



CITY OF
FORT LAUDERDALE

CITY AUDITOR'S OFFICE



Review of Community Redevelopment Agency Annual Report for the Fiscal Year Ended September 30, 2022

Report #22/23-3

March 15, 2023



Memorandum

Memo No: 22/23-05

Date: March 15, 2023

To: The Community Redevelopment Agency Board of Commissioners

From: Patrick Reilly, CPA *PR*
City Auditor

Re: Review of Community Redevelopment Agency Annual Report for the Fiscal Year Ended September 30, 2022

The City Auditor's Office has reviewed the Community Redevelopment Agency (CRA) Annual Report for the Fiscal Year (FY) Ended September 30, 2022. The CRA Annual Report for FY 2022 appears to be accurate and in compliance with Florida Statutes 163.371(2)(a).

Management is responsible for the preparation of the Annual Report pursuant to Florida Statutes 163.371(2)(a). This requires management to interpret the criteria, accurately derive the historical amounts from the entity's books and records, make determinations as to the relevancy of the information to be included, and make estimates and assumptions that affect reported information.

The objective of a review of the CRA Annual Report is to report whether any information came to our attention to cause us to believe that:

- a. The CRA Annual Report presentation does not include, in all material respects, the required elements of Florida Statutes 163.371(2)(a).
- b. The historical financial amounts included therein have not been accurately derived, in all material respects, from the CRA's audited financial statements; and
- c. The underlying information, determinations, estimates, and assumptions of the entity do not provide a reasonable basis for the disclosures contained therein.

A review of the CRA Annual Report consists principally of applying analytical procedures and making inquiries of persons responsible for financial, accounting, and operational matters. A review ordinarily does not contemplate (a) tests of accounting records through inspection, observation, or confirmation, (b) obtaining corroborating evidential matter in response to inquiries, or (c) the application of certain other procedures ordinarily performed during an examination. It is substantially less in scope than an examination, the objective of which is the expression of an opinion on the presentation. Accordingly, we do not express such an opinion.

Based on our review, nothing came to our attention that caused us to believe that the CRA's presentation of the Annual Report does not include, in all material respects, the required elements of Florida Statutes 163.371(2)(a), that the historical financial amounts included therein have not been accurately derived, in all material respects, from the CRA's financial statements, or that the underlying information, determinations, estimates, and assumptions of the CRA do not provide a reasonable basis for the disclosures contained therein.

This review was conducted in accordance with generally accepted government auditing standards. These standards require that we plan and perform the review to obtain sufficient, appropriate evidence to provide a reasonable basis for our conclusions based on our objectives. We believe that the evidence obtained provides a reasonable basis for our conclusion based on our objectives.



COMMUNITY REDEVELOPMENT AGENCY

ANNUAL REPORT

Fiscal Year Ended
September 30, 2022





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CRA BOARD OF COMMISSIONERS AND OFFICERS



Message from the Mayor and Chair

I'm proud to serve as Chair of the Board of Commissioners of the Fort Lauderdale Community Redevelopment Agency (CRA). I have the privilege of working with my colleagues on the City Commission and alongside employees for the betterment of Fort Lauderdale. Our shared vision of creating a vibrant, active and sustainable City is brighter than ever.

This annual report outlines the CRA's ongoing dedication towards positive redevelopment in Fort Lauderdale. It also highlights initiatives and projects within the community designed to create jobs, stimulate economic activity and enhance quality of life. The City values its community stakeholders and thrives when both public and private entities work to achieve the CRA's mission to preserve neighborhood integrity and improve community cohesion.

Noteworthy projects are being constructed in the Northwest-Progresso Flagler Heights and Central City CRA areas. Recent achievements include the completion of L.A. Lee YMCA/Mizell Community Center, Blue Tree Café Restaurant, and Seven on Seventh. Additionally, many other projects are underway. Funds were allocated in FY 2022 to construct Victory Entertainment Complex, Thrive Progresso, and The Aldridge and The Laramore developments.

I look forward to the continued success of the Fort Lauderdale Community Redevelopment Agency.

Mayor Dean J. Trantalis
Chair, Board of Commissioner
Fort Lauderdale CRA



Left to right: Sorensen, Glassman, Trantalis, McKinzie, and Moraitis

CRA BOARD OF COMMISSIONERS AND OFFICERS

Dean J. Trantalis
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Ben Sorensen
Vice Chair

Heather Moraitis
Commissioner

Steven Glassman
Commissioner

Robert McKinzie
Commissioner

Greg Chavarria
CRA Executive Director

Alain E. Boileau
General Counsel

Patrick Reilly
City Auditor

David R. Soloman
Secretary

ADMINISTRATION AND ADVISORY BOARDS



Greg Chavarria
CRA Executive Director



Clarence E. Woods III
Northwest-Progresso-Flagler
Heights Area Manager
Central City Area Manager

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Christina Robinson

Dennis Ulmer

Moshe Yehoshoua

MESSAGE FROM THE CRA AUDITOR



CITY OF
FORT LAUDERDALE

CITY AUDITOR'S OFFICE



Memorandum

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Overview of the Fort Lauderdale Community Redevelopment Agency

The mission of the Fort Lauderdale Community Redevelopment Agency (CRA) is to enhance the quality of life in two target areas: Northwest-Progresso-Flagler Heights and Central City. Each target area established an advisory board to support the overall CRA mission and enrich the community.

The CRA develops and implements strategic community redevelopment plans to expand economic opportunities and foster vibrant commercial and residential environments. The agency also leverages resources and establishes partnerships with organizations that help further its mission and improve quality of life.

To cultivate positive redevelopment, the CRA:

