

**REGULAR MEETING
NORTHWEST-PROGRESSO-FLAGLER HEIGHTS REDEVELOPMENT
ADVISORY BOARD**

February 13, 2024 - 3:00 PM

Location: CRA Office – 914 Sistrunk Boulevard Suite 200

Fort Lauderdale, Fl. 33311

Conference Room – 2nd Floor

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|-------|-------------------------------------------------------------------|----------------------------------------|
| i. | Call to Order/Roll Call
Quorum | Rhoda Glasco F.
Chair |
| ii. | Approval of Minutes
□ 12.23.2023 Minutes | NPF CRA Board |
| iii. | Project Funding Update | Vanessa Martin
CRA Business Manager |
| iv. | CRA Extension | Clarence Woods |
| v. | CRA Projects Update Report | Clarence Woods |
| vi. | Discuss CRA Information Dissemination | Clarence Woods |
| vii. | Communication to CRA Board of Commissioners | NPF CRA Board |
| viii. | Old/New Business
• 2024 Joint Workshop with City Commissioners | Rhoda Glasco F.
Chair |
| ix. | Public Comments | Rhoda Glasco F.
Chair |
| x. | Adjournment | Rhoda Glasco F.
Chair |

THE NEXT REGULAR NPF-CRA MEETING WILL BE HELD, **Tuesday, March 12, 2024.**

Purpose: To review the Plan for the NPF-CRA and recommend any changes to the Plan. 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 provisions of Chapter 61-2165, Laws of Florida and Section 163.330 through 163.450, Florida Statutes in the NPF-CRA. To receive input from members of the public interested in redevelopment of the NPF-CRA and to report such information to the City Commission.

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 participating 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: *Advisory Board members should disclose any discussions or site visits to any project that comes before the Advisory Board for a recommendation.*

<u>Board Members</u>	<u>Attendance</u>	Cumulative Attendance June 2023-May 2024	
		<u>Present</u>	<u>Absent</u>
Rhoda Glasco Foderingham, Chair	P	3	1
Dylan Lagi, Vice Chair [arrived 3:10]	P	4	0
Jinny Bissainthe	P	2	0
Sonya Burrows	P	3	1
Kenneth Calhoun	P	4	0
Lisa Crawford [arrived 3:21]	P	4	0
Noel Edwards	P	4	0
Michael Lewin	P	3	1
Steffen Lue	A	2	2
Christopher Murphy	A	2	2
Alfredo Olvera [arrived 3:10]	P	4	0
John Quailey	P	4	0

Currently there are 12 appointed members on the Board, which means seven (7) would constitute a quorum.

Staff

Clarence Woods, III, NPF CRA Manager
Lizeth DeTorres, Sr. Administrative Assistant
Tanya Bailey Watson, CRA Accounting Clerk
Corey Ritchie, CRA Construction Manager
Jamie Opperlee, Prototype Inc. Recording Secretary

Communication to the CRA Board of Commissioners

None

I. Call to Order/Roll Call

Chair Foderingham

Chair Foderingham called the meeting to order at 3:00 p.m. and roll was called. A quorum was present.

II. Approval of Minutes

NPF CRA Board

- September 12, 2023 Minutes

Motion made by Mr. Calhoun, seconded by Mr. Edwards to approve the Board's September 12, 2023 minutes. In a voice vote, motion passed unanimously.

III. Project Funding Update

Mr. Woods had included an update in the Board's packet. He stated they had \$17 million in incentive funds to spend in 2024. Total funding was \$27 million and \$6 million had been set aside for debt service.

IV. CRA Update Report

Clarence Woods

Mr. Olvera and Mr. Lagi arrived at 3:10.

Mr. Woods and Mr. Ritchey reviewed the in-process projects list.

- V&R Enterprises: Mr. Ritchey said they would sign the documents the following day and were ready to start construction.
- Molly MaGuire had a contractor but they were still trying to decide on a business partner. Mr. Calhoun noted this project was “really dragging.”
- Jamaican Jerk Shack had a contractor and permits, and construction should commence in December.
- Dale’s Wheels and Tires was in the DRC process. Mr. Ritchey said they needed to meet with FDOT to get a letter indicating another turning lane, which DRC wanted, was not needed.

