconstitutional by any court of competent jurisdiction, the remainder of this Ordinance shall not be affected thereby, but shall remain in full force and effect.

SECTION 6. That this Ordinance shall be in full force and effect ten days from the date of final passage.

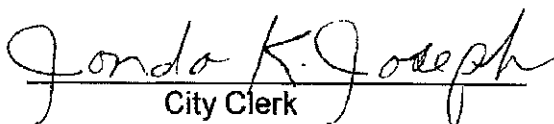
PASSED FIRST READING this the 10th day of July, 2012.

PASSED SECOND READING this the 21st day of August, 2012.



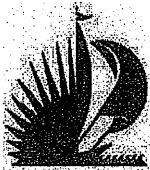
Mayor
JOHN P. "JACK" SEILER

ATTEST:



City Clerk
JONDA K. JOSEPH

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TO: Honorable Mayor & Members of the
Fort Lauderdale City Commission

FROM: Lee Feldman, ICMA-CM, City Manager

DATE: February 19, 2013

TITLE: Adopt a Resolution Amending the name of the Middle River – South
Middle River – Sunrise Blvd Area (MRSMRSB) Redevelopment Plan to
include the supplemental name of the “Central City Redevelopment Area”

Recommendation

It is recommended that the City Commission adopt a resolution amending the name of the Middle River – South Middle River – Sunrise Blvd Redevelopment Area to include the supplemental name of the “Central City Redevelopment Area to be used in identifying the area.

Background

On December 5, 2012 MRSMRSB Redevelopment Advisory Board voted to change the name of the redevelopment area to the Central City Redevelopment Area. In order to make this change two ordinances need to be adopted and a resolution passed to make name changes to the advisory board, the redevelopment trust fund and redevelopment plan to be consistent with the general name change request.

The City of Fort Lauderdale and the Broward County Board of Commissioners adopted the redevelopment plan under its current name. The name change request before you at this time would only be applicable to the city’s identification of the redevelopment plan and the district.

The resolution attached to this agenda memorandum officially amends the name of the redevelopment plan from the Middle-River-South Middle River-Sunrise Blvd redevelopment plan to also include as a reference the Central City redevelopment plan.

A copy of the resolution authorizing the change will be sent to the Board of County Commission and the Broward County Property Appraiser.

Resource Impact

No Resource Impact

Related CAM(s): #13-0144, 13-0268

Attachment(s)

Exhibit 1 – Resolution Renaming Redevelopment Plan

Prepared by: Al Battle Jr., Economic & Community Reinvestment Manager

Department Director: Greg Brewton, Sustainable Development

2/19/2013
13-0269

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RESOLUTION NO. 13-30

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT LAUDERDALE, FLORIDA, AMENDING RESOLUTION 12-02 TO ADD A SUPPLEMENTAL NAME TO THE AREA DESCRIBED THEREIN AND REFERRED TO AS THE MIDDLE RIVER SOUTH MIDDLE RIVER SUNRISE BOULEVARD COMMUNITY REDEVELOPMENT AREA (MRSMRSB CRA); AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Commission adopted Resolution 12-02, approving the Plan for the area described therein and referred to as the Middle River South Middle River Sunrise Boulevard Community Redevelopment Agency (MRSMRSB CRA); and

WHEREAS, the City Commission now desires to add a supplemental name to the area for ease of reference; and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF FORT LAUDERDALE, FLORIDA:

SECTION 1. That Resolution 12-02 is hereby amended as follows:

...

SECTION 4. That the following findings are hereby made:

(a) There has been prepared a community redevelopment plan for redevelopment of the MRSMRSB CRA (also known as the Central City Community Redevelopment Area or "Central City CRA") in accordance with the Act (such plan being hereinafter defined and referred to herein as the "Plan"); and

(b) The Sustainable Development Department of the City of Fort Lauderdale and the Planning and Zoning Board have reviewed the Plan in accordance with the Act and has found it to be consistent with the comprehensive plan of the City; and

(c) The Agency reviewed and approved the Plan on January 5, 2012 and recommended its approval to the City Commission; and

(d) A notice of public hearing was timely published in a newspaper of general circulation and notice to taxing authorities was timely mailed as provided in Section 163.346, Florida Statutes, and a public hearing has been held as required by Section 163.360(6), Florida Statutes.

SECTION 5. That the Plan satisfies the requirements of Section 163.360, Florida Statutes, and it is hereby further found that:

- (a) The Plan conforms to the general plan of the City as a whole; and
- (b) The Plan will afford maximum opportunity consistent with the sound needs of the City as a whole, for the rehabilitation or redevelopment of the MRSMRSB CRA ("Central City CRA").

...

SECTION 7. That it is hereby expressly determined that it is appropriate, proper and timely that a community redevelopment plan be approved at this time so that the provisions of the Act, and other resolutions, ordinances and laws may be utilized to further redevelopment within the MRSMRSB CRA ("Central City CRA"). Therefore the City Commission does hereby approve as the community redevelopment plan for the MRSMRSB CRA ("Central City CRA") pursuant to Section 163.360, Florida Statutes, the document entitled "Middle River-South Middle River-Sunrise Boulevard Community Redevelopment Plan", prepared by PMG Associates, Inc. for the City of Fort Lauderdale and approved by the Agency on January 5, 2012, a copy of which is attached hereto as Exhibit "B" and made a part hereof (the "Plan").


SECTION 8. That it is hereby expressly found that the Plan is a sufficient and adequate plan for carrying out community redevelopment in accordance with the Act, and does approve same as the community redevelopment plan for the MRSMRSB CRA ("Central City CRA").

SECTION 9. That immediately upon the date this Resolution takes effect, the Plan is deemed to be in full force and effect for the MRSMRSB CRA ("Central City CRA") and the Agency is authorized and directed to carry out such Plan and exercise those powers granted by the Act, or such other powers as may be granted by law or ordinance, including the solicitation of proposals from persons for the redevelopment of all or any

part of the MRSMRSB CRA ("Central City CRA") in accordance with the Plan.

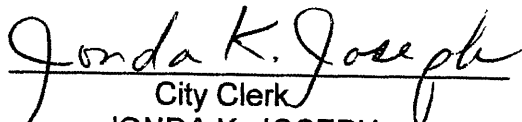
SECTION 2. That this resolution shall take effect immediately upon passage.

ADOPTED this the 19th day of February, 2013.



Mayor
JOHN P. "JACK" SEILER

ATTEST:



City Clerk
JONDA K. JOSEPH

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IV. Approval of Minutes

- Rescheduled regular meeting
January 12, 2022

**Ray Thrower
CCRAB Chair**



CITY OF FORT LAUDERDALE

DRAFT
RESCHEDULED REGULAR MEETING MINUTES
CITY OF FORT LAUDERDALE
CENTRAL CITY REDEVELOPMENT ADVISORY BOARD
WEDNESDAY, JANUARY 12, 2022 – 3:30 PM
CITY HALL - 8th FLOOR CONFERENCE ROOM
FORT LAUDERDALE, FL 33301

| Board Members | Present/Absent | Cumulative Attendance | |
|--------------------------|-----------------------|-----------------------------------|----------------|
| | | September 2021-August 2022 | Present |
| Ray Thrower, Chair | P | 3 | 1 |
| Robert Ayen | P | 3 | 1 |
| Luis Castillo-Olivera | P | 4 | 0 |
| Adam Gellar | A | 2 | 2 |
| Charlene Gunn | P | 4 | 0 |
| Shane Jordan | P | 3 | 1 |
| Christina Robinson | P | 1 | 2 |
| Dennis Ulmer, Vice Chair | P | 4 | 0 |
| Moshe Yehoshoua | P | 4 | 0 |

At this time, there are 9 appointed members to the Board; therefore, 5 constitute a quorum.