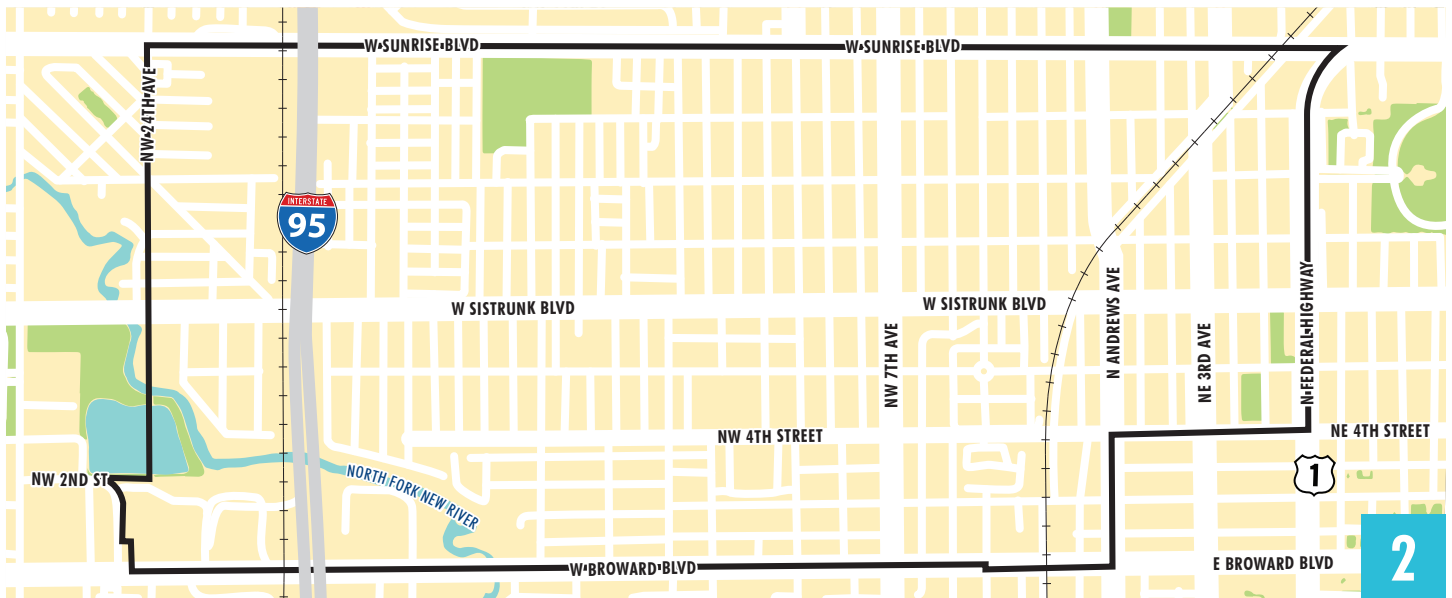
- Orchestrates orderly and progressive business development initiatives.
- Facilitates infrastructure and other public improvements to stimulate private investment.
- Encourages the creation of affordable housing.
- Produces events and seminars that foster economic development and build a community.

The CRA's operation is governed by Florida Statute, Chapter 163, Part 3. Although the CRA is an independent legal entity, the City Commission serves as the Board of Commissioners. The Mayor chairs the Board, the City Manager serves as the Executive Director, the City Auditor is the CRA Auditor, the City Attorney serves as the General Counsel and the City Clerk serves as the Secretary. Through a service agreement, the City provides additional support to the CRA in the areas of procurement, budget, finance, human resources and information technology.

Florida Statutes Chapter 163 and each area's Community Redevelopment Plan outlines procedures to determine what development, reconstruction and rehabilitation are desirable and necessary. They also define the financial tools, legal authority and citizen participation necessary to successfully implement adopted redevelopment plans.

CRA programs and initiatives are funded by property tax increments. Property tax increments are generated when property values increase within a defined community redevelopment area. The CRA invests the tax increment revenues in a myriad of programs and projects that reflect the goals and objectives of each community redevelopment plan. These programs and projects include business attraction and retention, affordable housing, infrastructure development, community facilities and other endeavors that promote an improved and safer neighborhood environment.

NORTHWEST-PROGRESSO-FLAGLER HEIGHTS CRA



The Fort Lauderdale Community Redevelopment Agency Board of Commissioners adopted the Northwest-Progresso-Flagler Heights (NPF CRA) Community Redevelopment Plan (Plan) on November 7, 1995.

The Plan was amended in 2001 to add additional projects and activities. In 2002 a Redevelopment Plan revision was approved to expand the community redevelopment area. A minor amendment to the Plan was approved in 2013 to add three specific activities related to community policing and on March 15, 2016, and September 25, 2018, the Plan was again modified to include additional projects and activities. The original plan and subsequent amendments create a workable development program that identifies certain projects, programs, and initiatives that could be implemented within the 30-year lifespan of the NPF CRA. This workable program identifies various community redevelopment programs and strategies that form the basis for the redevelopment efforts in the NPF CRA in accordance with Florida Statutes.

The NPF CRA area is located between Sunrise Boulevard to the north, Broward Boulevard to the south, the City Corporate limits to the west, and Federal Highway to the east. A portion lying south of NE 4th Street and east of Andrews Avenue between Broward Boulevard and Federal Highway is not included in the NPF CRA (see Map 2).

Notable Accomplishments

Development Projects - Business and Residential Incentives

In accordance with the NPF CRA Community Redevelopment Plan, the CRA will invest in development projects that promote the overall quality of life, create jobs opportunities for area neighbors, promote sustainability, promote public/private partnerships, expand housing opportunities, preserve and expand affordable housing, and enhance the tax increment revenue for redistribution and investment in the redevelopment area. Over the last year, notable accomplishments were:

- Completion of the new L.A. Lee YMCA/ Mizell Community Center (YMCA), funded in part by the CRA in the amount of \$10 million. The YMCA is located at 1409 Sistrunk Boulevard. The state-of-the-art facility is 65,000 square



Completion of the L.A. Lee YMCA/Mizell Community Center

NORTHWEST-PROGRESSO-FLAGLER HEIGHTS CRA



L.A. Lee YMCA/Mizell Community Center Swimming Pool



L.A. Lee YMCA/Mizell Community Center YMCA Gym

feet and is home to YMCA traditional programming, Broward College, and ground floor retail. Additionally, various amenities are available for public use including gymnasium/basketball court, outdoor swimming pool, preschool, Black Box Theatre, multi-purpose space, and business incubator.

- Completion of Sistrunk Station, funded in part by the CRA in the amount of \$350,000. Sistrunk Station is located at 616 NW 2 Avenue behind the Sistrunk Marketplace & Brewery food hall. The project included interior and exterior renovations to a 20,891 square foot warehouse and 51,290 square foot site for use as retail, distillery, artist studios and communal workspace.
- Completion of Patio Bar & Pizza, funded in part by the CRA in the amount of \$350,000. The new restaurant and bar is located in the historic 1926 circa Progresso Plaza, at 901 Progresso Drive. The business is estimated to employ up to 27 full-time and 12 part-time individuals including seven full-time jobs filled and maintained by residents of the CRA area.
- Substantial completion of the renovation and expansion of Hoover Architectural Products (Hoover) offices and production facility located at 844 NW 9 Avenue, 843 NW 8 Avenue, 831 NW 8 Avenue, and 900 NW 9 Avenue. The project is funded in part by the CRA in the amount of \$1.1 million. The CRA's investment in Hoover will allow for the business to increase their manufacturing output, hire and train additional employees, and install customized covers and structures.
- Completion of Holly Blue Restaurant and The Angeles, funded in part by the CRA in the amount of \$275,000. The project is located at 441 NE 3 Avenue and included the renovation and reuse of the former First Evangelical Lutheran Church building into a full-service restaurant, with offices and a night club. CRA funding assisted in the preservation of this important historic asset. The restaurant and event space are expected to create an estimated 140 jobs.



