

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

March 12, 2024 - 3:00 PM

**Location: CRA Office – 914 Sistrunk Boulevard Suite 200
Fort Lauderdale, Fl. 33311
Conference Room – 2nd Floor**

- | | | |
|-------|---|--|
| i. | Call to Order/Roll Call
Quorum | Rhoda Glasco F.
Chair |
| ii. | Approval of Minutes
<input type="checkbox"/> 02.13.2024 Minutes | NPF CRA Board |
| iii. | Project Funding Update | Vanessa Martin
CRA Business Manager |
| iv. | Funding Request – Boys and Girls Clubs of Broward
County – 832 NW 2 nd . Street, Fort Lauderdale, Fl 33311
\$307,663.00 from the Development Incentive Program | CRA Staff |
| v. | Communication to CRA Board of Commissioners | NPF CRA Board |
| vi. | Old/New Business | Rhoda Glasco F.
Chair |
| vii. | Public Comments | Rhoda Glasco F.
Chair |
| viii. | Adjournment | Rhoda Glasco F.
Chair |

THE NEXT REGULAR NPF-CRA MEETING WILL BE HELD, **Tuesday, April 09, 2024.**

Purpose: To review the Plan for the NPFCRA 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 NPFCRA. To receive input from members of the public interested in redevelopment of the NPFCRA 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	4	1
Dylan Lagi, Vice Chair	P	5	0
Jinny Bissainthe	A	2	1
Sonya Burrows	P	4	1
Kenneth Calhoun	P	5	0
Lisa Crawford	P	5	0
Noel Edwards	P	5	0
Michael Lewin	P	4	1
Steffen Lue	P	3	2
Christopher Murphy	P	3	2
Alfredo Olvera	A	4	1
John Quailey	P	5	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
 Bob Wojcik, Housing and Economic Development Manager
 Eleni Ward Jankovic, Housing and Economic Development Manager
 Vanessa Martin, Business Manager
 Jamie Opperee, 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

- December 12, 2023, Minutes

Motion made by Mr. Lewin, seconded by Mr. Murphy to approve the Board's December 12, 2023, minutes. In a voice vote, motion passed unanimously.

III. Project Funding Update

Vanessa Martin

Mr. Lagi arrived at 3:03

Ms. Martin distributed an in-progress report. There was approximately \$28 million remaining. She stated the spreadsheet showed approximately \$6 million had been moved from “in-progress” to “completed.”

IV. CRA Extension

Clarence Woods

Mr. Woods noted the number of projects started in 2023. He said the City Manager had been speaking with the County Administrator regarding the extension and Mr. Woods was drafting the initial letter requesting the extension. They were also considering hiring a consultant to perform a Finding of Necessity study to document slum and blight and confirm the need for the CRA extension. He hoped to have the consultant by the end of March and the report within three to six months. The report would need to be presented to this Board, the City CRA Board and the County. Mr. Woods recalled the County had originally stated it would not contribute funding to the CRA extension but it was now reconsidering and may participate in some things, such as affordable housing.

Mr. Calhoun and Mr. Lue arrived at 3:10.

Mr. Woods said once there was agreement on the extension, they would create the amended and re-stated Redevelopment Plan considering current conditions and how to address ongoing slum and blight. He said the new EDC would be included in the new Plan, defining its targeted mission to address some things the CRA could not. Mr. Lewin thought this was an opportunity to reprogram and clarify the mission statement based on current conditions.

Mr. Lagi asked about a synergy with Invest Fort Lauderdale in a continued CRA and Mr. Woods noted the CRA had a dedicated source of funding and Invest Fort Lauderdale did not. They wanted Invest Fort Lauderdale to function as their development arm and to partner with developers as a co-developer. Invest Fort Lauderdale could also go after New Market Tax Credits, which the CRA could not. He recalled that a great deal of the YMCA funding had been New Market Tax Credit.

Chair Foderingham asked the timeframe for the extension and Mr. Woods said the State statute had a provision indicating all CRAs must terminate by 2039 but it also allowed existing CRAs two 30-year terms. In 2025, they would complete the first 30-year term. Even if the existing CRA were extended, the CRA could only exist for a second 30-year term.

V. CRA Update Report

Clarence Woods

Mr. Woods said the Bolden building [V&R Enterprises] had been gutted and they were discovering some issues with the roof trusses. There was a pause in construction to get a price for remediating the roof. They had informed the family that the CRA would share the cost with them.

Mr. Woods reported the American Legion Hall had been demolished and the many Provident Park improvements were close to being permitted, after which they could go out to bid. He mention progress at the Adderly, the Arcadian and the 909 residential piece. He said the 909 developers were buying up land and had one site for 400 residential units, and another site for privately-owned townhomes. Another developer had purchased the site next to the YMCA and proposed over 70 units.

Ms. Burrows asked about the dumpster rezoning and Mr. Woods said they were determining who would do it. Anthony Fajardo, Assistant City Manager, had informed him that Planning and Zoning could probably do the paperwork. He noted there were two rezoning issues: to allow the dumpster for the commercial kitchen and to allow parking in the rear. The business could not get a permit until the zoning was changed.

Ms. Crawford asked about the lot lines for the Arcadian and was concerned about them being so close to vehicular traffic. Mr. Woods said the development had an “arcade effect” to protect pedestrians.

VI. Discuss CRA Information Dissemination

Clarence Woods

Mr. Woods said they needed to start providing information about development while following Florida Redevelopment Association [FRA] guidelines, which prohibited events. They were trying to develop an idea like Finally Friday to disseminate information about the CRA that complied with FRA guidelines. He would return to the Board with an information dissemination campaign. Mr. Woods said they wanted to create a festive, celebratory atmosphere. Mr. Calhoun recalled they still intended to create historical stations and suggested they include QR codes for people to seek information at will. Ms. Burrows suggested participating in other City festivals and concerts and Mr. Woods agreed they could. Mr. Woods said the FRA specifically prohibited “marketing” and “advertising.” He said the team used social media to put out information on the projects.

Mr. Lagi thought they could participate in an Invest Fort Lauderdale event. Mr. Woods thought this would happen once Invest Fort Lauderdale was up and running.

Ms. Crawford asked about applications for affordable housing and Mr. Woods said this was the reason they wanted to get the information out. Ms. Crawford wanted to ensure that people who lived in the community were informed first so it was not inundated with people from outside the community. Mr. Woods was speaking with elected leaders regarding information dissemination sessions.

VII. Communication to CRA Board of Commissioners

None

VIII. Old/New Business

Chair Foderingham

- 2024 Joint Workshop with City Commissioners

Mr. Woods reminded the Board that there were some new City Commissioners. Chair Foderingham asked if there was new information to provide to the City CRA Board. Mr.

Woods said the Board could discuss this in March. Mr. Calhoun noted this was also the time to discuss the refocus of the CRA if the extension was approved.