Staff:

- Cija Omengebar, CRA Planner/Liaison
- Clarence Woods, CRA Manager
- Mark Alvarez, consultant, The Corradino Group
- Carla Blair, Prototype Inc. Recording Secretary

I. Pledge of Allegiance

The Board recited the Pledge of Allegiance.

II. Call to Order & Determination of Quorum

Chair Castillo-Olivera called the meeting to order at 3:32 p.m. and Roll was called, and it was noted that a quorum was present.

III. Approval of Minutes

- Regular Meeting December 1, 2021

Motion made by Mr. Thrower, seconded by Mr. Ayen, to approve the December 1, 2021 minutes. In a voice vote, motion passed 8-0.

Motion made by Ms. Gunn, seconded by Mr. Ayen, to hear Item V before Item IV, since the presenter for Item IV had not arrived. In a voice vote, motion passed 8-0.

IV. Program and Project Status Update

- Rezoning Project – increase of scope

Mr. Woods recalled Mayor Trantalis had asked how much the additional analysis would cost and how long it would take. The City Attorney had opined that the additional work was new work and should be put out to bid. They were now waiting to see if this consultant would be permitted to bid. Mr. Castillo-Olivera noted they had now wasted eight months it would have taken for the project.

Mr. Castillo-Olivera recalled the prior contractor had been told that one priority in South Middle River was to improve this area because it was the most depressed area in the entire neighborhood. Mr. Woods stated they now understood the issues and what the remedy was but there were procurement technicalities to iron out.

Mark Alvarez, consultant, The Corradino Group, acknowledged the northwest quadrant was the most blighted area and said the zoning must be changed from RD-15 to allow two-family homes. Advisory board members and developers had indicated this was not enough: they needed to offer more. The issue was the City's Comprehensive Plan, which they could not exceed. The project had then been amended to change the Comprehensive Plan as well, which must be submitted to the County and State. Then there was the issue of procurement regarding adding this to the existing project or re-bidding.

Mr. Woods stated his biggest concern was whether the consultants would be able to respond to the new solicitation, because he felt there were economies of scale if they continued.

Chair Thrower said several years ago, they had decided on a smaller request for the peninsula because they did not want to spend the additional time and money for the land use amendment. They had been concentrating on getting Sunrise rezoned where the lots were deep. Opinions had changed, and people wanted the whole package because NW 8th Avenue was so blighted. He asked when the procurement issue would be resolved and Mr. Woods stated he was working on it now. He thought the new bid would take two to three months.

Mr. Alvarez said the results of a study must be presented to the City Commission to change the zoning via ordinance, but he felt the City Commission would not do that, because of the bid to amend the Comprehensive Plan. Ms. Robinson thought that as time went on, this could be less desirable if the housing market declined. She said people in the neighborhood could also see the changes happening. She stated her area, on NW

3rd was significantly better than it was four years ago when she purchased her home there. Ms. Robinson said the time to make the changes was now.

- o Incentive Programs

Ms. Omengabar said they now had approximately \$1 million. The Lofts project may apply for additional funding and the church was considering a food hall for which she thought they may apply for funding.

V. Nomination and Selection of Chair Position

Ms. Gunn nominated Mr. Thrower for Chair, and in a voice vote, Mr. Thrower was elected unanimously.

Ms. Gunn nominated Mr. Ulmer for Vice Chair, seconded by Mr. Thrower. In a voice vote, Mr. Ulmer was elected unanimously.

VI. Communication to City Commission

None

VII. Old/New Business

- February Agenda Items Suggestions

Chair Thrower thought the homeless problem on Sunrise had tripled in the last few months. He pointed out that there were road closures that backed up to Sunrise and those roads were very dark. Chair Thrower wanted to consider using CRA funds to add lighting on those streets and clean the sidewalks, which he thought they were doing in the Northwest CRA. Mr. Woods said the Northwest did not use CRA funds for that, it was a City "Clean Team" program. Chair Thrower asked specifically about solar pedestrian lighting, like that used in the Northwest area.

Ms. Robinson asked how they could fund additional lighting and Mr. Woods explained they needed to consider this in a holistic way, along with streetscape. He suggested putting this discussion on the next agenda. Ms. Omengabar said they could also conduct a workshop in the future. She agreed to do additional research regarding lights and street closures.

Mr. Ulmer requested someone from the Homeless Outreach program and Public Works attend their next meeting to discuss homelessness and the Clean Team. The Board could ask about expanding these programs in the CRA.

Board members discussed open Board positions now that Ms. Gunn and Mr. Castillo-Olivera were leaving.

VIII. Adjournment

There being no further business, the meeting was adjourned at 5:03 p.m.

The next meeting will be held on February 2, 2022.

[Minutes written by J. Opperlee, Prototype, Inc.]

V. Exploring Lighting Options Discussion

Board Members

NW 7th Terr



NW 6th Ave



NW 5th Ave



NW 4th Ave



NW 3rd Ave



NW 2nd Ave



NE 5th Ave



NE 5th Terr (N)



NE 5th Terr (S)



VI. Program and Project Status Update

- Rezoning Project
- NE 4th Avenue Streetscape Project
- Incentive Programs
 - 1) Program and Application
 - 2) FY2022 Area Budget

**Clarence Woods
CRA Manager**



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

CITY OF FORT LAUDERDALE
Community Redevelopment Agency



APPLICATION FOR CRA FUNDING ASSISTANCE

| | | | |
|--|----------------|--|-----------------------------|
| Name of Principal Owner in Charge | | Tel. No. | E-Mail Address |
| Primary Contact for this CRA Request | | Tel. No. | E-Mail Address |
| Name of Business | | Tax I.D. No. | Company Website |
| Business Address | | Tel. No. | Fax No. |
| City | | State | Zip Code |
| Commencement Date to Begin Project: _____ | | <u>JOB INFORMATION</u> | |
| Completion Date for Project: _____ | | | |
| Check Appropriate Description †Existing Business <input type="checkbox"/> †New Business <input type="checkbox"/> | | Full Time Equivalent (FTE) Jobs to be created _____ Existing Jobs _____ Total FTE Jobs _____ | |
| Project Type †Expansion <input type="checkbox"/> †Relocation <input type="checkbox"/> | | Facility Description Existing Space _____ sq. ft. New Space _____ sq. ft. | |
| NAICS Code / Industry Type | | Date of Incorporation State where the business was incorporated | |
| Proposed Project Location/City | | Proposed Address | |
| Property Control Number(s) | | Property Owner | |
| Owner Tel. No. (include Area Code) | | Is there a lien on the property? † Yes † No | |
| Bank(s) Where Business Accounts for Projects Are Held | | | |
| 1. | | 2. | |
| Name of Participating Bank/Lender | | | |
| Amount \$ | Contact Person | Tel. No. (include Area Code) | Fax No. (include Area Code) |
| Name of Other Financial Source | | | |
| Amount \$ | Contact Person | Tel. No. (include Area Code) | Fax No. (include Area Code) |
| Name of Other Financial Source | | | |
| Amount \$ | Contact Person | Tel. No. (include Area Code) | Fax No. (include Area Code) |
| Name of Other Financial Source | | | |
| Amount \$ | Contact Person | Tel. No. (include Area Code) | Fax No. (include Area Code) |
| Project Purpose and Economic Impact | | | |

NOTE 1: If the project receives funds via another City, County, Federal or State program which also requires job creation/retention, the jobs created/retained for those programs must be in addition to the jobs required under this program.

NOTE 2: If project includes the purchase of equipment using CRA funds, then there must not be another UCC filing for the equipment.