Completion of Patio Bar & Pizza



Completion of the renovation and expansion of Hoover Architectural Products offices



Completion of Holly Blue Restaurant and The Angeles

NORTHWEST-PROGRESSO-FLAGLER HEIGHTS CRA



Completion of the Fabrick Project



Completion of 11 Fye Flavors X Tasty Mini Donuts



Commencement of construction of B&D Trap Restaurant



Opening of Broward College at the L.A. Lee YMCA/ Mizell Community Center

- Completion of the Fabrick, funded in part by the CRA in the amount of \$350,000. The Fabrick is located at 801, 807, 815 and 819 NE 2 Avenue in the Progresso Village neighborhood. The adaptive reuse project transformed the 23,556 square foot vacant and blighted warehouse into a unique “Class A” office and retail space. The former industrial space now consists of 12 business bays ranging from 1,053 to 3,117 square feet with lush landscaping and represents a total capital investment of \$7.5 million.
- Opening of “11 Fye Flavors X Tasty Mini Donuts” located at 1545 Sistrunk Blvd. The building was renovated with CRA funding in the amount of \$122,500 and completed in FY 2021. Renovations to the building included an upgraded kitchen and service area, hood, grease trap, restrooms, and exterior improvements for restaurant use. The new minority and woman-owned restaurant specializes in crab, lobster, shrimp and wings along with hot mini donuts.
- Commencement of construction of B & D Trap Restaurant (B&D Trap), funded in part by the CRA in the amount of \$350,000. B & D Trap is located at 1551-1559 Sistrunk Boulevard. Through a Request for Proposal process, the CRA sold the adjacent CRA property to the developer for the project. The combined site when completed, will include a contemporary restaurant with an outdoor dining area and parking. B&D Trap will feature in barbecue pork ribs, chicken and beef brisket. The restaurant is expected to create an estimated eleven new jobs.
- The opening of Broward College at the L.A. Lee YMCA/ Mizell Community Center (YMCA). Broward College is a major tenant at the YMCA, occupying approximately 10,000 square feet of space. CRA funds were awarded in the amount of \$1 million to leverage a Florida Department of Education Rapid Credentialing Grant, for costs associated with equipment, furnishing, network wiring, workforce education and training for CRA area residents. The partnership with Broward College and the CRA will allow individuals to obtain courses and/or a degree that can lead to high demand, high wage jobs in the information technology, business, hospitality, and music and film related professions.
- Completion of improvements to 30 existing homes, consisting of painting and landscaping under the CRA Residential Façade and Landscaping Program. Funded by the CRA in December 2021 in the amount of \$300,000, the CRA Residential Façade and Landscaping Program, enhances pride in ownership, improves property values through home beautification, and compliments CRA efforts to provide new infill housing. The program offers a \$5,000 grant that property owners of both owner-occupied and tenant-occupied single-family homes can

NORTHWEST-PROGRESSO-FLAGLER HEIGHTS CRA

use for exterior improvements such as pressure cleaning, exterior painting, and landscaping. This successful program is having a huge impact on the appearance and quality of life in CRA area.

- The purchase and demolition of the former YMCA building located on a 1.7-acre site at 408 NW 14 Terrace and 422 NW 14 Avenue. The 41-year-old, 14,285 square foot structure has been replaced with a new state-of-the-art facility on Sistrunk Boulevard. The CRA provided \$645,557 for the acquisition, asbestos removal and clearance, and the YMCA contributed \$40,000 toward the cost of demolition. The removal of the blighted structure clears the way for future redevelopment of the site for workforce housing.
- The transfer of eighteen CRA properties to developers for scattered site development of infill housing. Five developers were selected to participate in the CRA infill housing project; following the issuance of a Request for Proposal to construct and sell single-family homes on 43 CRA owned properties. The developers selected are: WWA Development LLC, Fort Lauderdale Community Development Corporation, GES Mac Development, Inc., Lemon City Development LLC and Oasis of Hope Community Development Corporation, Inc. Commencement of construction began in FY 2022.
- Completion of a pilot program with Rebuilding Together Broward County, Inc. The program was funded in part by the CRA in the amount of \$555,000 and was focused primarily in the Historic Dorsey Riverbend neighborhood, to improve the lives and living conditions of low-income homeowners through home repairs and improvements. A total of 60 homes have been improved during this reporting period. 111 homes have been improved since the program's inception.
- Approval of \$3 million in CRA funding to Wright Dynasty, LLC for a new mixed-use development project located at 1217-1223 Sistrunk Boulevard. The project consists of a six-story building with five commercial units on the ground floor, two parking levels with 60 vehicles and 24 apartment units. Ten percent of the apartments will be rented at affordable rents to those with incomes not greater than 120% of Broward County median income. Apartment units will range in size from 720 square feet for a one-bedroom to 1,075 square feet for a two-bedroom unit, with a total of 18 one-bedroom and 6 two-bedroom units. The roof top will provide a green roof and recreational sun terrace for residents and their guests, and the building will offer various sustainable green features. Total project cost is estimated at \$7.11 million.



Completion of a home renovated through the CRA Residential Facade and Landscaping program



Construction of scattered site infill housing



Completion of a home renovated through a pilot program with Rebuilding Together Broward County, Inc.



Rendering of Wright Dynasty, LLC mixed-use project

NORTHWEST-PROGRESSO-FLAGLER HEIGHTS CRA



Rendering of a mixed-use commercial development project located at 909 Sistrunk Boulevard



Rendering of the Victory Entertainment Complex located at 1017 Sistrunk Boulevard and 606 NW 10 Terrace



Rendering of Dales Wheels and Tires Direct, Inc. project

- Acceptance of six commercial properties located in the CRA area from the City of Fort Lauderdale for redevelopment. The properties were conveyed at no cost by the City in "As Is" condition. \$41,316 in CRA funds were appropriated for appraisal, title work, surveys, site cleanup and related services. The properties are located at: 660 NW 22 Road; 708 NW 22 Road; 712 NW 22 Road; 716 NW 22 Road; 744 NW 22 Road; and 761 NW 22 Road.
- Approval of a \$20,769,000 bank loan between Truist Bank, the CRA and the City of Fort Lauderdale. The Truist Bank loan is secured by anticipated CRA Tax Increment Financing (TIF) revenue and will be paid in full by the CRA prior to the CRA sunset date of November 7, 2025.

The purpose of the loan is to provide incentive funding to developers for four major projects leveraging over \$35 million in new development at key locations along Sistrunk Boulevard. It will also be used to pay off the remaining balance on a loan the CRA secured in 2015 to fund CRA development initiatives in the CRA area, resulting in an estimated present value savings to the CRA of \$154,270.