Chair Foderingham requested the next update include more realistic completion dates. Mr. Ritchey agreed to review and update the list for the Board’s next meeting.

Ms. Crawford arrived at 3:21.

- Food and Friends: Mr. Woods stated they had not determined how to provide them with the land for the dumpster, its service, and building ingress/egress. They were working with Planning and Zoning to rezone the property from R-8 to NW RAC in the rear so they could have the dumpster and ingress/egress there. Mr. Woods said they wanted to use that adjacent parking lot that belonged to New Hope across the street to host a pop-up restaurant in the meantime.
- Robert Bethel American Legion Post 220: Mr. Ritchey had attended a meeting earlier in the day and they were almost through permitting.
- Rhythm 2.0: Mr. Woods reported it was under construction and Mr. Ritchey said they were having issues with the dumpster enclosure but this should be completed by March.
- Thrive: Mr. Woods said it was almost complete. He said they had put \$2 million in this year’s CIP budget to connect the streetscape on 6th Street to 5th Avenue.
- Optima Pharmacy in the YMCA: Mr. Woods stated they had begun construction. There had been a conflict with having retail in Parks zoning but this had been resolved.
- Avenue D’Arts Comfort Suites: Mr. Woods stated they had all permits and financing but had not begun work yet, despite having a “drop dead date” of June.
- Mount Hermon Housing: Mr. Woods stated this was moving along.
- The Adderly: Mr. Woods was talking to potential occupants for the 4,000 square feet the CRA would control. The project would give back \$3.6 million to the CRA’s non-profit.
- The Arcadian: Mr. Woods said they had built four stories on Phase 1. The CRA would have 2,500 commercial Square feet and the Arcadian would give \$2 million back to the CRA’s non-profit.

- Omegas Broward: Mr. Ritchey reported they wanted to add more features and had returned to the architect, but were trying to get the numbers to work, since the CRA would not approve any additional funds.
- Wright Dynasty: Mr. Woods reported they had demolished the old building and had their permit, but now had a funding gap of \$2.5 million. They were very hopeful they could receive the additional funding.
- GreenMills Holding: Mr. Woods said this was a partnership with the Pantry Lofts, and they had been awarded their tax credits [on the third try] and would begin the development soon.
- The Gallery at FAT Village: Mr. Woods stated this was going through the County funding process and there would be a closing on their financing soon.
- Scattered Infill Lots: Mr. Woods recalled they had given contractors five lots each. D'Angelo had finished the initial five and been given another five. Gestido had finished the original five but had returned the second five because of the price condition. Lemon City had completed two or three affordable units and did not want any more. Fort Lauderdale CDC had completed two or three units. Only Oasis of Hope had not gotten underway yet. Mr. Woods said they needed to redesign to meet costs and make money. He had spoken with the sixth-ranked contractor, who he thought would probably take five lots. Chair Foderingham said the other issue was ensuring quality construction and corners were not being cut.

Chair Foderingham asked if they wanted to encourage duplexes in an area they, and the community, had envisioned as single family. Mr. Woods said they wanted to offer buyers a value proposition with a home that would appreciate. Mr. Lewin said they should have development standards to prevent them from looking like older duplexes. Mr. Calhoun noted this could allow someone to start their investing future and offer affordable housing. Mr. Edwards noted that sprinkling duplexes among single family homes created value for the duplexes. Mr. Calhoun said quality of life was better too.

- AK Building Services and Provident Market: Mr. Woods reported the barber shop was built out, as was the podcast studio. The bodega had some issues with the dumpster and they anticipated opening the market in February 2024.
- 825 Progresso: Mr. Woods said Jay Adams would renovate the outside for a gathering space.
- New Hope: Mr. Woods said they were in the process of submitting to the Development Review Team [pre-DRC].
- Blue Diamond Fitness: Mr. Woods said this was in Thrive Progresso. The owner thought she would open in February.
- Miso Japanese Tapas Restaurant: Mr. Woods said this was in Progresso. They had done an administrative approval for this but the funding was not started yet.
- Laramore/Aldridge: Mr. Woods said this would be two lots, 37 units with ground floor retail. And on 16th Avenue, just east of Ray's Market, would be another 37 units. He

pointed out that the CRA's non-profit was a co-developer, owning 20%. They would have retail space for \$5 per square foot.