Management: Owners, partners, officers, all holders of outstanding stock — 100% of ownership must be shown (*use separate sheet if necessary*).

| | | | | |
|------|------------------|---------|------|----|
| Name | Complete Address | % Owned | From | To |
| Name | Complete Address | % Owned | From | To |
| Name | Complete Address | % Owned | From | To |
| Name | Complete Address | % Owned | From | To |
| Name | Complete Address | % Owned | From | To |

| PROJECT/ACTIVITY COST SUMMARY | |
|--|----------|
| 1. Please state the overall project cost: | \$ _____ |
| 2. Please state the overall project costs related to the CRA’s assisted activity? | \$ _____ |
| 3. Please indicate the sources and uses of funds for the project on the following table. | |

| Project Source(s) of Funding | Amount | Rate | Term |
|---|----------------------------------|--------|------|
| Bank Loan (specify) | | | |
| City funds | | | |
| CRA funds | | | |
| Company’s current cash assets | | | |
| Owner equity (specify) | | | |
| Other (specify) | | | |
| Other (specify) | | | |
| Other (specify) | | | |
| Total Sources | | | |
| Select the Use(s) of Funds and the Amount Need for Each | Sources of Funds (Yes or No) | Amount | |
| Land Acquisition | | | |
| Real Property Acquisition | | | |
| Utility and road infrastructure improvements | | | |
| New construction of commercial and industrial buildings | | | |
| Rehabilitation of commercial and industrial buildings | | | |
| Purchase and installation of equipment and fixtures | | | |
| Other (specify) | | | |
| Other (specify) | | | |
| Other (specify) | | | |
| Total Uses | | | |

NOTE 3: Other “uses” include Architectural/Engineering Fees, Application Fees, Permit Fees Impact Fees

BUSINESS INDEBTEDNESS: Furnish the following information on all outstanding installment debts, code and other liens, notes and mortgages payable that relate to this project. The present balances should agree with the latest balance sheet submitted (*use a separate sheet if necessary*).

| To Whom Payable | Original Amount | Original Date | Present Balance | Rate of Interest | Maturity Date | Monthly Payment |
|-----------------|-----------------|---------------|-----------------|------------------|---------------|-----------------|
| Name: _____ | \$ | | \$ | % | | \$ |
| Name: _____ | \$ | | \$ | % | | \$ |
| Name: _____ | \$ | | \$ | % | | \$ |
| Name: _____ | \$ | | \$ | % | | \$ |
| Name: _____ | \$ | | \$ | % | | \$ |

THE FOLLOWING ITEMS MUST BE COMPLETED AND SUBMITTED WITH YOUR APPLICATION

1. A business plan which describes the company mission, market analysis, applicant capacity, economic analysis and project feasibility, a brief history and description of the company (*including the founding of the company*), overview of operations, product information, customer base, method and areas of distribution, primary competitors and suppliers within the County.
2. A list of general and limited partners, officers, directors and shareholders of the company. Please provide a resume for all the principals and key management.
3. Corporate income tax returns for the last three years (*personal returns may also be requested*).
4. Two separate lists that detail the existing jobs on your payroll and the new jobs to be created (*within the list please provide the job title of each position, a brief description of each position, annual salary for existing and new positions and the industry average salary for those positions*).
5. If machinery and equipment are being purchased with CRA funds, provide a list of all the items to be purchased, with quotes on vendor's letterhead. Include a statement from the manufacturer, attesting to the economic life of the equipment.
6. If business is a franchise, include a copy of the franchise agreement;
7. Bank Commitment Letter detailing the conditions of the loan approval.
8. Copy of IRS determination letter as a non-profit organization (*required for all non-profit organizations only*).
9. Signed copy of resolution or minutes from the meeting of the governing body authorizing submission of the application (*required for all non-profit organizations only*).
10. Articles of Incorporation or Division of Corporations information identifying authorized signatories
11. Copy of the Property Deed (*if the applicant is the owner*)
12. Copy of By-Laws (*required for all non-profit organizations only*).
13. Please sign and submit *Statement of Personal History and Credit Check Release* (as attached).
14. If project involves construction, please provide a minimum of two (2) detailed cost estimates prepared by Architect/Engineer and/or General Contractor, preliminary plans and specifications, Architectural Illustration and photos of existing conditions.
15. Attach a street map showing the location of the proposed project, Property Folio number and Legal Description.
16. Preliminary Project Schedule.

The following items are also needed, if your funding request is \$500,000 or more
(not applicable for Commercial Façade, Streetscape Enhancement and Property and Business Improvement Incentive requests)

17. CPA audited corporate financial statements for the last three years (*Profit and Loss Statement and a Balance Sheet*).
18. If the most recent business return and/or financial statement is more sixty (60) days old, please submit a current Interim Financial Statement.
19. Three year financial pro formas which include operating statements, balance sheets, funding sources, and use details.
20. Ten year revenue and expense projection for the project
21. Copy of sales/purchase agreement when purchasing land or a building (*or an executed lease if applicable*).
22. Provide details regarding any credit issues, bankruptcies and lawsuits by any principal, owning 20% or more of the business.
23. The names of all affiliates and/or subsidiary companies, and their previous three (3) years financial statements and Interim Financial Statements if the financial statements are more than sixty (60) days old.
24. Letter from the Department of Sustainable Development (DSD) approving the proposed project with zoning and land use designations, and Plan Development Review number and comments.
25. Identification and qualifications of project development team (*i.e., attorney, engineer, architect, general contractor, etc.*).

- 26. Current Broward County Assessed Value, new capital investment dollars and total estimated new assessment when completed and placed into service.
- 27. Existing Leases, Lease commitments and tenant makeup (*if applicable*).
- 28. Copy of Environmental Report showing there are no Environmental issues (*if applicable*).
- 29. Copy of Appraisal Report (*if applicable*).

THE FOLLOWING ITEMS ARE REQUIRED AFTER CRA BOARD APPROVAL AND PRIOR TO EXECUTION OF AN AGREEMENT AND RELEASE OF FUNDS

- 30. Evidence that all funds are in-place to fully fund the project.
- 31. A copy of the City approved project plans, contract with General Contractor and permits (Prior to Release of Funds)
- 32. Scope of work and all project costs
- 33. Copies of Insurance Certificates (Builders Risk/All Risk Policy, Commercial General Liability, Workers Compensation with the City of Fort Lauderdale and the Fort Lauderdale CRA listed as Additional Insured.

APPLICANTS CERTIFICATION

By my signature, I certify that I have read and understand the application, criteria, loan fees and program requirements. I further certify that all the information I (we) supplied is correct and accurate. All of the owners of the company/organization (*regardless of ownership percentage*) are aware of this loan and are in full agreement with the business securing financing for this project. My (our) signature(s) represent my (our) agreement to comply with City of Fort Lauderdale Community Redevelopment Agency, as it relates to this CRA funding request.

Each Proprietor, General Partner, Limited Partner and Business Owner, owning 20% or more must sign below. For all Non-Profit Organizations, all guarantors must be approved by City of Fort Lauderdale Community Redevelopment Agency.