- Approval of CRA funding in the amount of \$4 million to 909 NW 6 St, LLC for a mixed-use commercial development project located at 909 Sistrunk Boulevard. The project consists of a new contemporary four-story commercial building with over 76,000 square feet of restaurant, retail, office, common area space, and a 44,658 square foot parking garage with 80 parking spaces. The vision for the 909 Sistrunk Boulevard project is a first-class modern work and lifestyle center that transforms the visual experience of the area and helps restore Sistrunk Boulevard to a vibrant business community. The project represents a total capital investment of \$16,578,836 and is estimated to create 150 jobs consisting of 16 in the food and beverage field, 8 in retail, 123 in office and 4 in project management and maintenance. This is one of the four proposed projects being funded by the CRA from the \$20.7 million Truist Bank loan.
- Approval of CRA funding in the amount of \$2,450,000 to NE 6 Development, LLC for the Victory Entertainment Complex located at 1017 Sistrunk Boulevard and 606 NW 10 Terrace. Through a Request for Proposal process, the CRA is also conveying approximately 14,841 square feet of CRA property to the developer for the project. The project consists of a three-story commercial building and entertainment complex that will include a craft distillery called the "Old Sistrunk Distillery", a restaurant, wine bar, and cigar lounge and approximately 1,500 square feet of meeting space. The project will spotlight Black-owned businesses and products in support of advancing cultural tourism along the Sistrunk Corridor. This project is one of four proposed projects funded by the CRA from the \$20.7 million Truist Bank loan.
- Approval of CRA funding in the amount of \$727,000 to Dale's Wheels & Tires Direct, Inc. for the construction, renovation and modernization of an existing wheel and tire business located at 200-250 West Sunrise Boulevard. Dale's Wheels & Tires is a successful minority family run business that first opened in 1991. CRA funding will assist with expanding into a modern structure with a customer lounge, showroom, and inventory warehouse. 12 new jobs are estimated to be created along with job training for residents in the CRA area.

NORTHWEST-PROGRESSO-FLAGLER HEIGHTS CRA

- Approval of CRA funding in the amount of \$293,000 to Optimal Health Pharmacy, LLC for the build-out of Optimal Health Pharmacy to be located at the L.A. Lee YMCA Mizell Community Center. Optimal Health Pharmacy is a top tier retail pharmacy offering quality, reasonably priced, pharmacy products and supplemental health services that promote overall health and well-being in historically underserved communities. The Black-owned pharmacy will offer both traditional and alternative medicine, interlinking primary care, prevention practices and social interventions through a collaborative healthcare team and system. Job opportunities for seven professional and paraprofessionals will be created.
- Approval of CRA funding in the amount of \$1,125,000 to Food and Friends Catering, LLC for the Food and Friends Southern Comfort Kitchen and Bar located at 1310-1312 Sistrunk Boulevard. The restaurant will specialize in southern comfort foods and serve as a catering hub. Food and Friends Catering, LLC is a family-owned minority catering business. They will occupy the vacant structure on Sistrunk, which is in severe disrepair and will be completely renovated to accommodate the new use. The owner of the building, who purchased the property in 2017, will also contribute \$194,000 towards the predevelopment cost, demolition and roof structure. The 3,012 square foot, upscale two-story restaurant will include an indoor dining area, commercial kitchen, two-restrooms, an office and outdoor dining area on the main floor. The second floor will consist of an upper-level patio overlooking the lower-level dining area, a bar, additional dining and restrooms. This new business will be a dining destination on Sistrunk for residents and visitors to the area and will create 19 jobs with opportunities to hire from within the community.
- Approval of an increase in CRA funding in the amount of \$200,000 to Rhythms 2.0, LLC for renovation and build-out of Rhythms 2.0. Rhythms 2.0 will consist of an eat-in soul food and seafood restaurant located at 733-735 Sistrunk Boulevard. The CRA previously approved funding for the project in the amount of \$150,000. The additional funding was provided because of increased construction cost. Funding will be used for a commercial kitchen, as well as equipment, grease trap, air conditioning, a walk in-cooler and freezer, ADA compliant restrooms, storage, signage and related improvements. Rhythms 2.0 is an established, minority owned, family run business whose owners were born and raised in the Sistrunk neighborhood. Having outgrown their previous business location in the CRA area, they will be leasing a 1,200 square foot bay from Regal Development, Inc., who has set a very favorable starting lease rate of \$10.00 per



Rendering of Food and Friends Southern Comfort Kitchen and Bar located at 1310-1312 Sistrunk Boulevard



Photo of Blue Tree Café Restaurant

square foot base rent in consideration of CRA assistance in funding and tenant match at the property.

- Approval of an increase in CRA funding in the amount of \$70,695 to Blue Tree Café, LLC for the Blue Tree Café Restaurant located at 612 NW 9th Avenue. The restaurant was funded in part by the CRA in the amount of \$295,695. CRA funding provided for build-out costs for a multi-brand virtual kitchen and restaurant that specializes in plant-based soul food. Customers can order food through a tech-enabled ordering platform for take-out, curbside pickup or delivery.
- Approval of an increase in CRA funding in the amount of \$416,900 to the American Legion Robert Bethal Post 220 for the substantial renovation and expansion of the American Legion Post 220 located at 1455 Sistrunk Boulevard. The American Legion Robert Bethal Post 220 was awarded \$350,000 in CRA funding in FY 2019. Bids were received for this CRA managed project in July 2022 and because of rising construction cost, additional funding was needed to proceed with the project. The American Legion Robert Bethal Post 220 has been in existence since

NORTHWEST-PROGRESSO-FLAGLER HEIGHTS CRA



Rendering of American Legion Robert Bethal Post 220

1947, continuously providing benefits to the community through various services including ROTC scholarships, academic scholarships, little league sponsorships, targeted food giveaways, supplies for disabled veterans and fellowship among veterans. CRA funds will allow this organization to rehabilitate and expand their small 960 square foot facility to a 2,544 square foot contemporary building with a new modern kitchen, meeting rooms, handicap accessible restroom, office space and other needed improvements.

NPF CRA Plan Compliance Analysis

The redevelopment projects and business incentives support the following objectives, goals, and directives of the NPF CRA Redevelopment Plan:

- Invest in development projects that improve the quality of life, create job opportunities for area neighbors, promote sustainability, promote public/private partnerships, and enhance tax increment revenue for redistribution and investment in the redevelopment area
- Provide for direct physical improvements to enhance the overall environment and attract business and commercial development that provides employment and job opportunities
- Support community development activities and programs, including small business development
- Encourage the development of the infrastructure necessary to meet the levels of service standards to support the Downtown Regional Activity Center and the Northwest Regional Activity Center
- Foster the development of commercial zones by creating business opportunities and neighborhood services that help revitalize Sistrunk Boulevard as a mixed-use corridor
- Provide upgrades and improvements to infrastructure to induce private investment and support development, increase densities and intensities of use and mixed-use development by providing incentives for quality

development

- Target and attract specific businesses, retail users, and industries to establish a presence in the redevelopment area and create jobs for area residents
- Provide maximum opportunities to encourage private investment that facilitates preservation, rehabilitation, redevelopment, improvement of commercial areas in the CRA
- Expand housing opportunities and improve the quality of life, revitalize residential neighborhoods and preserve and expand affordable housing in the entire redevelopment area
- Increase the supply of affordable housing through purchase assistance programs and targeted infill development projects
- Dispose of CRA properties within the redevelopment area to facilitate homeownership opportunities and enter into agreements with such persons to ensure that the redevelopment occurs
- Increase the number of newly constructed or renovated housing units
- Utilize CRA resources to help create new jobs in the redevelopment area