IX. Public Comments

None

X. Adjournment

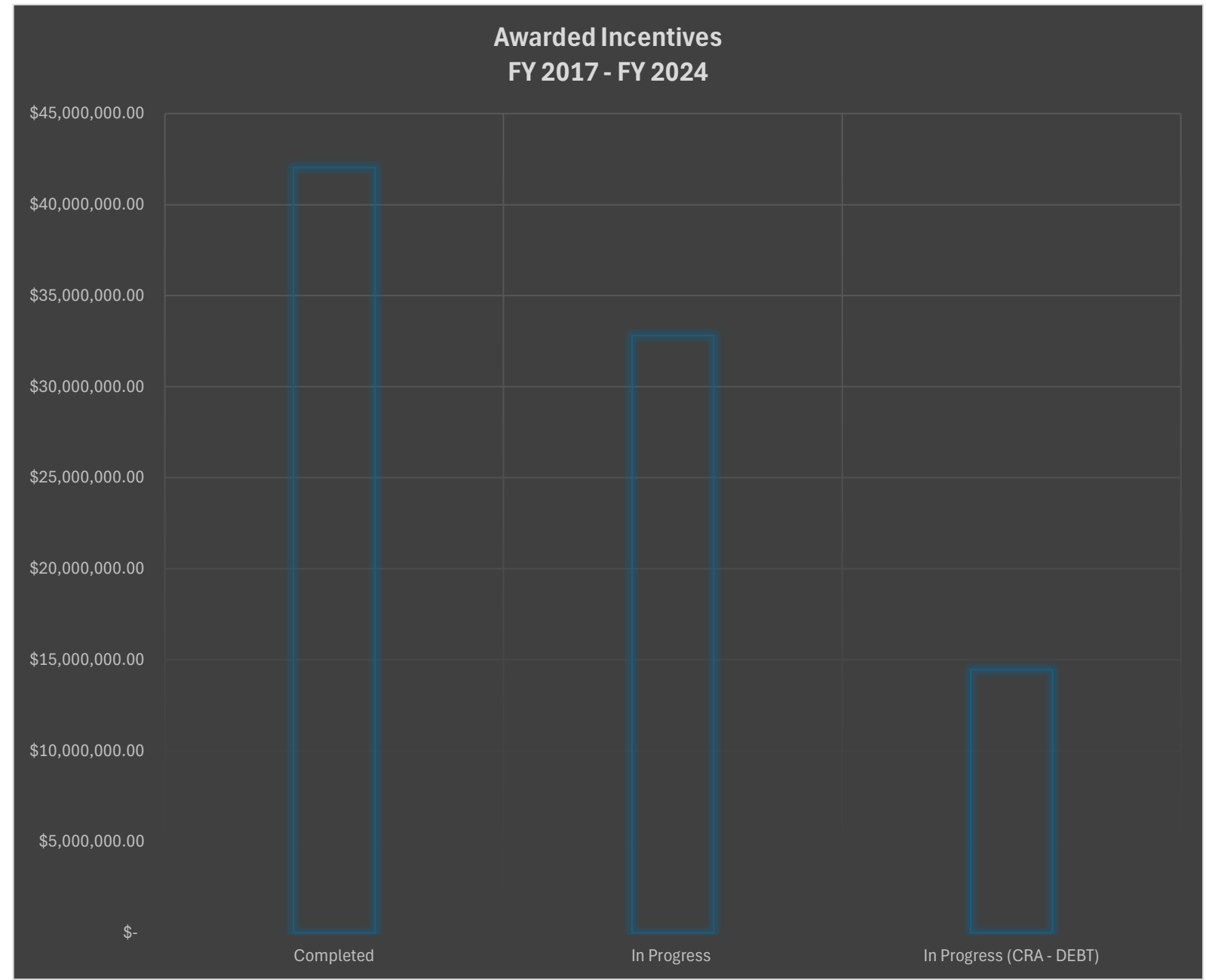
There being no further business to come before the Board at this time, the meeting was adjourned at 4:05 p.m.

The next regular NPF-CRA meeting will be held **Tuesday – March 12, 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 INCENTIVE SUMMARY - FISCAL YEAR 2024 SUMMARY			
INCENTIVE STATUS	Awarded Incentives FY2017 - FY2024	SPEND as of 3.7.2024	Remaining Awarded Incentives
Completed	\$ 42,033,516.21	\$ (37,379,500.76)	\$ 4,654,015.45
In Progress	\$ 32,810,004.89	\$ (5,470,279.53)	\$ 27,339,725.36
In Progress (CRA - DEBT)	\$ 14,450,000.00	\$ -	\$ 14,450,000.00
INCENTIVE SUMMARY	\$ 89,293,521.10	\$ (42,849,780.29)	\$ 46,443,740.81

**** CRA DEBT - \$20,000,000 Bank Loan**



NORTHWEST PROGRESSO FLAGLER HEIGHTS CRA - IN PROGRESS Incentive Projects as of 3/4/2024 (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	\$ (224,999)	30.0%	\$ 525,001	Sept. 2025	\$400,000 increase approved on 11.7.2023. Pending construction start date.
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. 2025	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	Jan. 2025	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. 2025	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	Dec. 2025	Construction scheduled to begin in January 2024.
Molly McGuire/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	Jan. 2025	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	Dec. 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	June. 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	\$ (2,913,455)	24.3%	\$ 9,086,545	Sept. 2025	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	Dec. 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	Nov. 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. 2025	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
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. 2025	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	\$ 309,960	\$ 309,960	\$ -	0.0%	\$ 309,960	June. 2025	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	Nov. 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	Dec. 2025	\$90,000 PBIP / \$90,000 façade. 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	April. 2025	CAM 23-0958 - Approved 11/7/2023
Pleasant Image Distributing	710 NW 5th Ave. Unit 1071 Fort Lauderdale, FL 33311	3	2/27/2024	Agreement	Property & Business Improvement Program	\$ 98,100	\$ 98,100	\$ -	0.0%	\$ 98,100	April. 2025	Pending Purchase Order
TOTAL INCENTIVE PROJECTS IN PROGRESS (TIF) as of 3.4.2024						\$ 33,130,005	\$ 32,810,005	\$ (5,470,280)	16.7%	\$ 27,339,725		

* PBIP - Property & Business Improvement

NORTHWEST PROGRESSO FLAGLER HEIGHTS CRA - IN PROGRESS CRA DEBT - Incentive Projects as of 3.4.2024 (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	April. 2025	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 3.4.2024						\$ 14,450,000	\$ 14,450,000	\$ -	0%	\$ 14,450,000		

FY 2024



**CITY OF FORT LAUDERDALE
COMMUNITY REDEVELOPMENT AGENCY**

MEMORANDUM

DATE: March 12, 2024

TO: NPF CRA Advisory Board Members

FROM: Clarence Woods, III, NPF CRA Manager

BY: Eleni Ward-Jankovic, Housing and Economic Development Manager

SUBJECT: Funding Request – Boys and Girls Clubs of Broward County
832 NW 2nd Street, Fort Lauderdale, FL33311
\$307,663.00 from the Development Incentive Program

FUNDING REQUEST

The Northwest-Progresso-Flagler Community Redevelopment Agency (NPF CRA) has received a request for funding increase from from the Boys and Girls Clubs of Broward County (BGCBC), seeking \$307,663.00 from the Development Incentive Program Forgivable Loan funds forgivable loan funding for the construction of a new Teen Center on the empty lot east of the existing club at 832 NW 2nd Street, Fort Lauderdale.

BACKGROUND

The applicant, Boys and Girls Clubs of Broward County (BGCBC), is requesting \$307,663.00 from the Development Incentive Program (“DIP”) for the construction of a new teen center within the Northwest Progresso Flagler Heights Community Redevelopment Area (NPF CRA), to be located on the empty lot to the east of its property at 832 NW 2nd Street. The proposed 7,200 square-foot teen center will be free standing with a covered, but open breezeway to connect it to the existing Nan Knox Club. The state-of-the-art Teen Center will include specialty rooms such as a recording studio, technology lab and a culinary arts kitchen. It will provide a safe place for teens ages 13-18 and continue to offer programs in the Club’s core areas of academic success, good character, and healthy lifestyles. It will also heavily emphasize career and education exploration and support. The Workforce Development Initiative helps place members in part-time jobs, apprenticeships or even full-time positions upon graduation from high school. Members can earn certificates in safe food handling, refereeing, OSHA 10, UPS Road Code Safe Driving, customer service and other certification programs being added on a rotating schedule. These certifications give members an advantage over other job applicants. In addition, all members receive one nutritious hot meal and a snack daily.