Business Name: _____

By: _____
 Signature and Title Date

Guarantors:

| | |
|---------------------|------|
| Signature and Title | Date |
| Signature and Title | Date |
| Signature and Title | Date |
| Signature and Title | Date |
| Signature and Title | Date |

Central City Area Community Redevelopment Agency

PERSONAL HISTORY STATEMENT

PLEASE READ CAREFULLY - PRINT OR TYPE

Each Proprietor (if a Sole Proprietorship), General Partner (if Partnership), Limited Partner (if Partnership), Officer, Director and Business Owner (owning 20% or more of the business), must complete a Personal History Statement. For all Non-Profit Organizations, all guarantors must complete this form and be approved as guarantors by the City of Fort Lauderdale Community Redevelopment Agency.

| | |
|---|---|
| Applicant/Business Name: _____ City: _____ State: _____ Zip: _____ | Participating Bank/Lender: _____ City: _____ State: _____ Zip: _____ |
|---|---|

Personal Statement of (if you do not have a middle name, put NMN):

First Name: _____ Middle: _____ Last: _____

Social Security No.: _____ Date of Birth: _____ Place of Birth: _____

| | |
|--|--|
| Present Address: _____ City: _____ State: _____ Zip: _____ From: _____ To: _____ | Previous Address: _____ <i>(needed if in present address less than 5 years)</i> City: _____ State: _____ Zip: _____ From: _____ To: _____ |
|--|--|

| | |
|---|--|
| Loan Requested from CRA: \$ _____ Loan Request from Bank(s): \$ _____ Percentage of Company Ownership: _____% | Are you a U.S. Citizen: <input type="checkbox"/> YES <input type="checkbox"/> NO If NO, are you a Lawful Permanent Resident Alien: <input type="checkbox"/> YES <input type="checkbox"/> NO Alien Registration Number: _____ |
|---|--|

IT IS IMPORTANT THAT THE NEXT THREE (3) QUESTIONS BE ANSWERED COMPLETELY. AN ARREST OR CONVICTION RECORD WILL NOT NECESSARILY DISQUALIFY YOU. HOWEVER, AN UNTRUTHFUL ANSWER WILL CAUSE YOUR APPLICATION TO BE DENIED.

IF YOU ANSWER "YES" TO ANY OF THE QUESTIONS BELOW, PLEASE FURNISH DETAILS ON A SEPARATE SHEET. INCLUDE DATES, LOCATION, FINES, SENTENCES, WHETHER MISDEMEANOR OR FELONY, DATES OF PAROLE/PROBATION, UNPAID FINES OR PENALTIES, NAME(S) UNDER WHICH CHARGED, AND ANY OTHER PERTINENT INFORMATION.

1. Are you presently under indictment, on parole or probation? YES NO
(If YES, indicate the date parole or probation is to expire)
2. Have you ever been charged with and/or arrested for any criminal offense other than a minor motor vehicle violation? Include offenses which have been dismissed, discharged, or not prosecuted. YES NO
3. Have you ever been convicted, placed on pretrial diversion, or placed on any form of probation, including adjudication withheld pending probation, for any criminal offense other than a minor vehicle violation? YES NO

I hereby authorize the City of Fort Lauderdale to request criminal record information about me from the criminal justice agencies for the purpose of determining my eligibility.

| | | |
|-----------|-------|------|
| Signature | Title | Date |
|-----------|-------|------|

***ORIGINAL SIGNATURES REQUIRED**

Central City Area Community Redevelopment Agency

CREDIT CHECK RELEASE FORM

I authorize the City of Fort Lauderdale Community Redevelopment Agency to obtain such information (*from any source necessary*), as the City/CRA may require concerning statements made in the application for the CRA funding (*including but not limited to, obtaining a copy of my credit report, current loan status reports and financial information from the Participating Bank/Lender*).

PLEASE NOTE: Each Proprietor (if a Sole Proprietorship), General Partner (if Partnership), Limited Partner (if Partnership), Officer, Director and Business Owner (owning 20% or more of the business), must complete this Credit Check Release Form. For all Non-Profit Organizations, all guarantors must complete this form and be approved as guarantors by the City of Fort Lauderdale Community Redevelopment Agency.

First Name: _____ Middle: _____ Last: _____

Social Security No.: _____ Date of Birth: _____

Driver's License (State and Number): _____

Home/Cellular Phone No.: _____ Office No.: _____

Current Home Address (*PO Boxes not accepted*): _____

City: _____ State: _____ Zip Code: _____

Employer: _____

Employer Address: _____

City: _____ State: _____ Zip Code: _____

Company Phone No.: _____ Other No.: _____

Signature: _____

Date: _____

***ORIGINAL SIGNATURES REQUIRED**

Central City Area Community Redevelopment Agency

APPLICATION REQUEST SUPPLEMENTAL INFORMATION

CRA Incentive Programs

Please select the incentive(s) you are applying for and insert the amount of funding assistance you are seeking:

| | |
|---|----------|
| <input type="checkbox"/> COMMERCIAL FAÇADE IMPROVEMENT PROGRAM | \$ _____ |
| <input type="checkbox"/> PROPERTY AND BUSINESS IMPROVEMENT PROGRAM | \$ _____ |
| <input type="checkbox"/> STREETSCAPE ENHANCEMENT PROGRAM | \$ _____ |
| <input type="checkbox"/> DEVELOPMENT INCENTIVE PROGRAM | \$ _____ |
| <input type="checkbox"/> PROPERTY TAX REIMBURSEMENT PROGRAM | \$ _____ |

Please provide a supplement sheet responding to the following numbered questions:

1. Please describe your project.
2. What is the address, folio number and legal description of the property.
3. What is the existing and proposed use of the property? Please note that certain uses are not eligible for CRA assistance. This includes convenience stores, pawn shops, check cashing stores, tattoo parlors, massage parlors, liquor stores and other uses as may be determined by the CRA that are inconsistent with the CRA Community Redevelopment Plan. Please note that there will be restrictive covenants placed on the property for minimum of 5 years restricting use of the property to only those uses for which CRA funding was provided.
4. Are the proposed improvements to the property being made on behalf of a proposed tenant for the property. If so, please provide a copy of the lease agreement.
5. What is the zoning of the property?
6. Are you the property owner? Please provide a copy of the deed of the property. You must be the owner of the property to apply.
7. Is your project new construction or is it renovation?
8. What is the total capital investment of your project and what is your hard construction and soft cost? (While property acquisition cost is not an eligible CRA expense, it may be included in your total capital investment)
9. What is the current Broward County Assessed Value of the property?
10. Is there a mortgage on the property? Please provide OR Book and Page. Please note that 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 years 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.

11. Are there any other liens or pending liens on the property? Please provide OR Book and Page.
12. Are there any code violations on the property? Identify.
13. Is the property listed "For Sale." Please note that properties listed for sale may not apply for CRA program funding.
14. How many new permanent jobs will be created by the project? Please describe the jobs to be created and projected salaries.
15. What is the estimated construction commencement date of the project? Please note that no work is to commence on the project unless a Program Agreement is approved and fully executed between the CRA and the property owner and that work must commence within 90 days of CRA funding approval.
16. What is the estimated completion date of the project? Please note that all approved projects must be completed within a maximum of three (3) years.
17. Please provide proof of your matching funds (i.e. bank statement, line of credit, etc.) and identify other proposed forms of financing for your project.
18. Do you have general liability and fire and casualty insurance on the property? You will be required to demonstrate proof of insurance and may include bonding requirements as required by the City/CRA prior to commencement of work. The cost of insurance may be included as part of your total project cost funded by the program.
19. Have you previously received funding from the CRA? Explain.

If you are applying for funding from the Commercial Façade Improvement Program, Property & Business Improvement Program and/or Streetscape Enhancement Program, please also complete the following:

20. Do you have a detailed scope of work? If so, please include for CRA review and approval.
21. Do you have completed architectural drawings for the scope of work to be performed? Please include along with architectural illustration(s) of the proposed work, material specifications, color selections, etc. Please note that architectural cost may be included as part of your total project cost.
22. Have your project plans been submitted for City Development Review and/or permitting and if so what are the status of the plans and the plan review number? All work must be permitted and approved by the Building Official.
23. Do you have detailed, written contractor cost estimates? If so, please provide.
24. Have you selected a contractor from the attached City/CRA Approved Contractor List? Please note if your contractor is not on the City/CRA approved list, it may be possible to have your contractor become an approved CRA Contractor. He/She will need to complete the attached Contractor Application for consideration.
25. If you are applying for the Facade Program or Property and Business investment Program, and if you are not using a City /CRA Approved Contractor, you must secure two detailed licensed and insured contractor cost estimates and CRA funding is limited to 60% of the lowest cost estimate not to exceed \$50,000 which can only be funded on a reimbursement basis, rather than a direct payment to the contractor. In addition, all

projects over \$50,000 may be assigned a CRA Construction Review Specialist who will determine the scope of work to be funded and will secure contractor pricing for the project, manage funding request and provide general project oversight.