Capital Projects

- Sistrunk Enhancements Phase II (P-12096): Approval of CRA funding in the amount of \$1,846,789.02 to relocate Florida Power & Light Company transmission facilities that cross the property located at 534 NW 5 Avenue. The relocation of the utility line will address redevelopment obstacles and facilitate development of the property. The parcel affected by the transmission is owned by the City of Fort Lauderdale and subject to a Land Disposition, Development and Management Agreement between the City and Village of the Arts, Ltd and MJDC AOA. The proposed project to be constructed on the property is a mixed-use development, consisting of a eight-story structure with up to 200 residential rental units, a swimming pool and deck area, health facilities, administrative offices, and a minimum of 5,000 square feet of ground floor retail and a parking garage.
- NPF Streetscape Improvement Project (P12507): Approval of a \$150,000 increase in funding to Thrive Development Group, LLC from \$340,374.87 to \$490,374.87 for streetscape improvements along NW 5th Avenue, NW 7th Street and NW 8th Street to support the Thrive Progresso project. The Thrive Progresso project is funded in part by the CRA in the amount of \$2.99 million in FY 2022.

NORTHWEST-PROGRESSO-FLAGLER HEIGHTS CRA

NPF CRA Plan Compliance Analysis

The capital projects support the following objectives, goals, and directives of the NPF CRA Redevelopment Plan:

- Provide for direct physical improvements to enhance the overall environment and attract business and commercial development that provides employment and job opportunities
- Improve the quality of life by enhancing public parks and public space, to attract neighbors and businesses to locate to the CRA district
- Encourage the development of the infrastructure necessary to meet the levels of service standards to support the Downtown Regional Activity Center and the Northwest Regional Activity Center;
- Assist in providing public amenities and incentives to stimulate private development.

Affordable Housing

- Acceptance of five residential properties located in the CRA area from the City of Fort Lauderdale for affordable housing. The properties are located at 521 NW 13 Avenue, NW 7th Place (Property ID 5042 04 18 0630), 1207 NW 2nd Street and 427 NW 20th Avenue. The properties were conveyed at no cost by the City in "As Is" condition with a restrictive covenant limiting occupancy of the properties to households that meet the income guidelines of Section 420.0004 (3) of Florida Statutes. \$69,716 in CRA funds were appropriated for appraisal, title work, surveys, demolition, site cleanup and related services for this project. The properties are located in the Dorsey Riverbend and Durrs neighborhoods and consist of three parcels of vacant land and two properties with vacant structures.
- Acceptance of fifteen properties in "As Is" condition, located in the CRA area from the City of Fort Lauderdale for affordable housing restricted to tenants that make at or below 80% Area Median Income (AMI). The properties consist of 170,922 square feet of vacant land. \$70,000 in CRA funds were appropriated for appraisal, title work, surveys, and related services. The properties are in the Durrs and Home Beautiful Park neighborhoods at: 747 NW 20 Avenue, 741 NW 20 Avenue, NW 20 Avenue (Property ID 5042 04 18 0320), 704 NW 20 Avenue, 708 NW 20 Avenue, NW 20 Avenue (Property ID 5042 04 18 0350), NW 19 Terrace (Property ID 5042 04 18 0180), NW 19 Terrace (Property ID 5042 04 18 0210),



Construction of the Thrive Progresso project in FY 2022

NW 19 Terrace (Property ID 5042 04 18 0220), 720 NW 19 Terrace (Property ID 5042 04 18 0230), NW 9 Street (Property ID 5042 04 32 0040), NW 20 Avenue (Property ID 5042 04 32 0050), NW 8 Street (Property ID 5042 04 32 0060), 740 NW 10 Terrace (Property ID 4942 34 06 7960) and NW 8 Street (Property ID 4942 34 06 7980).

- Approval of CRA funding in the amount of \$285,000 to Broward Partnership for the Homeless, Inc., and start of construction of the Seven on Seventh mixed-use affordable housing project located at 920 NW 7th Avenue. The development will include seventy-two rental units, new case worker offices and parking facilities in an eight-story tower, with 7 studio units, 57 one-bedroom/one bath units and 8 two-bedroom/two bath units. Amenities include a community room, fitness center, game room, computer lab/business center, interactive library, Seasonal Energy Efficiency Ratio (SEER) rated appliances, energy efficient certification, secured key fob access, structured parking, retail and an open promenade space. Seven on Seventh is an affordable housing community, where 50% of the units will be reserved for formerly homeless individuals, many of whom are clients of Broward Partnership for the Homeless, Inc. Rents are targeted to tenants that make between 28% to 60% AMI.
- Approval of CRA funding in the amount of \$8,000,000 to Sistrunk Apartment, LLC for "The Aldridge" and "The Laramore" mixed-use affordable housing projects, located at 1204 Sistrunk Boulevard and 1620 NW 6th Court. Through a Request for Proposal process, the CRA is also conveying approximately 38,000 square feet of CRA property to the developer at no cost. "The Aldridge" and "The Laramore" will consist of two separate buildings with 36 one and two-bedroom apartments, 7,790 square feet of ground floor retail and a parking garage. Both buildings will include granite countertops, designer lighting, energy star appliances and a state-of-the-art camera security system with carded access to both the parking garage and building. 100% of the units will be set aside as

NORTHWEST-PROGRESSO-FLAGLER HEIGHTS CRA



Completion of Seven on Seventh



Rendering of The Aldridge project



Rendering of The Laramore project

affordable housing and restricted to tenants that make at or below 60% AMI with a 30-year affordability term.

“The Aldridge” and “The Laramore” are named in honor of two African American Fort Lauderdale community pioneers. Both buildings represent a total capital investment of \$18.57 million. The project is a public-private partnership with 20% owned by Invest Fort Lauderdale, the CRA’s Economic Development Corporation (EDC), a 501c3 Not-For-Profit entity. The EDC will share in the profits of the project for reinvestment back into the CRA area. In addition, the EDC will have exclusive rights to lease the ground floor commercial space at a discounted rate for a period of 15 years starting at \$5 per square foot to targeted small businesses. This is also one of the four proposed projects funded by the CRA from the \$20.7 million Truist Bank loan.

NPF CRA Plan Compliance Analysis

The redevelopment projects and business incentives support the following objectives, goals, and directives of the NPF CRA Redevelopment Plan

- Expand housing opportunities and improve the quality of life, revitalize residential neighborhoods and preserve and expand affordable housing in the entire redevelopment area
- Increase the supply of affordable housing through purchase assistance programs and targeted development projects
- Increase the number of newly constructed or renovated housing units
- Support community development activities and programs, including small business development
- Target and attract specific businesses, retail users, and industries to establish a presence in the redevelopment area and create jobs for area residents.

NORTHWEST-PROGRESSO-FLAGLER HEIGHTS CRA

Community Initiatives

Light Up Sistrunk Holiday Decorations

- Light Up Sistrunk has been a very popular, well attended holiday event since its creation in 2007. The CRA contributed \$90,000 for holiday lights and festive street décor that decorated the Sistrunk Corridor as part of the quality-of-life programming in the CRA area in support of its businesses and residents.