COMMUNITY REDEVELOPMENT AGENCY

914 SISTRUNK BOULEVARD, SUITE 200, FORT LAUDERDALE, FL 33311

TELEPHONE (954) 828-6130

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**CITY OF FORT LAUDERDALE
COMMUNITY REDEVELOPMENT AGENCY**

The mission of the Boys & Girls Clubs of Broward County is to enable young people to reach their full potential as productive, caring and responsible citizens. The Club's goal is that all members graduate from high school with a plan for the future, demonstrate good character and citizenship by participating in leadership training and volunteering in community projects, as well as engaging in nutritional education and physical fitness activities that promote a healthy lifestyle.

Clubs are open for members after school and on Saturdays and the \$15 per year membership fee includes participation in all Club programs as well as a hot meal and a snack daily. The programs provided focus on everything from education, social recreation, health and physical education to leadership and citizenship development, cultural enrichment, and personal adjustment with one-on-one counseling. The Boys and Girls Clubs of Broward County serve over 12,500 youth between the ages of 6 - 18 each year. Currently, the Nan Knox Club serves 1054 members from the 33311 zip code and approximately 500 youth are from the NPF CRA area.

The Teen Center will create two new full-time positions (\$41k/year and \$36k/year) and five new part time jobs (salaries will range from \$9k to \$14k/year). Moreover, it will be a pipeline of young talent prepared and anxious to acquire jobs currently available. The Teen Center concept is a proven solution. The active Teen Center in North Lauderdale has implemented programs focused specifically for teens and the results have been positive. Currently, 140 Club Members have been hired through existing workforce development programs.

In 2017-2018, 221 Nan Knox teen members spent 29,151 hours in the club which currently has only an 800 square foot teen room. Enrollment is up almost 5% at Stranahan, Dillard and Fort Lauderdale High Schools. The applicant anticipates that the Teen Center will be at capacity on opening day.

History of Organization

The Northwest Boys Club opened in 1968 in a 1,500 square-foot refurbished church. The second club, now known as the Nan Knox Club, chartered in Broward County, became the first to admit girls in 1987. It has grown to over 25,000 square feet and served thousands of local youths. With the addition of two new Clubs in the late 1990's and the chartering of two Club solely for teen members, the Boys & Girls Clubs of Broward County is now made up of 13 chartered Clubs with a membership of over 7,000 youth annually. Supported by many of the most prominent members of our community, BGCBC is proud to be the 5th largest Club in the nation.

COMMUNITY REDEVELOPMENT AGENCY

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**CITY OF FORT LAUDERDALE
COMMUNITY REDEVELOPMENT AGENCY**

Last year, BGCBC served 7,298 youth, ages 6-18, throughout Broward County. Of our members, 66% live in single-parent households; 87% qualify for free or reduced lunch; 81% attended Title 1 schools and 43% of member families reported that they earn less than \$20,000 annually. The Club’s equation for success includes providing after school and summer programming in three core areas: Academic Success, Good Character and Citizenship, and Healthy Lifestyles. BGCBC’s programs and services have a positive impact on its members’ academic success. During the 2021-2022 program year, 96% of members progressed to the next grade level on time, 95% of senior members graduated from high school and 76% of senior members enrolled in college.

In addition to the academic and healthy lifestyle programs, the Clubs are active in their communities, and actively work to make their community a better place. Programs such as the Dale Carnegie Public Speaking and Leadership Development Program, Keystone Club for teenagers, Torch Club for pre-teens, and Youth of the Year, prepare its members to be the leaders that their neighborhoods need. During the 2021-2022 school year:

- 33 Volunteer Projects Completed in the Community by Members Ages 10 – 18
- 4,885 Total Project Volunteer Hours Completed
- 1,320 Members participated in College & Career Programs
- 110 Club members participated in the Keystone Club
- 150 Club members participated in the Torch Club
- 10 Keystone members attended the virtual Keystone Conference
- 160 families took part in the Family Strengthening Program

The applicant projects that the Teen Center will be completed within six months after the official groundbreaking takes place. An HUD Environmental Assessment has already taken place. The report stated that there was no significant impact and that the project could move forward.

Sources	
CRA	\$307,663.00
Fort Lauderdale Housing and Community Development Funding (CDBG)	300,000.00
Fred A. DeLuca Foundation	<u>1,000,000.00</u>
TOTAL	\$1,607,663.00

COMMUNITY REDEVELOPMENT AGENCY

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**CITY OF FORT LAUDERDALE
COMMUNITY REDEVELOPMENT AGENCY**

Uses	
New Construction	\$900,000.00
Site Work	514,663.00
Equipment and Fixtures	193,000.00
TOTAL	\$1,607,663.00

CONSISTENCY WITH THE NPF CRA COMMUNITY REDEVELOPMENT PLAN

The NPF CRA Community Redevelopment Plan is designed in part to stimulate development of areas planned for commercial uses. This project is consistent with the NPF CRA Community Redevelopment Plan which provides for physical improvements to enhance the overall environment, improve the quality of life and attract sound business and commercial development providing employment and job opportunities. Business development provides jobs, enhances neighborhood safety, contributes to a vibrant environment of activity and growth and creates community. This project will provide new business opportunities and create jobs in the NW CRA area, which is consistent with the CRA's objective to fund business opportunities throughout the CRA to benefit the area.

Per the CRA plan, the CRA will establish incentive programs to address redevelopment obstacles. The CRA 5-Year Program, which is incorporated as part of the Plan, identifies strategic objectives, goals and measurements that include targeting and attracting businesses, retail uses and industries to establish a presence in the redevelopment area. In addition, it calls for investing in development projects that create job opportunities for area residents, promote public-private partnerships and investment in the redevelopment area.

RECOMMENDATION

Community Redevelopment Agency (CRA) staff recommends funding not to exceed \$307,663.00 from the CRA Development Incentive Program for the construction and build out of the teen center at the Nan Knox Boys and Girls Club of Broward County.

Attachments

- Exhibit A: Location Map
- Exhibit B: Broward County Property Appraiser Information
- Exhibit C: Application for CRA Funding Assistance
- Exhibit D: Project Purpose and Economic Impact
- Exhibit E: Business Plan
- Exhibit F: Project Photos
- Exhibit G: Project Cost and Funding Breakdown

COMMUNITY REDEVELOPMENT AGENCY

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EXHIBIT "A"



**Boys & Girls Clubs
of Broward County**

EXHIBIT "B"



MARTY KIAR
BROWARD
 COUNTY
 PROPERTY APPRAISER

IMPORTANT:

If you are looking to purchase this property, the tax amount shown may have no relationship to the taxes you will pay.
 If you are looking to purchase this property and are not using portability to transfer any capped savings, please use our **Tax Estimator** to determine a more likely estimate of your new amount.
 If you own this home and want to purchase a new home in Florida, try our **Portability Estimator** to see how portability and the additional homestead exemption can help you.
 If you own a home in Florida, and want to see how much portability will save you, try our **Portability Estimator**.

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Site Address	832 NW 2 STREET, FORT LAUDERDALE FL 33311	ID #	5042 10 20 0130
Property Owner	BOYS & GIRLS CLUBS OF BROWARD COUNTY INC	Millage	0312
Mailing Address	877 NW 61 ST FORT LAUDERDALE FL 33309-2022	Use	77-01

Abbreviated Legal Description	AMEN PL SUB BLK 7 FT LAUD 1-60 D LOTS 1 THRU 9 BLK B
--------------------------------------	--

The just values displayed below were set in compliance with **Sec. 193.011, Fla. Stat.**, and include a reduction for costs of sale and other adjustments required by **Sec. 193.011(8)**.