26. For Streetscape Enhancement Program projects, see additional requirements for projects in excess of \$300,000 as required by Florida Statute 255.20.

I _____ attest that the information is correct to the best of my knowledge. I further understand that the CRA program benefits are contingent upon funding availability and CRA approval and are not to be construed as an entitlement or right of a property owner/applicant. I further understand that I am responsible for providing all documentation required by The CRA.

Signature of Property Owner or Business Owner

Print Name

City of Fort Lauderdale Central City Community Redevelopment Agency
 Central City CRA Area Fund

| Revenue Sources | FY 2022 |
|--|-------------------|
| City of Fort Lauderdale | 678,633 |
| * <i>Transfers and Other Sources</i> | 150,000 |
| Total Revenues | \$ 828,633 |
| Expenditures | |
| Services & Materials | 37,190 |
| Other Operating Expenses | |
| Indirect Admin Services (City departments) | 20,886 |
| Service Charge - CRA Salaries | 77,194 |
| Service Charge - Information Systems | 5,843 |
| Service Charge - Print Shop | 2,500 |
| * <i>Transfer out to General Fund (Rezoning Project)</i> | 150,000 |
| CRA Incentives | |
| Funds available for Incentive Projects | 535,020 |
| Total Expenditures | 828,633 |
| Surplus/(Deficit) | \$ - |

* Re-allocation of FY2021 remaining funds back into FY2022 operations

* An additional \$516,807 was re-allocated from FY2021 to the FY2022 incentive fund for a total incentive balance of \$1,051,827

CRA Finance

VII. Communication to City Commission

**Ray Thrower
CCRAB Chair**

VIII. Old/New Business

Cija Omengebar CRA Planner

- **FDOT Projects in the area:**
 - 1) New – Intersection and Safety Improvement
 - 2) Done - Sunrise Blvd Pedestrian Safety Enhancement Project
- **Online Resources – Central City CRA**
- **March meeting agenda item suggestions**
 - 1) Discussion on City Homeless Initiative



FLORIDA DEPARTMENT OF TRANSPORTATION - DISTRICT FOUR FACT SHEET

State Road (SR) 838/Sunrise Boulevard Pedestrian Safety Enhancement Project
From NW 15th Avenue to North Flagler Drive
Financial Project ID: 437708-1-52-01

SR 838/SUNRISE BOULEVARD PEDESTRIAN SAFETY ENHANCEMENT PROJECT

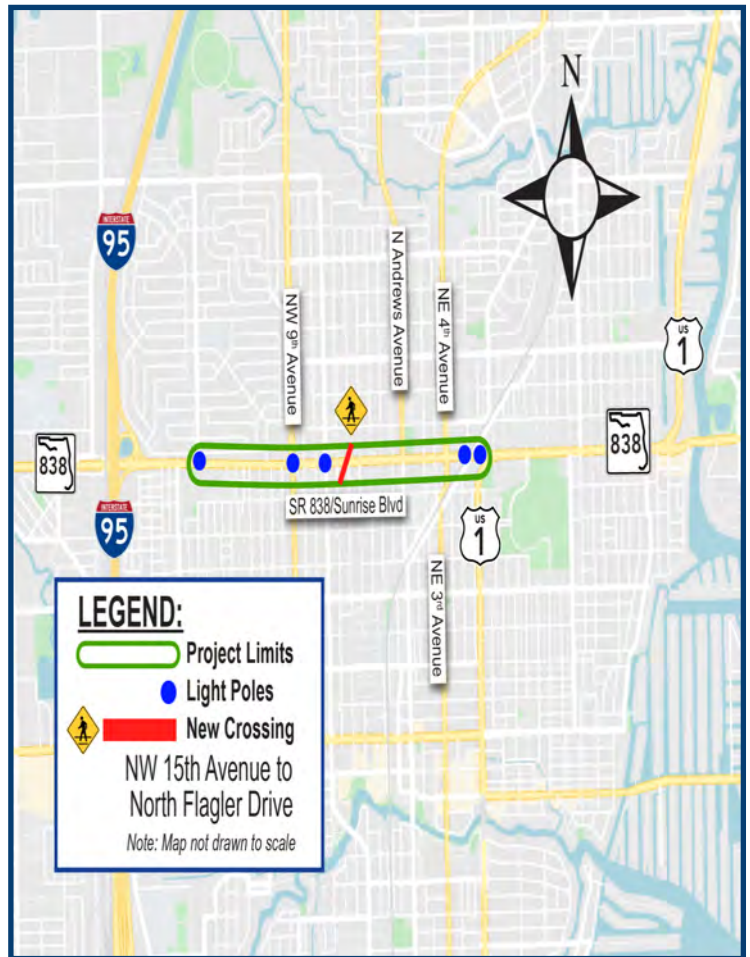
The Florida Department of Transportation (FDOT), District Four, will be implementing pedestrian safety enhancements along SR 838/Sunrise Boulevard from NW 15th Avenue to North Flagler Drive in the City of Fort Lauderdale.

PROJECT IMPROVEMENTS

- Installation of a signalized mid-block pedestrian crossing on SR 838/Sunrise Boulevard between NW 4th Avenue and NW 5th Avenue. The mid-block crossing will encourage pedestrians to cross safely.
- Installation of eight new light poles and upgrades to 19 existing light poles at the intersections of NW 15th Avenue, NW 9th Avenue/Powerline Road, NW 7th Avenue/Avenue of the Arts, NE 5th Terrace and North Flagler Drive.

TRAFFIC IMPACTS

- Lane closures may occur:
9:00 a.m. to 3:30 p.m. weekdays and weekends
9:00 p.m. to 5:30 a.m. Sunday through Thursday
11:00 p.m. to 7:00 a.m. Friday and Saturday
- Access to residents and businesses will be maintained at all times.



For more information on Broward Operations construction projects, please visit our website:
www.d4fdot.com



CONTACT INFORMATION

Woodler Blaise— FDOT Project Administrator
Phone: (954) 958-7641
Email: woodler.blaise@dot.state.fl.us

Justina Hicklyn — Community Outreach Specialist
Phone: (954) 940-7585
Email: justina@valerin-group.com



Follow us on Twitter @MyFDOT_SEFL

Construction Cost: \$602,297 Construction Start Date: January 24, 2020 Anticipated Completion: Summer 2020