Finally Friday

- A series of five free outdoor events were held along Sistrunk Boulevard for the purpose of showcasing CRA proposed and completed projects. The family-friendly event featured food trucks, vendors, music, live entertainment, and an interactive kid's zone. CRA staff were on hand to inform the public about the CRA through presentations, display boards, written material and a CRA staffed booth consisting of the CRA incentive program offerings. CRA funding in the amount of \$150,000 was approved on February 18, 2020, along with an additional \$30,000 during this reporting period. An estimated 3,500 to 5,000 persons attended the events.

NPF CRA Plan Compliance Analysis

These community initiatives support the following Redevelopment Plan objectives, goals, and directives of the NPF CRA Redevelopment Plan:

- Respond to community desires, preserve neighborhood integrity, and improve community cohesion and quality of life
- Inform the general public, residents, and targeted businesses and visitors about the redevelopment efforts taking place in the CRA
- Utilize marketing, public relations and other promotional means to inform the residents, targeted businesses and visitors about the redevelopment efforts taking place in the CRA district. In addition, special events, promotions and public displays will assist in business attraction, promoting the district with opportunities to investment
- Utilizing public venues for art, events and other place-making activities will be part of the overall quality of life programming to attract residents and businesses to locate in the CRA district
- Support community development activities and programs, including small business development.



Finally Friday on Sistrunk



Carras Community Investment Inc. Community Forum



Sistrunk Boulevard Urban Design Improvement Plan Rendering

Planning for the Future

Approval of consulting services with Carras Community Investment, Inc. (Carras Community Investment) in the amount of \$198,500 to prepare a plan to create a Sistrunk Arts and Culture District Plan and provide staff consulting services to Invest Fort Lauderdale, Inc., a non-profit economic development corporation arm of the CRA. During this reporting period, Carras Community Investment in conjunction with E.L. Waters & Company, LLC, George Gadson Studios, and Stephanie Rosendorf Diaz, Esq. embarked on preparing the Sistrunk Arts and Culture District Plan. The consulting team held detailed interviews with over 30 community leaders and potential partnership organizations to determine their vision for the Sistrunk community as well as the assets and necessary steps for successful implementation of a plan. The

NORTHWEST-PROGRESSO-FLAGLER HEIGHTS CRA

community engagement process was continued with two community forums held at the new YMCA where over 75 people attended and provided their input on vision, needs, and implementation steps. A community survey was also posted with over 40 responses. The consulting team then proceeded with land use and zoning analysis and preparing a draft list of recommendations for the creation of the district. The plan will be finalized in the Spring of 2023.

Carras Community Investment also provided staff advisory and strategic planning services to Invest Fort Lauderdale, Inc. The mission of Invest Fort Lauderdale, Inc. is to reduce poverty and create jobs through economic development and housing activities. Working with the Board of Directors, the consultant facilitated four sessions to identify Invest Fort Lauderdale's values, approach, and activities. The Board reviewed similar organizations in seven other cities as well. A final strategic plan will be adopted by the Spring of 2023 and presented to the CRA Board of Directors.

NPF CRA Plan Compliance Analysis

This project supports the following objectives, goals, and directives of the NPF CRA Redevelopment Plan:

- Invest in development projects that promote the overall quality of life, create jobs opportunities for area neighbors, promote sustainability, promote public/private partnerships, expand housing opportunities, preserve, and expand affordable housing and enhance the tax increment revenue for redistribution and investment in the redevelopment area
- Support community development activities and programs, including small business development
- Respond to community desires, preserve neighborhood integrity, and improve community cohesion and quality of life
- Expand housing opportunities and improve the quality of life, revitalize residential neighborhoods and preserve and expand affordable housing in the entire redevelopment area
- Target and attract specific businesses, retail users, and industries to establish a presence in the redevelopment area and create jobs for area residents
- Provide maximum opportunities to encourage private investment that facilitates preservation, rehabilitation, redevelopment, improvement of commercial areas in the CRA

Awards for Excellence in Redevelopment

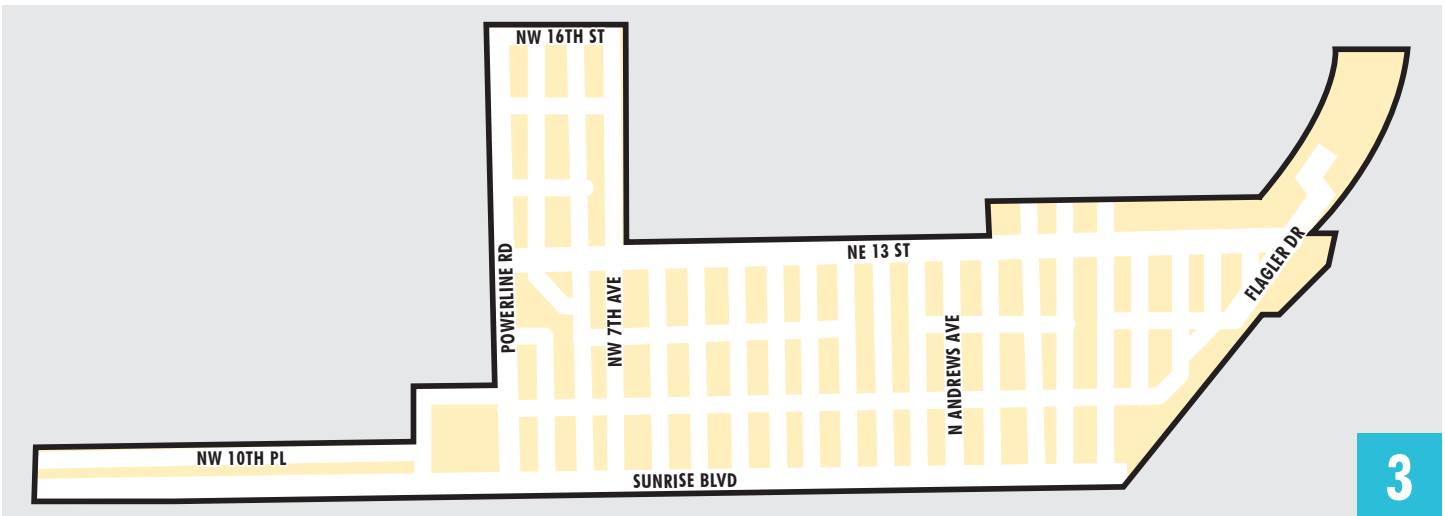
Founded in 1974, the Florida Redevelopment Association (FRA) is a not-for-profit organization dedicated to assisting Florida professionals and volunteers in community revitalization efforts. With a mission of "transforming spaces and revitalizing places", the organization has more than 300 members representing the over 220 Community Redevelopment Agencies throughout the State of Florida. Knowledge and common experiences are shared regarding revitalization opportunities and issues, identifying best practices, legal and financial tools, and programs favorable to community growth and serves as a statewide clearinghouse for redevelopment information. During the Association's annual banquet, the Fort Lauderdale Community Redevelopment Agency received the 2022 Roy F. Kenzie Award for Outstanding New Building for the L.A. Lee YMCA/Mizell Community Center and for Outstanding Rehabilitation/Renovation/Project for the Sistrunk Marketplace and Brewery Project.