- Victor Entertainment: Mr. Woods said this was going through the entitlement process. He stated they had encountered a parking issue.

Mr. Woods acknowledged they needed to build multiple small parking garages dispersed throughout the community.

Mr. Edwards asked about plans for the garbage transfer station and Mr. Woods said they were having conversations about that, as well as the Post Office.

Chair Foderingham said this was a good end-of-year summary.

Mr. Woods informed the Board that he was working on the extension of the CRA's life with the County. The County had indicated they would consider it, but without the County's contribution. They must perform a Finding of Necessity study to identify slum and blight that needed to be ameliorated. The CRA would need a new agreement with the City and then an amended redevelopment plan.

V. Communication to CRA Board of Commissioners

CRA Staff

None

VI. Old/New Business

None

VII. Public Comments

None

VIII. Adjournment

There being no further business to come before the Board at this time, the meeting was adjourned at 4:20 p.m.

The next regular NPF-CRA meeting will be held **Tuesday – January 9, 2024.**

Any written public comments made 48 hours prior to the meeting regarding items discussed during the proceedings have been attached hereto.

NORTHWEST PROGRESSO FLAGLER HEIGHTS CRA - IN PROGRESS Incentive Projects as of 2/1/2023 (FY2017 - FY2024)												
Vendor	VENDOR ADDRESS	Commission District	DATE Awarded	Memo #/Agreement /Administrative Approval	Index Title	Total Award	Total approved Encumbrance as of FY 24	Total Disbursement	Percentage of Funds Disbursed	Remaining Awarded Incentives	ESTIMATED DATE OF COMPLETION	STATUS SUMMARY
Robert Bethel American Legion Post 220	1455 NW 6th Street Fort Lauderdale, FL 33311	3	8/20/2019	19-0714	Comm. Façade Improvement & Property & Business Improvement Program	\$ 766,900	\$ 766,900	\$ (225,550)	29.4%	\$ 541,350	Aug. 2024	Final drawings submitted. Construction started.
Rhythm 2.0	733-735 Sistrunk Blvd Fort Lauderdale, FL 33311	2	8/4/2019	Agreement/CAM 22-0038	Comm. Façade Improvement & Property & Business Improvement Program	\$ 350,000	\$ 350,000	\$ (150,783)	43.1%	\$ 199,217	May. 2024	Construction to begin within 30 days.
V & R Enterprises	1227 Sistrunk Blvd. Fort Lauderdale, FL 33311	3	11/5/2019 & 11/7/2023	19-1068 & 23-0295	Comm. Façade Improvement & Property & Business Improvement Program	\$ 750,000	\$ 750,000	\$ (8,593)	1.1%	\$ 741,408	Sept. 2024	Additional \$400,000 approved on 11.7.2023. Pending construction start date within 45 days from 11/27/2023
Dales Wheels & Tires	200-250 West Sunrise Blvd. Fort Lauderdale, FL 33311	2	4/19/2022	22-0309	Development Incentive	\$ 727,000	\$ 727,000	\$ -	0.0%	\$ 727,000	Dec. 2024	Agreement signed and mortgage recorded. Pending documents from closing agent. Drawings pending DRC approval.
Optimal Pharmacy	1409 Sistrunk Blvd. Fort Lauderdale, FL 33311	3	8/16/2022	22-0732	Property & Business Improvement Program	\$ 293,000	\$ 293,000	\$ (21,351)	7.3%	\$ 271,649	April. 2024	Purchase order established. Drawings submitted to building department.
Food and Friends Catering, LLC	1310-1312 Sistrunk Blvd. Fort Lauderdale, FL 33311	3	8/16/2022	22-0733	Development Incentive	\$ 1,125,000	\$ 1,125,000	\$ -	0.0%	\$ 1,125,000	Dec. 2024	Pending development agreement/ Executed Letter of Intent
Cravemadness - Jamaican Jerk Res.	560 NW 7th Avenue Fort Lauderdale, FL 33311	2	1/8/2019	19-0038	Property & Business Improvement Program	\$ 592,220	\$ 592,220	\$ -	0.0%	\$ 592,220	Aug. 2024	Construction scheduled to begin in January 2024.