FLORIDA DEPARTMENT OF TRANSPORTATION MISSION STATEMENT

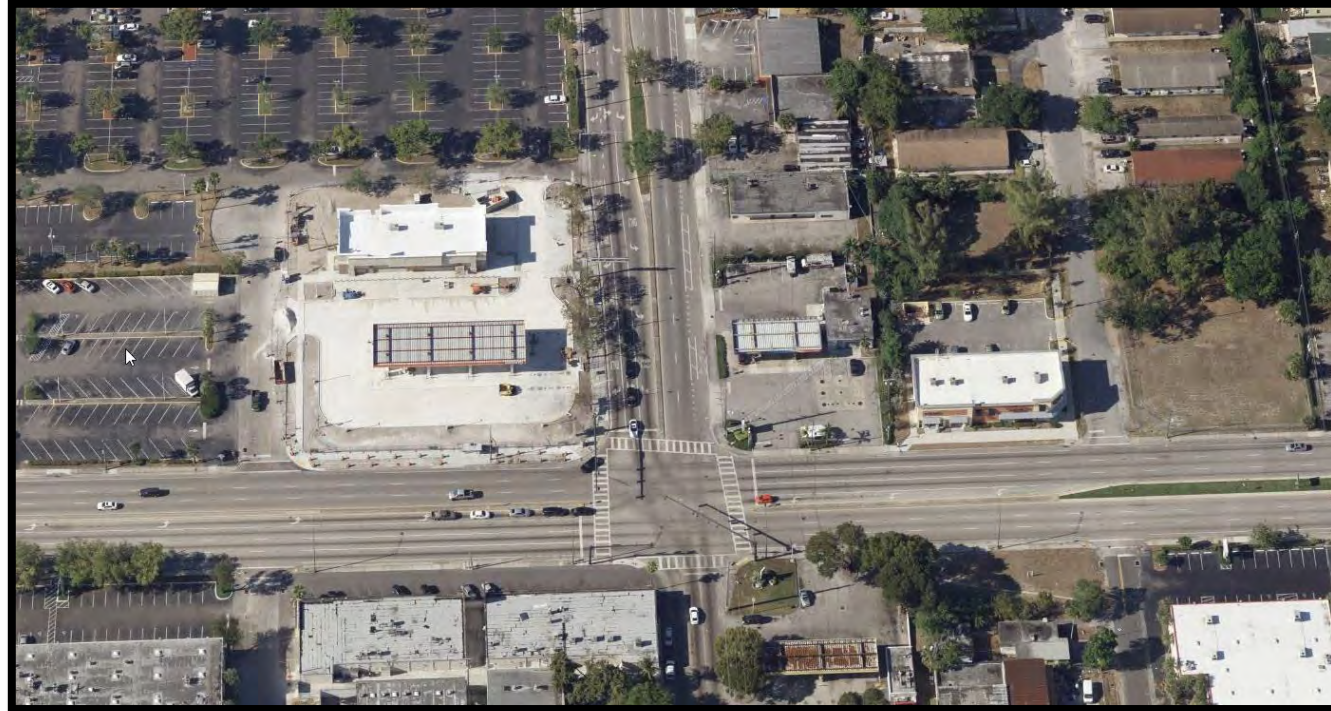
The Department will provide a safe transportation system that ensures the mobility of people and goods, enhances economic prosperity, and preserves the quality of our environment and communities.

Public participation is solicited without regard to race, color, national origin, age, sex, religion, disability or family status. Persons wishing to express their concerns relative to FDOT compliance with Title VI may do so by contacting FDOT District Four Title VI Coordinator Sharon Singh Hagyan at Sharon.Singhagyan@dot.state.fl.us.

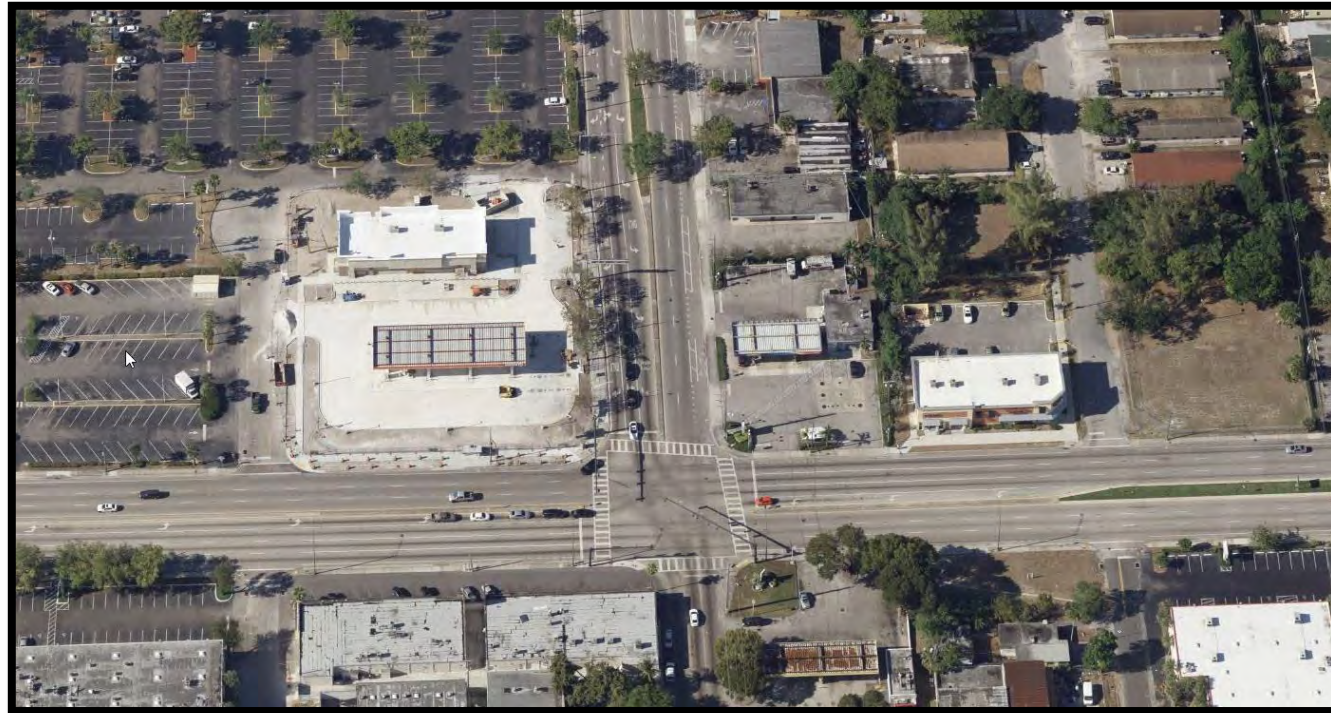


Florida Department of
TRANSPORTATION

Intersection and Safety Improvements to SR-845/Powerline Road at SR-838/Sunrise Boulevard 441771-1-52-01

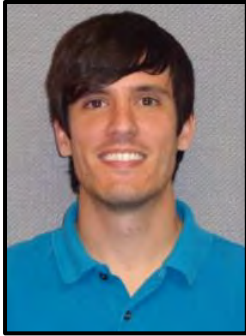


Intersection and Safety Improvements to SR-845/Powerline Road at SR-838/Sunrise Boulevard 441771-1-52-01



Introductions

Meet the Team



Brad Salisbury, P.E.
Project Manager
FDOT District Four, Roadway Design



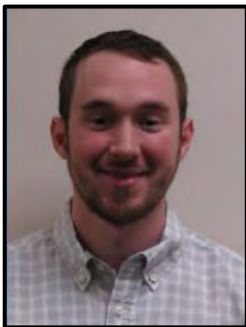
Eric Lindstrom, P.E.
Signalization Engineer
A&P Consulting Transportation Engineers



Ryan Drendel, P.E.
Lead Roadway Designer
FDOT District Four, Roadway Design



Lissette Guon, E.I.
Signalization & Lighting Designer
A&P Consulting Transportation Engineers