! It'S IMPORTANT THAT YOU KNOW:
 The 2024 values currently shown are considered "working values" and are subject to change. These numbers will change frequently online as we make various adjustments until they are finalized.

Property Assessment Values
[Click here to see 2023 Exemptions and Taxable Values as reflected on the Nov. 1, 2023 tax bill.](#)

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2024	\$691,610	\$1,842,300	\$2,533,910	\$2,533,910	
2023	\$691,610	\$1,842,300	\$2,533,910	\$2,530,750	\$4,395.48
2022	\$691,610	\$1,609,080	\$2,300,690	\$2,300,690	\$3,995.74

2024 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$2,533,910	\$2,533,910	\$2,533,910	\$2,533,910
Portability	0	0	0	0
Assessed/SOH	\$2,533,910	\$2,533,910	\$2,533,910	\$2,533,910
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type 34-09	\$2,533,910	\$2,533,910	\$2,533,910	\$2,533,910
Taxable	0	0	0	0

Sales History -- Search Subdivision Sales				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
7/1/1980	WD	\$100,000	9162 / 812	\$11.00	62,874	SF

Adj. Bldg. S.F. (Card, Sketch)						24550	
Eff./Act. Year Built: 1987/1986							

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03						F2		
Y								
24550						62874		

If you see a factual error on this page, please [click here to notify us.](#)

EXHIBIT "C"

City of Fort Lauderdale

Northwest-Progresso-Flagler Heights
Community Redevelopment Agency
(NWPF CRA)



APPLICATION FOR CRA FUNDING ASSISTANCE

Name of Principal Owner in Charge		Tel. No.	E-Mail Address
Primary Contact for this CRA Request Matt Organ		Tel. No. 954-537-1010	E-Mail Address morgan@bgcbc.org
Name of Business Boys & Girls Clubs of Broward County		Tax I.D. No. 59-1108790	Company Website www.bgcbc.org
Business Address 877 NW 61st Street		Tel. No. 954-537-1010	Fax No. 954-537-1070
City Fort Lauderdale		State FL	Zip Code 33309
Commencement Date to Begin Project: <u>2023</u>		JOB INFORMATION	
Completion Date for Project: <u>2024</u>			
Check Appropriate Description <input checked="" type="checkbox"/> Existing Business <input type="checkbox"/> New Business		Project Type <input checked="" type="checkbox"/> Expansion <input type="checkbox"/> Relocation	Facility Description Existing Space <u>24,550</u> sq. ft. New Space <u>7200</u> sq. ft.
NAICS Code / Industry Type 624110		Date of Incorporation 1965	State where the business was incorporated Florida
Proposed Project Location/City Fort Lauderdale		Proposed Address 832 NW 2nd Street	
Property Control Number(s) 504210200130		Property Owner Boys & Girls Clubs of Broward County	
Owner Tel. No. (include Area Code) 954-537-1010	Is there a lien on the property? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No No		
Bank(s) Where Business Accounts for Projects Are Held		1. _____	
		2. Bank of America	
Name of Participating Bank/Lender			
Amount \$	Contact Person	Tel. No. (include Area Code)	Fax No. (include Area Code)
Name of Other Financial Source Frederick A. DeLuca Foundation			
Amount \$ \$1,000,000	Contact Person Judith Fletcher	Tel. No. (include Area Code) (352)262-3897	Fax No. (include Area Code)
Name of Other Financial Source Fort Lauderdale Housing and Community Development			
Amount \$ \$300,000	Contact Person Rachel Williams	Tel. No. (include Area Code) 954-828-5391	Fax No. (include Area Code) 954-847-3700
Name of Other Financial Source			
Amount \$	Contact Person	Tel. No. (include Area Code)	Fax No. (include Area Code)
Project Purpose and Economic Impact Project Purpose and Economic Impact description is attached to application.			

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:	\$ 1,607,663
2. Please state the overall project costs related to the CRA's assisted activity?	\$ 307,663
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	\$300,000		
CRA funds	\$307,663		
Company's current cash assets			
Owner equity (specify)			
Other (specify) Fred A. DeLuca Foundation	\$1,000,000	n/a	n/a
Other (specify)			
Other (specify)			
Total Sources	\$1,607,663		
Select the Use(s) of Funds and the Amount Need for Each	Sources of Funds (Yes or No)	Amount	
Land Acquisition	No		
Real Property Acquisition	No		
Utility and road infrastructure improvements	No		
New construction of commercial and industrial buildings	Yes	\$900,00	
Rehabilitation of commercial and industrial buildings	No		
Purchase and installation of equipment and fixtures	Yes	\$193,000	
Other (specify) Site Development	Yes	\$514,663	
Other (specify)			
Other (specify)			
Total Uses		\$1,607,663	

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: _____	\$		\$	% <input type="text"/>		\$
Name: _____	\$		\$	% <input type="text"/>		\$
Name: _____	\$		\$	% <input type="text"/>		\$
Name: _____	\$		\$	% <input type="text"/>		\$
Name: _____	\$		\$	% <input type="text"/>		\$

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

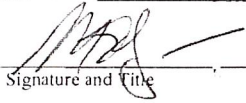
- 30. Evidence that all funds are in-place to fully fund the project.
- 31. A copy of the City approved project plans, contract with General Contractor and permits (Prior to Release of Funds)
- 32. Scope of work and all project costs
- 33. Copies of Insurance Certificates (Builders Risk/All Risk Policy, 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: Boys & Girls Clubs of Broward County

By:  Date 2/23/2024
 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



Northwest-Progresso-Flagler Heights 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: <small>Boys & Girls Clubs of Broward County</small> City: <u>Fort Lauderdale</u> State: <u>FL</u> Zip: <u>33309</u>	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: _____

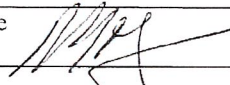
Present Address: _____ City: _____ State: _____ Zip: _____ From: _____ To: _____	Previous Address: _____ <small>(needed if in present address less than 5 years)</small> City: _____ State: _____ Zip: _____ From: _____ To: _____
Loan Requested from CRA: \$ _____ Loan Request from Bank(s): \$ _____ Percentage 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.

- Are you presently under indictment, on parole or probation? YES NO
(If YES, indicate the date parole or probation is to expire)
- 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
- 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 <u>CO-CEO</u>	Date <u>2/23/2024</u>
---	---------------------	-----------------------

*ORIGINAL SIGNATURES REQUIRED



Northwest-Progresso-Flagler Heights 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: 2/23/2009

* PLEASE ADVISE
IF NEED TO
BE FILLED
OUT.
Thank You.

*ORIGINAL SIGNATURES REQUIRED



**Northwest-Progresso-Flagler Heights
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 checked="" type="checkbox"/>	DEVELOPMENT INCENTIVE PROGRAM	\$ 307,663
<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.

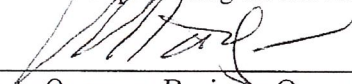
If you are applying for funding from the Commercial Façade Improvement Program, Property & Business Improvement Program and/or Streetscape Enhancement Program, please also complete the following:

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 Façade 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 MATT ORGAN 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

MATT ORGAN
Print Name

Northwest-Progress-Flagler Heights Community Redevelopment Agency

Application Request Supplemental Information

CRA Incentive Programs

- ✓ DEVELOPMENT INCENTIVE PROGRAM

1. Please describe your project

The Boys & Girls Clubs of Broward County (BGCBC) has a strong history of proven impact on those we serve, especially in the areas of Academic Success, Good Character & Citizenship and Healthy Lifestyles.