Sistrunk Marketplace and Brewery Award for Outstanding Rehabilitation, Renovation or Reuse Project



L.A. Lee YMCA/Mizell Community Center for Outstanding New Building Project



Central City Community Redevelopment Area

Established in April 2012, the 344-acre district is generally bounded by 13th and 16th Streets to the north, Sunrise Boulevard to the south, Powerline Road, and I-95 to the west, and the FEC Railroad right-of-way to the east. This CRA operates with tax increment financing (TIF) funds collected by the City of Fort Lauderdale.

In accordance with the Central City Redevelopment Plan, the CRA will develop workable programs to aid in rehabilitation, conservation, and redevelopment.

Notable Accomplishments

- Development Projects/Business Incentives
 - Substantial completion of improvements at Studio City Center, located at 850 NE 13 Street. The project was approved for funding by the CRA in FY 2020 in the amount of \$200,000. The mixed-use building has a new contemporary look, offering additional leasing options for new commercial establishments on the ground level with residential units above. Improvements to the building included a complete makeover of the exterior facade along with interior improvements such as air conditioning, plumbing, bathroom, and kitchen renovations.
- Capital Projects
 - The NE 4 Avenue Complete Streets Project is funded in part by Broward County with a Broward Redevelopment Program grant in 2018 in the amount of \$1 million along with a FDOT project match that includes a road diet feature to create bike lanes, which has been completed. During this reporting period, construction plans for wider sidewalks, street trees, and pedestrian lighting are 100% complete and are out for bid.



850 NE 13 Street - After Renovations

CENTRAL CITY CRA



850 NE 13 Street Small Business



Mural Art on NE 4th Avenue in the Central City CRA

• Community Initiatives

- The CRA contributed \$20,000 to the Central City Alliance Inc. for the 13th Street Craft Beer and Wine Festival and Car Show. The event included live entertainment, demonstrations, local pet rescue, exotic car show, information booths consisting of the CRA incentive program offerings, non-profits organizations, and vendors. The CRA assisted with producing and marketing the festival using digital media, radio, and outdoor signage, including infrastructure, permitting, entertainment enhancement.

Central City CRA Compliance Analysis

The need for the community to have a sense of place is of particular importance, by promoting NE 13 Street and NE 4 Avenue as a neighborhood commercial center we can begin to encourage new amenities in the area. Recommended strategies include:

- **Redevelopment of the 13 Street Corridor Business District**
 - New commercial development should focus on neighboring service businesses and additional development of the major commercial areas along Sunrise Boulevard and the east end of NE 13 Street.
- **Infrastructure and Neighborhood Improvements**
 - Capital projects should be designed to correct drainage issues, improve traffic flow, complete traffic calming, add parking and improve area aesthetics.
 - Neighborhood improvements could include sidewalks, lighting, and open spaces.
- **To enhance the economy of the area, the CRA should work to attract additional commercial activity and small businesses to the area.**
 - The construction of new facilities or redevelopment of existing facilities will increase demand for additional goods and services and provide a more attractive marketplace thus attracting new retailers and service providers along with increased sales.
 - The CRA should work to assemble the best possible package of incentives to attract new businesses to the area.
 - The CRA should also assist with the general marketing and promotion of the area by promoting local special events designed to improve the image and profile of the CRA.
- **Grant and Financing Programs**
 - The CRA can provide matching funds for a variety of property improvements such as code compliance and commercial building facades. It can also provide small business loans as well as a number of employment initiatives.

Planning for the Future

- Progress continues with the rezoning initiative in Central City. During this reporting period, there were a total of four meetings with residents, property owners, businesses, and other stakeholders to get consensus on various details of the proposed rezoning changes. When completed, these actions will encourage investment in the CRA and create redevelopment opportunities in portions of the CRA including mixed-use development. The CRA is working with planning staff and the CRA's consultant, The Corradino Group in this effort. This important project is the next step in making the Central City area a distinctive place to live, work, play, shop and visit.

Central City CRA Compliance Analysis

The CRA Plan recommends certain strategies and actions, these include:

- Economic Development Strategies
 - There are several locations where mixed-use development could fit with the nature of the community and overall redevelopment plans.
- Planning and Land Use Regulations
 - The CRA can undertake a variety of studies to address specific issues, encourage development, and promote quality development standards.
 - The CRA may propose and pursue appropriate changes to the zoning and land use regulations.
- Increase density to allow more residential development in the district.



Mingo Pottery Studio at 800 NE 13 Street

The Arts are Alive and Growing in Central City

- It started with an iconic glass sculpture in the roundabout of NE 13th Street at NE 7th Avenue. Now Central City is starting to experience a growing interest by the arts community and is reflected in the new businesses along the NE 13th Street Corridor. 800 NE 13 Street, formerly the location of the Christmas Palace that relocated to the NPF CRA area along Sunrise Boulevard, is now home to the Mingo Art Collective and Mingo Pottery Studio. The approximate 7,000 square foot center creates custom handmade pottery for restaurants, cafes, hotels and individuals, offers sculpting courses and wheel classes including 3D printing clay, candle making classes and memberships for studio access for artist. The Central City Alliance along with Art 13 is promoting the "Walk on 13" art festivals along the corridor and murals are popping up in the area, attracting attention and helping to market properties. The Art drives economic development, growth, tourism, and urban revitalization. Elevating the environment with art, creative placemaking, art festivals and art installations helps encourage new development that increases property values and attracts creative small businesses.

FINANCIAL OVERVIEW

FINANCIAL STATEMENT

Included in this Annual Report are the Fort Lauderdale (FL) CRA's financial statements for the period of October 1, 2021, to September 30, 2022. They reflect the Agency's combined financial position as well as by individual area activity.

FINANCIAL STATUS

As of September 30, 2022, the FLCRA Trust Funds had combining assets amounting to \$73,405,400. This includes cash and cash equivalents of \$61,266,751, investments of \$5,906,791, property inventory of \$6,192,654 and receivables of \$39,204. The property inventory includes Redevelopment Parcels A & B (\$1,458,832) located in the Central Beach Redevelopment Area, and various other properties (\$4,733,822) acquired for redevelopment that are located in the Northwest-Progresso-Flagler Heights Redevelopment Area.

As of September 30, 2022, the FLCRA Trust Funds had combined liabilities of \$2,721,615.

During the 2021/2022 Fiscal Year, the FLCRA Trust Funds received a total of \$19,167,264 in revenues.