Greg Jett, E.I.
Roadway Designer
FDOT District Four, Roadway Design

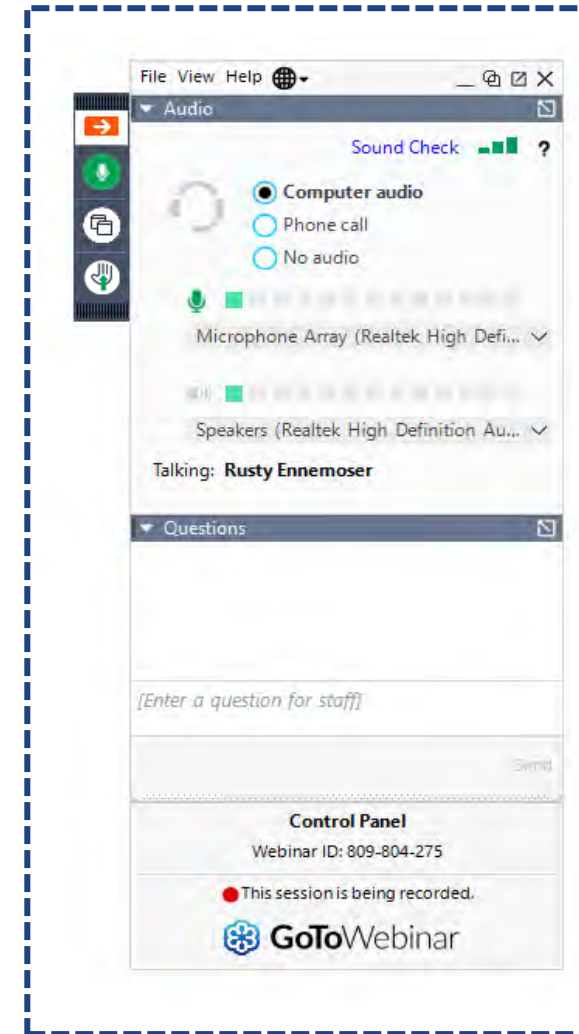


Walna Calixte
Community Outreach Specialist
Infinite Source Communications Group

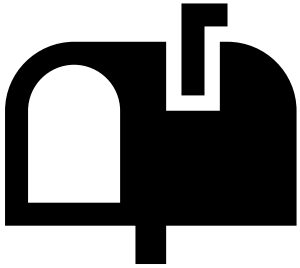
Agenda

- 1. Technical Information**
- 2. Non-Discrimination Policy and Rules of Engagement**
- 3. Project Location and Overview**
- 4. Existing Roadway**
- 5. Proposed Improvements**
- 6. Temporary Traffic Control Plan**
- 7. Project Schedule and Cost**
- 8. Questions and Answers**
- 9. Closing and Contact Information**

Technical Information



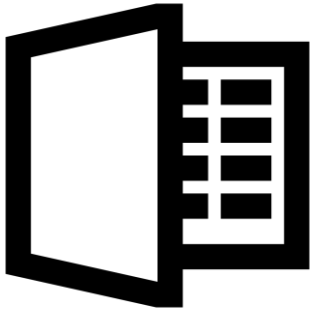
Public Meeting - Public Notice



Property owner/tenant letters



Emails to project contacts list



Florida Administrative Register



Social media

Non-Discrimination Policy and Rules of Engagement

Non-Discrimination Policy



The Florida Department of Transportation complies with various non-discrimination laws and regulations, including:

Title VI of the Civil Rights Act of 1964

This meeting is being held without regard to race, color, national origin, age, sex, religion, disability, or family status.

For questions or concerns, you may contact either:

District Four

Florida Department of Transportation
District 4 Title VI Coordinator




Sharon SinghHagyan

-  3400 West Commercial Boulevard
Fort Lauderdale, Florida 33309
-  (954) 777-4190
-  Sharon.SinghHagyan@dot.state.fl.us

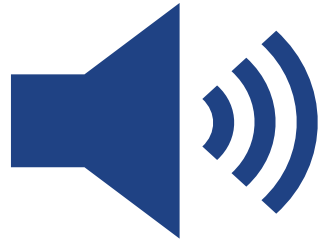
Tallahassee Office

Florida Department of Transportation
State Title VI Coordinator

Jacqueline Paramore

-  605 Suwannee Street, MS 65
Tallahassee, Florida 32399
-  (850) 414-4753
-  Jacqueline.Paramore@dot.state.fl.us

Rules of Engagement



- This Public Meeting is being recorded.
- If you experience technical difficulties, please contact **1-800- 418-0524** so that a member of our technical support team may assist you.
- All attendees **will remain muted** throughout the Meeting.
- Attendees are also welcome to submit any questions/comments using the GoToWebinar control panel at any time or use the “**Raise Hand**” button on your control panel and a member of our team will respond/unmute you during the open discussion.
- If you are participating via Telephone and have questions/comments, feel free to submit them to **FDOT Project Manager Brad Salisbury, P.E.** via email after the meeting and a response will be provided.

Project Location and Overview

Project Location



Project Overview

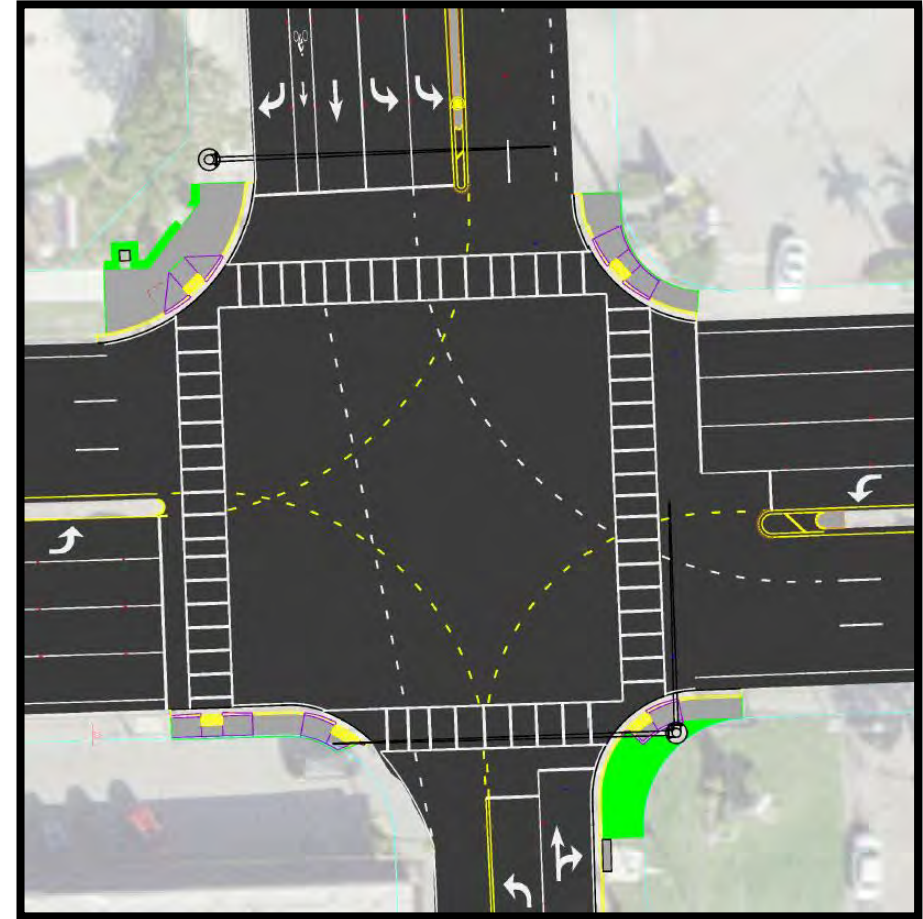
Proposed Improvements:

- Add an additional southbound left turn lane at the intersection
- Extend the southbound bicycle lane from Chateau Park Dr. to Sunrise Blvd.
- Improve signal timing and operations
- Install new signal poles and signing upgrades
- Milling and resurfacing project limits