Molly MaGuire/Irish Hospitality	550 NW 7th Avenue Fort Lauderdale, FL 33311	2	9/3/2019	19-0840	Property & Business Improvement Program	\$ 500,000	\$ 500,000	\$ -	0.0%	\$ 500,000	Sept. 2024	Pending selection of contractor and coordinating same with Landlord.
Avenue D'Arts - Comfort Suites	713 717 723 NW 3rd Street Fort Lauderdale, FL 33311	3	5/21/2019	19-0408	Development Incentive	\$ 3,000,000	\$ 3,000,000	\$ -	0.0%	\$ 3,000,000	Feb. 2025	Coordinating start of construction with building department.
Mount Hermon Housing	750 NW 4th Street Fort Lauderdale, FL 33311	3	9/1/2020	20-0645	Development Incentive	\$ 640,000	\$ 640,000	\$ -	0.0%	\$ 640,000	6/1/2024	Construction commenced. 60% complete.
West Village - The Adderley	501 NW 7th Terrace Fort Lauderdale, FL 33311	3	1/21/2020	20-0011	Development Incentive	\$ 12,000,000	\$ 12,000,000	\$ (2,258,711)	18.8%	\$ 9,741,289	Sept. 2024	Construction commenced. 45% complete.
Omegas Broward	1108 Sistrunk Blvd Fort Lauderdale, FL 33311	3	12/15/2020 & 10/3/2023	20-0939 & 23-0294	Comm. Façade Improvement & Property & Business Improvement Program	\$ 585,000	\$ 585,000	\$ -	0.0%	\$ 585,000	Sept. 2024	Pending General Contractor. Drawings complete. CRA board approved \$400k increase
Wright Dynasty LLC	1217-1223 Sistrunk Blvd. Fort Lauderdale, FL 33311	3	11/17/2020/ 12/6/2022	20-0849 & 22-1011	Development Incentive	\$ 3,500,000	\$ 3,500,000	\$ -	0.0%	\$ 3,500,000	May. 2025	Demolition of site completed. Award Increased from \$3M to \$3.5M. Development review and plans are completed and have been submitted to permitting. General contractor has been selected.
GreenMills Holding	Pantry Lofts	2	8/17/2021	21-0723	Development Incentive	\$ 640,000	\$ 320,000	\$ -	0.0%	\$ 320,000	To be determined	Design Phase. Vendor applying for tax credits/pending application approval.
FatVillage, LLC for the Gallery	600 N. Andrews Avenue Fort Lauderdale, FL 33311	2	11/1/2022 / 7/5/2023	22-0898/23-0632	Development Incentive	\$ 1,900,000	\$ 1,900,000	\$ (1,900,000)	100.0%	\$ -	Dec. 2024	Pending signed agreement. Funding increased on July 5, 2023 by \$400,000. Wire Transfer disbursed October 2023. Multi-funding project.
Scattered Site Infill Housing	See Attached	2 & 3	6/15/2021	21-0531	Development Incentive	\$ -	\$ -	\$ -	0.0%	\$ -	To be determined	Under construction by: RFP BID# 12385-105 - Fort Lauderdale CDC/Ges Mac Development/Lemon City Development/Oasis of Hope & WWA Development LLC.WWA completed phase I and were awarded phase II.
Provident Market 1937, LLC	900 NW 6th Street Unit C Fort Lauderdale, FL 33311	3	1/10/2023	Agreement	Property & Business Improvement Program	\$ 98,500	\$ 98,500	\$ (34,142)	34.7%	\$ 64,358	April. 2024	Café/specialty food store - PBIP. First draw request. Under construction
825 Progresso Drive, LLC	825-833 Progresso Drive	2	7/5/2023	23-0266	Property & Business Improvement Program/Commercial Façade/NPF Streetscape	\$ 309,960	\$ 309,960	\$ -	0.0%	\$ 309,960	June. 2024	Purchase Order established. Pending start date.
New Hope	1316 Sistrunk Boulevard	3	5/2/2023	23-0267	Development Incentive	\$ 2,000,000	\$ 2,000,000	\$ -	0.0%	\$ 2,000,000	Feb. 2025	PO established
Blue Diamond Fitness, LLC	710 NW 5th Street, Suite 1000. Fort Lauderdale FL 33311 (Thrive Progresso)	3	8/17/2023	Agreement	Property & Business Improvement Program	\$ 74,325	\$ 74,325	\$ -	0.0%	\$ 74,325	April. 2024	Pending Purchase Order
Regal Development, Inc	733 NW 6th Street Fort Lauderdale, FL 33311	3	8/26/2023	Agreement	Comm. Façade Improvement & Property & Business Improvement Program	\$ 180,000	\$ 180,000	\$ -	0.0%	\$ 180,000	June. 2024	\$90,000 PBIP / \$90,000 façade. Pending Purchase Order