BGCBC is committed to enhancing programs and facilities allowing us to serve more kids, more often with greater impact. We are particularly focused on expanding our services to teens, a population in real crisis. Dedicated teen space and teen focused college and career readiness programs will allow us to more effectively accomplish our mission of helping young people realize their full potential.

BGCBC surveyed over 700 teen members about their desires and needs related to their Club experience and found that:

- 62% want to learn more about how to get a job
- 61% want a safe and drug free place to go
- 57% want staff members trained to work specifically with teens
- 54% want to learn how to manage their money

In 2017, BGCBC embarked on a \$50 million Comprehensive Campaign aimed at increasing our reach, impact and sustainability. The centerpiece of the campaign is the creation of additional teen space. In order to achieve our vision of helping our members graduate from high school with a plan for the future, we must keep them engaged through their teen years. Our research shows that when provided with a space of their own, teen members are more likely to remain active in their Club.

BGCBC was fortunate to receive a gift from the Frederick A. DeLuca Foundation for naming rights and construction of a teen center to be located at the Nan Knox Club in Fort Lauderdale, FL, and will be known as The Fred Deluca Teen Center. The 7,200 square foot state of the art Teen Center will include a technology lab, recording studio, lounge, gameroom and a culinary arts kitchen. The Teen Center will provide a safe place for teens ages 13-18, while also providing a snack and hot meal and access to programming centered on career and education readiness. Teen members will also have access to gain certifications in safe food handling, OSHA 10, UPS Road Code Safe Driving and customer service, to name a few.

From sports to the arts, volunteerism to academic and workforce readiness pursuits, the Club will offer resources and programs to create meaningful experiences today as our young adults prepare a plan for the future.

2. What is the address, folio number and legal description of the property.

Nan Knox Club is located at 832 NW 2nd Street, Fort Lauderdale, FL, 33311. The folio number is 504210200130. The legal description of the property is AMEN PL SUB BLK 7 FT LAUD 1-60 LOTS 1 THRU9 BLKB.

3. What is the existing and proposed use of the property? Please note that certain uses are not eligible for CR 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.

Currently on the property is the Nan Knox Boys & Girls Club of Broward County, which is approximately 24,550 square feet. The rest of the property is parking spaces (for approximately 15 cars) and an open field on the east side of the Club that is used by Club members for various outside activities.

BGCBC is proposing to construct a new 7,200 square foot Teen Center on the open field to the east of the Club. This building will be free standing with a covered, but open breezeway to connect it to the existing Nan Knox Club. It will have its own entrance with an area to drop off and pick up Club members.

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.

No

5. What is the zoning of the property?

RMM-25. List of permitted and conditional uses, RMM-25 Residential Mid Rise Multifamily/Medium High Density District.

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.

Yes

7. Is your project new construction or renovation?

New construction

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)

Hard Costs	\$1.26M
Soft Costs	\$965k
Total Investment	\$2.215M

9. What is the current Broward County Assessed Value of the property?

\$2,299,570

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 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.

No.

11. Are there any other liens or pending liens on the property? Please provide OR Book and Page.

No

12. Are there any code violations on this property? Identify.

No

13. Is the property listed "For Sale." Please note that properties listed for sale may not apply for CRA program funding.

No

14. How many new permanent jobs will be created by the project? Please describe the jobs to be created and projected salaries.

The Teen Center will create the following positions over time:

Teen Club Director / full-time / \$50,000 year

5 part-time jobs (This consists of a Membership clerk, Media and Education instructor, Gameroom supervisor, and Program aide) anywhere from \$15k-\$25k per year

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.

The project has already commenced with a HUD Environmental Assessment which was ordered through E Sciences, Inc. with a completed report delivered to BGCBC on June 14, 2019. The report stated that there is a finding of No Significant Impact, which means the project can move forward regarding this Environmental Assessment which is attached under Item #28 in the Application for CRA Funding Assistance.

In addition, Craven-Thompson & Associates has provided preliminary engineering services for the project and developed for BGCBC a site development assessment for the project. Craven-Thompson would be retained by BGCBC to work on the project in the future.

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.

The project will be completed 6 months after our official ground breaking takes place at the site.

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.

See attachment Item #17/Proof of funds.

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.

Yes

19. Have you previously received funding from the CRA? Explain.

No



BOYS & GIRLS CLUBS
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Boys & Girls Club of Broward County Job Description

MEDIA LAB INSTRUCTOR

RESPONSIBLE TO: Assistant Director, Teen Center/Teen Center Director

GENERAL FUNCTION:

The Media Lab Instructor is responsible for encouraging an interest in the visual and auditory arts for Boys & Girls Clubs of Broward County members through the recording studio, sound board, media arts, and production.

KNOW HOW:

Must have knowledge of both recording studio and production background. Working knowledge of Photoshop elements and media is highly preferred.

JOB SEGMENTS:

- Teach the technical aspects of music production and sound engineering in small group sessions based in a timely format
- Teach the creative aspects of music production and recording including vocal recording techniques, songwriting, performance, etc.
- Showcase of various musical genres for inspirational and brainstorming purposes
- Direct, edit, and oversee the production of bi-monthly sketch comedy and music video show allowing the members creative freedom to film music videos and comedy skits consistent with BGCBC conduct standards.
- Conduct multiple classes per day using computers and other educational tools as needed.
- Encourage development of basic skills, knowledge, and interest in industry.
- Encourage youth to learn programs offered (digital arts, Club Tech, etc.)
- Create, plan, and implement a learning plan for technical and artistic aspects of program.
- See that all materials and equipment are properly cleaned and maintained and keep area neat, clean, and supervised at all times.
- Work with members to implement creative programs and skill development in the areas of music, digital arts, media production and technology.
- Research and promote to members the careers, training opportunities, certification programs, and post-secondary options related to the industry.
- Use age-appropriate engaging displays to encourage participation and learning.
- Develop a method of testing to evaluate progress.
- Develop a system for the use of any club equipment not limited to instruments, computers, tablets, etc.
- Request needed materials in writing.
- Prepare reports as directed.
- Assist with other Boys & Girls Club activities and events as assigned.



EDUCATION/EXPERIENCE:

A Bachelor's Degree in related field is preferred and possess a minimum of one (1) year experience working with children in a youth development setting, Boys & Girls Club or similar organization, and/or other experience working with youth. Experience in a studio or other media industry position preferred.

PHYSICAL AND MENTAL REQUIREMENTS:

High energy level, comfortable performing multi-faceted projects in conjunction with day-to-day activities. Superior interpersonal abilities. Develop a positive relationship with members. Ability to get along with diverse personalities, always displaying tact, maturity, and flexibility. Good reasoning abilities and sound judgment. Physical requirements include sight, hearing, being actively on your feet, and sitting for periods of time each day. Skills essential for successful communications include speaking and writing.

EFFECT ON END RESULTS:

A proven increase in members' understanding of the media arts, and the ability to do basic skills as well as an increased knowledge of computer programming resulting in improved grades and greater self-confidence.

The information presented indicates the general nature and level of work expected of employees in this classification. It is not designed to contain, nor to be interpreted as, a comprehensive inventory of all duties, responsibilities, qualifications, and objectives required of employees assigned to this job.

I have read, understood and am able to perform the responsibilities of this position.

Signature

Date

Name (Print please)



Boys & Girls Clubs of Broward County Job Description

GAME ROOM SUPERVISOR

GENERAL FUNCTION:

The Game Room Supervisor is responsible for planning and conducting a varied and exciting program, giving informal guidance to members and for maintaining a good atmosphere in the Game Room.