Project Length: 0.346 miles

Proposed Improvements

Proposed Improvements



Temporary Traffic Control Plan

Temporary Traffic Control Plan

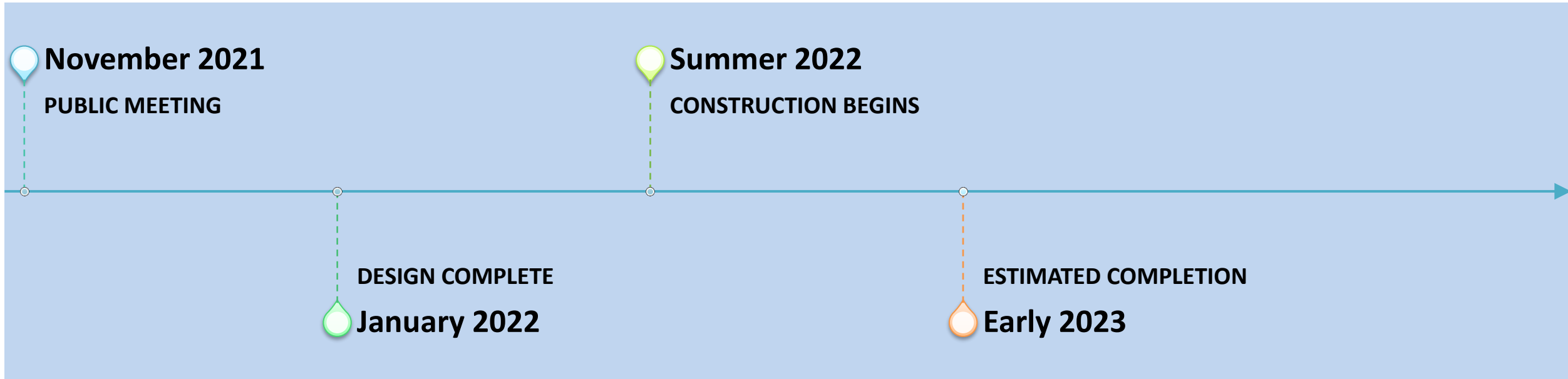
- Work will be done in phases to reduce the impacts of construction in the community
- Lane closures will occur outside peak traffic hours
- Milling and resurfacing will be performed at night
- Pedestrian and vehicular access to all properties will be maintained throughout construction



Project Schedule and Cost

Project Schedule and Cost

Project Schedule:

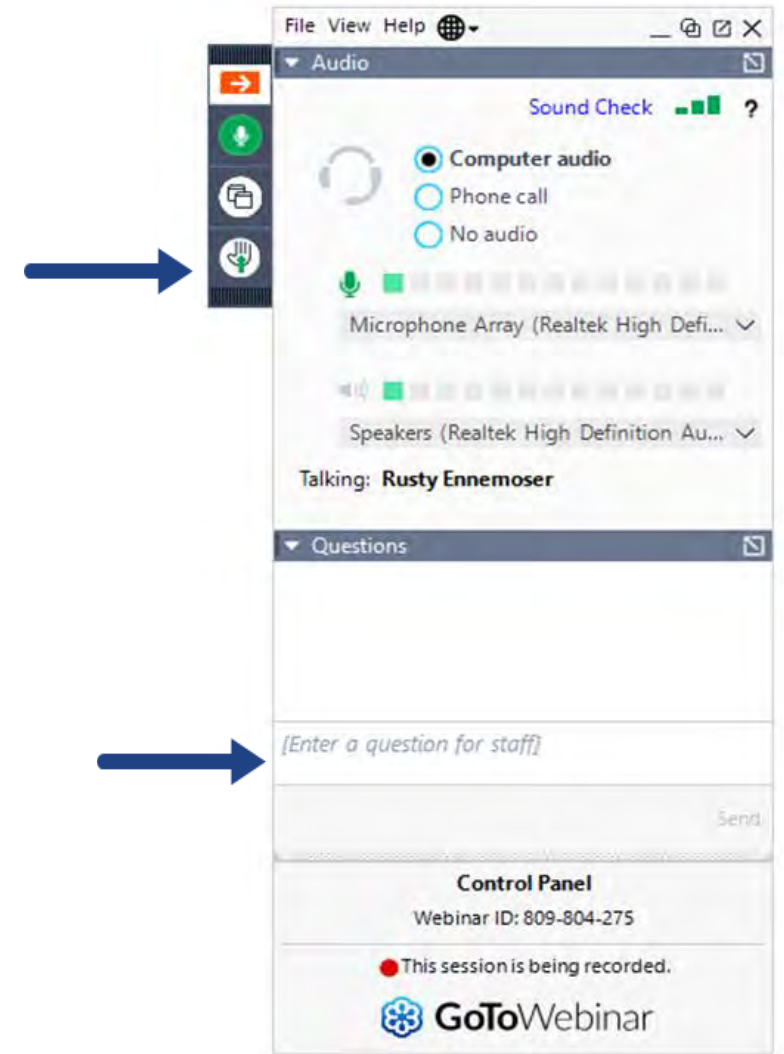


Estimated Construction Cost: \$1.1 Million

Questions and Answers

Questions and Answers

- Attendees are welcome to ask a question or provide a comment, by utilizing the question panel or “**Raise Hand**” button on the **GoToWebinar control panel**. Once your microphone is unmuted, please **provide your full name first and then your question/comment**. Your microphone will remain unmuted until the question/comment has been fully addressed
- If your question is not responded to during the event, a response will be provided in writing following the Public Meeting.



Closing and Contact Information

In-Person Meeting

- 6:30 PM to 7:30 PM
- Location: Hampton Inn, 250 N Andrews Ave, Fort Lauderdale, FL 33301



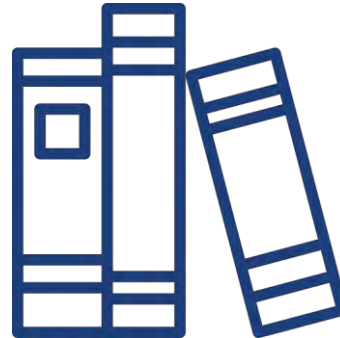
- This meeting will be open house format. The latest social distancing guidelines will be followed.

Additional Comments/Questions

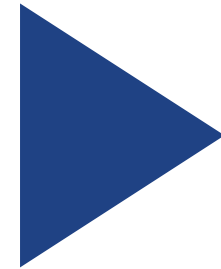
Please submit your comments by November 27, 2021



If your question was not responded to during the event, a response will be provided later.



All comments and questions are part of the **Public Record**.



All registrants will receive a link to the **meeting recording**.

Contact Information

If you have additional questions, please contact Brad Salisbury, P.E. –
FDOT Project Manager at:

Brad.Salisbury@dot.state.fl.us



3400 West Commercial Boulevard
Fort Lauderdale, FL 33309



(954) 777-4160 or
Toll Free: (866) 336-8435; Ext. 4160



Thank you!



Please complete our **exit survey!**

RESOURCE LINKS

CITY OF FORT LAUDERDALE WEBSITE

➤ **Community Redevelopment Agency**

<https://www.fortlauderdale.gov/government/departments-a-h/community-redevelopment-agency>

- Overview
- Staff Contact Information (see side panel menu)
- CRA Annual Reports

➤ **Central City CRA Information**

<https://www.fortlauderdale.gov/government/departments-a-h/community-redevelopment-agency/central-city-cra>

- Central City Redevelopment Plan
- Non-residential Incentive Programs Description
- Non-residential Incentive Programs Application

➤ **Central City CRA Rezoning Project**

<https://www.fortlauderdale.gov/government/departments-a-h/community-redevelopment-agency/central-city-cra/central-city-cra-rezoning-project>

Contain additional links:

- Project Context, Vision, and Goals
- Public Meeting Summary
- Attend a Meeting
- Frequently Asked Questions

➤ **Central City Redevelopment Advisory Board – Agenda, Backup, and Minutes**

<https://www.fortlauderdale.gov/government/departments-a-h/city-clerk-s-office/advisory-boards-committees-authorities-agendas-and-minutes/central-city-redevelopment-advisory-board>

➤ **Central City Redevelopment Board Advisory Board**

<http://fortlauderdale.granicus.com/boards/w/535c460f8191bab3>

IX. Adjournment

**Ray Thrower
CCRAB Chair**