Of that amount, \$18,695,961 was received in tax increment funds (\$7,291,925 from the City of Fort Lauderdale, \$8,656,719 from Broward County, \$2,008,314 from North Broward Hospital District, and \$739,003 from Children's Services Council). In addition, \$270,509 was received for loan repayments/ other miscellaneous revenues and \$200,794 was interest income earned.

During the 2021/2022 Fiscal Year, the FLCRA Trust Funds had expenditures of \$27,260,242. Of that amount, \$2,974,013 was spent on CRA operations, \$12,197,671 was spent on business incentives, \$5,466,960 was spent on capital improvements and \$6,621,598 was used for debt service.

STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES GOVERNMENTAL FUNDS For Fiscal Year Ended September 30, 2022

	Major Funds			
	Operating Fund	Debt Service Fund	Capital Projects Fund	Total CRA Funds
REVENUES				
City	\$ 7,291,925	\$ -	\$ -	\$ 7,291,925
Broward County	8,656,719	-	-	8,656,719
North Broward Hospital District	2,008,314	-	-	2,008,314
Children's Services Council	739,003	-	-	739,003
Interest Income	187,033	-	13,761	200,794
Miscellaneous	62,673	-	207,836	270,509
Total Revenues	18,945,667	-	221,597	19,167,264
EXPENDITURES				
Current:				
Economic Environment	15,171,684	-	17,911	15,189,595
Debt Service:				
Principal Retirement	109,733	6,194,000	-	6,303,733
Interest and Fiscal Charges	1,697	316,168	-	317,865
Capital Outlay	484,722	-	4,964,327	5,449,049
Total Expenditures	15,767,836	6,510,168	4,982,238	27,260,242
Excess (Deficiency) of Revenues Over (Under) Expenditures	3,177,831	(6,510,168)	(4,760,641)	(8,092,978)
OTHER FINANCING SOURCES (USES)				
Transfers In	-	3,302,434	500,673	3,803,107
Transfers (Out)	(3,803,107)	-	-	(3,803,107)
Proceeds from Debt Issuance	20,000,000	769,000	-	20,769,000
Contributions from Primary Government	747,116	-	-	747,116
Lease (of leasee)	478,742	-	-	478,742
Loss on Conveyance of Property	(113,382)	-	-	(113,382)
Total Other Financing Sources (Uses)	17,309,369	4,071,434	500,673	21,881,476
Net Change in Fund Balances	20,487,200	(2,438,734)	(4,259,968)	13,788,498
Fund Balances - Beginning	32,970,315	2,513,385	21,411,587	56,895,287
Fund Balances - Ending	\$ 53,457,515	\$ 74,651	\$ 17,151,619	\$ 70,683,785

FINANCIAL OVERVIEW

BALANCE SHEET GOVERNMENTAL FUNDS SEPTEMBER 30, 2022

	Major Funds			Total CRA Funds
	Operating Fund	Debt Service Fund	Capital Projects Funds	
ASSETS				
Cash and Cash Equivalents	\$ 44,843,799	\$ 74,651	\$ 16,348,301	\$ 61,266,751
Investments	3,624,313	-	2,282,478	5,906,791
Accounts Receivable (Net)	2,356	-	-	2,356
Accrued Interest Receivable	36,848	-	-	36,848
Properties Held for Resale	6,192,654	-	-	6,192,654
Total Assets	\$ 54,699,970	\$ 74,651	\$ 18,630,779	\$ 73,405,400
LIABILITIES AND FUND BALANCES				
Liabilities:				
Accounts Payable	\$ 1,242,455	\$ -	\$ 1,479,160	\$ 2,721,615
Total Liabilities	1,242,455	-	1,479,160	2,721,615
Fund Balances:				
Restricted for:				
Redevelopment Projects	53,457,515	-	17,151,619	70,609,134
Debt Service	-	74,651	-	74,651
Total Restricted	53,457,515	74,651	17,151,619	70,683,785
Total Fund Balances	53,457,515	74,651	17,151,619	70,683,785
Total Liabilities and Fund Balances	\$ 54,699,970	\$ 74,651	\$ 18,630,779	\$ 73,405,400

GENERAL ACTIVITIES AND TAX INCREMENT ANALYSIS

During the period of October 1, 2021 to September 30, 2022, significant activities occurred in the Northwest-Progresso-Flagler Heights and Central City areas that resulted in further increase to the tax base of each area.

NORTHWEST-PROGRESSO-FLAGLER HEIGHTS REDEVELOPMENT AREA

The 2021 Final Tax Roll shows 2021 net taxable value for District: \$1,863,714,450; County: \$1,861,022,280; and City: \$1,862,101,050. These minimal differences were not material to the overall taxes due to the City. The District net taxable value of \$1,863,714,450 in comparison to the 1995 base year valuation of \$208,260,650 resulted in an incremental increase in the net taxable value for the Northwest-Progresso-Flagler Heights area of \$1,655,453,800. This yielded \$17,876,068 in tax increment proceeds for use in the 2022 fiscal year.

	Base Year 1995	Current Year 2021	Increase/ (Decrease)
Total Assessed Value	\$ 314,725,860	\$ 2,282,902,070	\$ 1,968,176,210
Less Exemptions:			
Total Exemptions	106,465,210	419,187,620	312,722,410
Net Taxable Value	<u>\$ 208,260,650</u>	<u>\$ 1,863,714,450</u>	<u>\$ 1,655,453,800</u>

	FY 2021 Millage Rates:	Amount Due if Received	
		Before 1/1/22 @95%	After 1/1/22 @100%
Property Taxes Due From:			
Broward County	5.5134	\$ 8,656,719	\$ 9,112,336
North Broward Hospital District	1.2770	2,008,314	2,114,015
Children's Services Council	0.4699	739,003	777,898
City of Fort Lauderdale	4.1193	6,472,032	6,812,665
Totals	<u>11.3796</u>	<u>\$ 17,876,068</u>	<u>\$ 18,816,914</u>

FINANCIAL OVERVIEW

GENERAL ACTIVITIES AND TAX INCREMENT ANALYSIS

CENTRAL CITY REDEVELOPMENT AREA

The 2021 Final Tax Roll shows 2021 City net taxable value of \$333,819,080 in comparison to the 2012 base year valuation of \$162,010,550. This resulted in an incremental increase in the net taxable value for the Central City area of \$171,808,530. This yielded \$669,893 in tax increment proceeds for use in the 2022 fiscal year.

Total Assessed Value	\$ 220,801,800	\$ 401,073,700	\$ 180,271,900
Less Exemptions:			
Total Exemptions	58,791,250	67,254,620	8,463,370
Net Taxable Value	<u>\$ 162,010,550</u>	<u>\$ 333,819,080</u>	<u>\$ 171,808,530</u>

	FY 2021 Millage Rates:	Amount Due if Received	
		Before 1/1/22 @95%	After 1/1/22 @100%
Property Taxes Due From:			
City of Fort Lauderdale	4.1193	\$ 669,893	\$ 705,150
Totals	4.1193	\$ 669,893	\$ 705,150



**City of Fort Lauderdale
Community Redevelopment Agency (CRA)**

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