KNOW HOW:

Must have the ability to plan and know how to conduct games and activities. Must be able to enforce Boys & Girls Club Rules and Policies in a fair and equitable manner.

JOB SEGMENTS:

1. Plan a weekly Game Room Program with written plans due every Monday.
2. Organize and conduct the Game Room Program.
3. Orientate new members to the Game Room.
4. Promote Game Room Activities and encourage participation by all Members.
5. Enforce Boys & Girls Club rules.
6. Encourage engagement of members.
7. Keep all equipment in good repair and ready for play.
8. Keep area clean and in order.
9. Assist with other Boys & Girls Club activities and events as assigned including performing membership clerk duties if assigned.
10. Participate in Staff Meetings and Conferences.

PHYSICAL AND MENTAL REQUIREMENTS:

The duties above indicate the essential functions of the job.

High energy level, comfortable performing multi-faceted projects in conjunction with day-to-day activities. Superior interpersonal abilities.

Ability to get along with diverse personalities, at all times displaying tact, maturity and flexibility.

Good reasoning abilities and sound judgment.

Job is physically comfortable; some local travel may be required.

Reasonable accommodations may be made to enable individuals with disabilities to perform essential functions.

POSITION REQUIREMENTS INCLUDE:

- Walking—throughout workday, required to monitor members as they participate.
- Talking – required to express or exchange ideas by means of the spoken word.
- Hearing – frequently required to work in a moderately loud environment.
- Sight – position requires both close and distance visual acuity for computer work and monitoring members.
- Standing – required to stand for sustained periods of time.



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- Sitting – occasionally required to sit.
- Bending – occasionally required to bend (picking items up off of the floor, assisting in set-up and break down tables).
- Use of hands/fingers – occasionally required to type for extended periods of time (answering emails, writing reports, creating program documents, etc.).
- Lifting – occasionally required to lift/move items up to 20 pounds.
- Skills essential for successful communication include speaking and writing.
- Worker will be subject to both inside and outside environmental conditions.

EFFECT ON END RESULTS:

Completion of program with positive feedback from Club Director.

The information presented indicates the general nature and level of work expected of employees in this classification. It is not designed to contain, or to be interpreted as, a comprehensive inventory of all duties, responsibilities, qualifications, and objectives required of employees assigned to this job.

I have read, and understand the position as described and am able to perform these tasks.

Signature

Date

Name (printed)



Boys & Girls Club of Broward County Job Description

MEMBERSHIP CLERK

RESPONSIBLE TO: Club Director

GENERAL FUNCTION:

The Membership Clerk is responsible for seeing that boys and girls complete the membership process, membership record keeping and general supervision. Responsible for assuring members are picked up only by authorized individuals.

KNOW HOW:

Must be able to maintain accurate records and enforce Boys & Girls Club rules and policies in a fair and equitable manner.

JOB SEGMENTS:

1. Reception and Registration of Memberships including collecting dues and issuing Membership Cards.
2. Maintain Safe Passage policy without exception.
3. Learn and use KidTrax or other software for maintenance of current Membership Records of all members; maintenance of Membership Statistics and recording daily attendance.
4. Introduce New Members and encourage them to participate in Club Activities and make all members feel welcome.
5. Enforce Club rules and Policies to both Members and Guests.
6. Assist in the conduct of Programs and Activities.
7. Act as information center for questions about the club.
8. Answer the telephone, take messages, and provide a good public image for all who call.
9. Greet all visitors to the Club and direct them to the proper person or area.
10. Sell concession items.
11. Participate in Staff Meetings and Conferences.
12. Control entrance to the building both inside and outside.

PHYSICAL AND MENTAL REQUIREMENTS:

The duties above indicate the essential functions of the job.

High energy level, comfortable performing multi-faceted projects in conjunction with day-to-day activities.

Superior interpersonal abilities.

Ability to get along with diverse personalities, at all times displaying tact, maturity, and flexibility.

Good reasoning abilities and sound judgment.

Job is physically comfortable; some local travel may be required.

Reasonable accommodations may be made to enable individuals with disabilities to perform essential functions.

POSITION REQUIREMENTS INCLUDE:

- Walking—throughout workday, required to monitor members as they participate.
- Talking – required to express or exchange ideas by means of the spoken word.
- Hearing – frequently required to work in a moderately loud environment.
- Sight – position requires both close and distance visual acuity for computer work and monitoring members



- Standing – required to stand for sustained periods of time.
- Sitting – occasionally required to sit for extended periods of time.
- Bending – occasionally required to bend (picking items up off of the floor, assisting in set-up and break down tables).
- Use of hands/fingers – occasionally required to type for extended periods of time (answering emails, writing reports, creating program documents, etc.).
- Lifting – occasionally required to lift/move items up to 20 pounds.
- Skills essential for successful communication include speaking and writing.
- Worker will be subject to both inside and outside environmental conditions.

The information presented indicates the general nature and level of work expected of employees in this classification. It is not designed to contain, or to be interpreted as, a comprehensive inventory of all duties, responsibilities, qualifications, and objectives required of employees assigned to this job.

I have read and am able to perform the job duties as described above.

Signature

Date

Print



Boys & Girls Clubs of Broward County Job Description

Program Aide

RESPONSIBLE TO: Supervisor of area assigned.

GENERAL FUNCTION: Support staff for various program as assigned.

KNOW HOW:

Must have working knowledge of core program areas including academic success, education and career, and health and physical education. Good interpersonal skills and ability to work with others.

JOB SEGMENTS:

1. Stimulate interest and participation for members in areas assigned such as reading/math/nutrition/fitness.
2. Help maintain classroom materials and fitness equipment.
3. Help instructor, coordinator, classroom teacher or fitness director as assigned.
4. Help with mobilizing members to attend or participate in program.
5. Help with maintaining discipline and adherence to BGC rules.
6. Develop a positive atmosphere among the members toward achieving long term academic and social goals.
7. Assist with collecting and tabulating data
8. Other duties as assigned

SKILLS/ABILITIES

Prior experience working with children helpful. Must have working knowledge of Boys & Girls Clubs of Broward County's core program areas including, academic success, education and career, health, and physical education.

- Good interpersonal skills and ability to work with others.
- High level of energy, endurance, and patience.
- Comfortable working with different personalities in an informal environment.
- Good reasoning abilities and sound judgment.
- Ability to always model appropriate behaviors.
- Ability to address and de-escalate crisis.

PHYSICAL AND MENTAL REQUIREMENTS:

The duties above indicate the essential functions of the job. Job is physically comfortable; some local travel may be required. Physical requirements include sight, hearing, sitting, standing, and walking for over two hours plus per day. Reasonable accommodations may be made to enable individuals with disabilities to perform essential functions.



POSITION REQUIREMENTS INCLUDE:

- Walking—throughout workday, required to monitor members as they participate.
- Talking – required to express or exchange ideas by means of the spoken word.
- Hearing – frequently required to work in a moderately loud environment.
- Sight – position requires both close and distance visual acuity for computer work and monitoring members.
- Standing – required to stand for sustained periods of time.
- Sitting – occasionally required to sit.
- Bending – occasionally required to bend (picking items up off of the floor, assisting in set-up and break down tables).
- Use of hands/fingers – occasionally required to type for extended periods of time (answering emails, writing reports, creating program documents, etc.).
- Lifting – occasionally required to lift/move items up to 20 pounds.
- Skills essential for successful communication include speaking and writing.
- Worker will be subject to both inside and outside environmental conditions.