Vendor	VENDOR ADDRESS	Commission District	DATE Awarded	Commission Agenda Memo #/Agreement /Administrative Approval	Index Title	Total Award	Total approved Encumbrance as of FY 24	Total Disbursement	Percentage of Funds Disbursed	Remaining Awarded Incentives	ESTIMATED DATE OF COMPLETION	STATUS SUMMARY
Miso FTL - Japanese Tapas Restaurant	815 NE 2nd Avenue, Suite 400. Fort Lauderdale, FL 33304 (BH3 Fabrik)	3	9/15/2023	Agreement	Property & Business Improvement Program	\$ 43,999	\$ 43,999	\$ -	0.0%	\$ 43,999	Feb. 2024	Pending Purchase Order
Arcadian - Sunshine Shipyard	640 NW 7th Avenue	3	10/17/2023	23-0958	Development Incentive	\$ 3,000,000	\$ 3,000,000	\$ -	0.0%	\$ 3,000,000	Feb. 2025	CAM 23-0958 - Approved 11/7/2023
TOTAL INCENTIVE PROJECTS IN PROGRESS (TIF) as of 2.1.2023						\$ 33,075,904	\$ 32,755,904	\$ (4,599,129)	14.0%	\$ 28,156,775		

* PBIP - Property & Business Improvement

NORTHWEST PROGRESSO FLAGLER HEIGHTS CRA - IN PROGRESS CRA DEBT - Incentive Projects as of 2.1.2023 (FY2017 - FY2024)												
Vendor	VENDOR ADDRESS	Commission District	DATE Awarded	Commission Agenda Memo #/Agreement /Administrative Approval	Index Title	Total Award	Total approved Encumbrance as of FY 24	Total Disbursement	Percentage of Funds Disbursed	Remaining Awarded Incentives	ESTIMATED DATE OF COMPLETION	STATUS SUMMARY
909 Sistrunk Blvd - Mixed use Commercial Dev. - (AMEND to fund Arcadian)	909 NW 6th Street	3	11/16/2021	21-0319	Comm. Façade Improvement & PBIP	\$ -		\$ -	0%	\$ -	To be determined	Approved. Amended letter of intent on 12.5.2023.
Arcadian - Sunshine Shipyard	640 NW 7th Avenue	3	10/17/2023	23-0958	Development Incentive	\$ 4,000,000	\$ 4,000,000	\$ -	0%	\$ 4,000,000	Sept. 2024	Awarded 11/7/2023. Construction started.
The Aldridge and The Laramore - Mixed use	1204 Sistrunk Blvd/1620 NW 6 Court	3	11/16/2021	21-0321	Development Incentive	\$ 8,000,000	\$ 8,000,000	\$ -	0%	\$ 8,000,000	Aug. 2025	Development agreement is complete and approved by Invest FLL. Project is in development review.
Victory Entertainment Complex	1017 Sistrunk Blvd	3	11/16/2021	21-0320	Comm. Façade & PBIP	\$ 2,450,000	\$ 2,450,000	\$ -	0%	\$ 2,450,000	Sept. 2024	Agreement Executed. Project is in development review.
TOTAL INCENTIVE PROJECTS IN PROGRESS (DEBT) as of 2.1.2023						\$ 14,450,000	\$ 14,450,000	\$ -	0%	\$ 14,450,000		

FY 2024