EFFECT ON END RESULTS:

Ensure a safe fun environment for members to learn and grow.

This job description is intended to provide a summary of the major duties and responsibilities of this job. You may be requested to perform job-related tasks other than those specifically presented in this description.

I have read, understood and am able to perform the responsibilities of this position.

Print Name

Date

Signature



**Boys & Girls Clubs of Broward County
Job Description**

EDUCATION INSTRUCTOR

RESPONSIBLE TO: Club Director

GENERAL FUNCTION:

The Education Instructor is responsible for encouraging an interest in and advancement in education for Boys & Girls Club members through the use of computers and traditional educational methods.

KNOW HOW:

Must have knowledge of both Education and Computer Science

JOB SEGMENTS:

1. Conduct three classes per day of eight boys and girls using computers and other educational tools as needed.
2. Open library for more informal uses when classes are not in session.
3. Encourage development of basic skills.
4. Encourage children to learn programs offered (digital arts, Club Tech, etc.)
5. Plan the Education Program on a weekly basis.
6. See that all materials and equipment are properly cared for.
7. Develop a positive relationship with members.
8. Use attractive displays to encourage participation and learning.
9. Keep area neat, clean and supervised at all times.
10. Develop a method of testing to evaluate progress.
11. Contact member's regular teachers if needed to discuss progress and needs.
12. Request needed materials in writing.
13. Prepare reports as directed.
14. Assist with other Boys & Girls Club activities and events as assigned.

PHYSICAL AND MENTAL REQUIREMENTS:

High energy level, comfortable performing multi-faceted projects in conjunction with day-to-day activities. Superior interpersonal abilities. Ability to get along with diverse personalities, at all times displaying tact, maturity and flexibility. Good reasoning abilities and sound judgment. Physical requirements include sight, hearing, standing, walking and sitting. Skills essential for successful communications include speaking and writing.

EFFECT ON END RESULTS:

Proven increase in member's ability to do basic skills as well as knowledge of computer programming resulting in improved grades and greater self-confidence.

I have read, understood, and am able to perform the responsibilities of this position.

Signature

Date

Print Name



Boys & Girls Clubs of Broward County Job Description

TEEN CENTER DIRECTOR

REPORTS TO: Senior Director of Club Operations

GENERAL FUNCTION:

The Teen Center Director reports directly to the Senior Director of Club Operations and is responsible for the overall maintenance, supervision, program, and general operation of the Teen Center. He/She is responsible for activities relating to the outreach and recruitment of teen members. The Teen Center Director is responsible for Community Relations and hiring staff at the Teen Center level. He/She coordinates the work of the Teen Center staff related to BGCBC 3 (three) core service areas.

KNOW HOW:

Teen Center Director – The Teen Center should possess the following skills:

TECHNICAL:

- Ability to apply First Aid Techniques, including CPR & AED.
- Ability to formulate proposals, need lists, and prepare cost projections.
- Possess knowledge of policies and procedures of Boys & Girls Clubs of Broward County regarding Teen Center operations and safety
- Ability to plan, organize and conduct activities in the three-core program areas
- Possess knowledge of developmental stages of teens and adolescence and implement age-appropriate programming.
- Ability to manage grants, achieve-deliverables, create reports, and meet required deadlines.

MANAGERIAL:

- Ability to supervise, train and develop staff.
- Ability to maintain accurate records- Financial, Membership, Program, Grant Program deliverables etc.
- Ability to interpret goals and objectives of the organization and communicate them to staff.
- Ability to maintain a professional image and reputation within the community.
- Ability to utilize program evaluation and activity forms.
- Ability to plan, delegate, and follow up on projects.
- Possess initiative and critical thinking skills in the areas of programming and teen center growth.
- Implement programming centered around the three core values:
 1. Academic Success
 2. Good Character and Citizenship
 3. Healthy Lifestyles

HUMAN RELATIONS:

- Ability to counsel members and parents and work efficiently with Club Volunteers.
- Ability to maintain discipline and create a positive workplace culture.
- Ability to relate to the community, board members, parents, and Club members.
- Ability and desire to serve as an advocate for the rights and best interest of teen Club members



- Ability to model enthusiasm and good character traits in the members.
- Ability to present BGCBC Teen Center Programs in a favorable light to local Schools, Civic Groups, Boards, News Media, and the General Public.
- Ability to organize and motivate support groups such as Advisory Boards. & Committees

SPECIFIC AREAS OF RESPONSIBILITY FOR SUPERVISION AND DEVELOPMENT:

- Supervise overall operation of the Teen Center.
- Continually research programs and market the Teen Center to actively attract teens to the facility.
- Assist in all areas of the Club as needed.
- Assist in preparation and adherence to budget.
- Coordinate and implement all Teen Center grant programs.
- Turn in all monthly Teen Center reports by the 10th of each month.
- Conduct Staff Meetings, in-service training and maintain accurate staff time sheet.
- Make periodic reports to the Club Director II, Senior Director of Club Operations, VP of Club Operations, and Co-CEOs (if requested by the VP of Club Operations)
- Turn in completed time sheets by 4:00 P.M. each Saturday of payday week.
- Make periodic reports to the Senior Director of Club Operations, VP of Club Operations, and the President/CEO (if requested by the Director of Club Operations) and/or EVP, if needed.
- Maintain accurate membership records.
- Direct work of Teen Center staff and filling of any vacancies. (Note: all full-time vacancies must be jointly filled by Teen Center Director & Club Director II)
- Organize Award Programs for all activities.
- Supervise maintenance of building and grounds and report maintenance needs in a timely matter
- Follow all BGCBC policies, with guidance provided by the Senior Director of Club Operations and the VP of Club Operations. All final decisions will be approved by the Co-CEO's related to policies and disciplinary actions.
- Foster good public relations through Community involvement and presentations to Civic Groups.
- Manage all Teen Center related correspondence and acknowledgements of Teen Center donations.
- Provide leadership for the development of new and innovative programs.
- Assist Administrative Office in special projects and assignments as needed.

In addition to the specific professional job duties, all Directors – Teen Center, Program Managers, Health/Physical Education Coordinator and Social Recreation Coordinators must also possess the ability to:

- Assess facility needs and perform janitorial duties, mopping, cleaning walls, bathrooms, etc.
- Perform minor maintenance: change light bulbs, ceiling tiles, hanging posters, painting, and sports equipment.
- Move throughout activity area without disrupting youth traffic flow and activities.
- Ability to multi-task and handle a variety of tasks simultaneously.
- Recognize and react quickly to member incidents- arguing, fighting, horseplay, and stop the undesirable activity quickly and provide a safe, positive, and clean environment.
- Supervise activities both inside and outside.
- Assist children with homework.
- Receive organization training to drive company vehicles and maintain transportation/mileage logs.
- Manage Teen Center operation budget.



- Understand and work within department budgets.
- Communicate in person, on the telephone and in print.
- Take teens on field trips.
- Work in non-air conditioned or heated facilities and provide supervision on outdoor playgrounds.
- Immediately correct safety concerns (water on floor, stove left on, equipment not stored correctly, doors left unlocked, etc.)
- Answer telephones and communicate with callers in a professional and effective manner.
- Pick up needed supplies from stores and bring to Teen Center.
- Conduct Parent Orientations with each new or renewing member of the teen center

EDUCATION/EXPERIENCE:

Bachelor's Degree preferred ; however, significant experience may be acceptable, minimum of three years' experience in a full-time position working with children.

PHYSICAL AND MENTAL REQUIREMENTS:

A high energy level, comfortable performing multi-faceted projects in conjunction with day-to-day activities is important. Superior interpersonal abilities are required. Ability to get along with diverse personalities, at all times displaying tact, maturity, and flexibility. Good reasoning abilities and sound judgment. Physical requirements include sight & hearing. Ability to stand and walk for four plus hours per day. Skills essential for successful communication include speaking and writing.

EFFECT OF END RESULTS:

Director – Teen Center shall be measured by such terms as growth in membership, program development, fiscal responsibility, meeting set deadline for grants and overall dependability in managing the affairs of the Teen Center.

DFWP/EEO/E-Verify

Salary: \$50,000/yearly plus benefits



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Executive Committee Meeting Minutes

February 22nd, 2024 – 3:00 p.m.

Westin Ft. Lauderdale

EXECUTIVE COMMITTEE MEMBERS PRESENT: Marc Infante, Kristene Lundblad, Giancarlo Zuniga, Harry Stampler, Josie Hart, Paul Lopez, Irlande Audenier, Chris White, and Mike Wild

STAFF PRESENT: Matt Organ, Chris Gentile, Kerry Becker, Henry Estrada, Nicole Chaplin, Manny Casas, BGCA George and Catrina Diaz

I. Call to Order/Chair's Welcome

The meeting was called to order by the Board Chair, Marc Infante, at 3:10pm.

II. Approval of Executive Committee Minutes of December 14th, 2023

Chris Gentile shared that BGCBC is working with the City of Ft. Lauderdale CRA to obtain additional dollars. The Boys & Girls Clubs of Broward County will request \$300,000 in CRA funds for construction costs to the DeLuca Teen Center at 832 NW 2nd St, Ft. Lauderdale.

Michael Wild made a motion to move forward with the CRA application. The motion was seconded by Giancarlo Zuniga. All were in favor and the motion was passed unanimously.

EXHIBIT “D”

PROJECT PURPOSE AND ECONOMIC IMPACT:

The Nan Knox Boys & Girls Club has served the community since 1968. It was our second club to open in Broward County as the Northwest Boys Club and reached over 1,000 members in the first year. It was also the first to admit girls in 1987 and changed its name to the Boys & Girls Club.

Over 700 Boys & Girls Clubs of Broward County teen members were surveyed about their desires and needs related to their Club experience.

- **62% Want to learn about how to get a job**
- **61% Want a safe and drug free place to go**
- **57% Want staff members who are trained to work specifically with teens**
- **54% want to learn how to manage their money**

That said, in order to achieve our vision of helping our members graduate from high school with a plan for their future, we must keep them engaged through their teen years. Our research shows that when provided with a space of their own, teen members are more likely to remain active in their club. The proposed teen center will increase our capacity to provide more intentional programming focused on teen needs.

Due to a generous donation from the Fred DeLuca Foundation (founder of Subway), the Boys & Girls Clubs of Broward County has secured the capital and naming rights to expand our existing Nan Knox Club, located in Fort Lauderdale, to include a Teen Center. The 7,200 square foot state of the art Teen Center will include specialty rooms such as a recording studio, technology lab and a culinary arts kitchen. The Teen Center will continue to offer programming in our core areas of academic success, good character and healthy lifestyles, but will heavily emphasize career and education exploration and support, as well as our Workforce Development Initiative, that helps place members in part time jobs, apprenticeships or full time positions upon graduation. Members can also earn certificates in safe food handling, refereeing, UPS Road Code Safe Driving, with other certification programs being added on a constant rotating schedule.

The Teen Center will create 2 new full time positions (\$41k/year and \$36k/year) and 5 new part time jobs (salaries will range from \$9k to \$14k/year). Moreover, it will be a pipeline of young talent prepared and anxious to acquire jobs currently available.

The Teen Center concept is a proven solution. We have an active Teen Center in North Lauderdale that has implemented programs focused specifically for our teens and the results have been positive. Currently, 140 Club Members have been hired through existing workforce development programs.

In 2017-2018, 221 Nan Knox teen members spent 29,151 hours in the club which currently has only an 800 square foot teen room. Enrollment is up almost 5% at the 3 feeder high schools (Stranahan, Dillard and Fort Lauderdale). Considering these 2 factors, the Teen Center should be at capacity on opening day.

The most recent ALICE (Asset Limited Income Constrained Employed) report states that 50% of the homes in Broward County are at risk of falling below the poverty line - 340,000 homes. There are only 353,000 homes in Duval County, by comparison. Many of those at risk in Broward County are in the 33311 zip code.

Several entities have identified a labor shortage and a need for workforce development initiatives while teen unemployment in Fort Lauderdale hovers above 60% often touching the 70% mark. The Broward Alliance, Broward Workshop, Broward College and Broward Schools have all echoed this sentiment. Many of the firms experiencing the labor shortage, including the city of Fort Lauderdale, are blocks away from the Club, almost guaranteeing employment opportunities once trained.

EXHIBIT "E"



BOYS & GIRLS CLUBS
OF BROWARD COUNTY
www.bgcbc.org

H. Wayne & Marti Huizenga Campus
David & Kay Hughes Administrative Headquarters
877 Northwest 61st Street
Fort Lauderdale, Florida 33309

Phone: 954-537-1010
Fax: 954-537-1070

Mission Statement:

The mission of the Boys & Girls Clubs of Broward County is to enable all young people, especially those who need us most, to reach their full potential as productive caring and responsible citizens. Our goal is to provide world-class Club experiences that assure success is within reach of every child who walks through our doors. We want all members to graduate from high school with a plan for the future; demonstrate good character and citizenship by participating in leadership training and volunteering in community projects; and engage in nutritional education and physical fitness activities that promote living a healthy lifestyle.

History of Organization:

In 1965, a committee of five community members came together and founded the Boys Club of Broward County, to serve boys in underserved communities in the Fort Lauderdale area. During the first two years, utilizing abandoned Church locations, the doors were opened at two Clubs which are now known as the Lester H. White and Nan Knox Units. Having a significant impact on decreasing vandalism claims and juvenile arrest rates in the communities where they were located, the demand for more Clubs grew over the next 20 years and seven more Clubs were opened in neighborhoods across Broward County.

In 1990 when it came evident that girls were just as in need as boys of a safe, nurturing, out-of-school time facility, the Board agreed to modify existing Clubs, hire additional staff and expand programming to become the Boys & Girls Clubs of Broward County (BGCBC) that exists today.

With the addition of 2 new Clubs in the late 1990's and the chartering of two Club solely for teen members, the Boys & Girls Clubs of Broward County is now made up of 13 chartered Clubs with a membership of over 7,000 youth annually. Supported by many of the most prominent members of our community, BGCBC is proud to be the 5th largest Club in the nation.

Last year, BGCBC served 7,298 youth, ages 6-18, throughout Broward County. Of our members, 66% live in single-parent households; 87% qualify for free or reduced lunch; 81% attended Title 1 schools and 43% of member families reported that they earn less than \$20,000 annually. Our

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Mary Anne & Richard Kull ~ Jamie McDonnell IV ~ Cindy & Terry Taylor ~ Felix Sabates ~ Linda & Douglas Von Allmen*

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equation for success includes providing after school and summer programming in three core areas: Academic Success, Good Character and Citizenship, and Healthy Lifestyles. BGCBC's programs and services have a positive impact on our members' academic success. **During the 2021-2022 program year, 96% of members progressed to the next grade level on time, 95% of senior members graduated from high school and 76% of senior members enrolled in college.**

Our Programs

Academic Success

BGCBC implements a range of programs under our core component of academic success that respond to the cognitive needs of our members. With the different learning styles of our members in mind, we have developed and implemented educational programs that can be administered on a computer, in small and large groups, or using the arts. One of which, our Youth Education Success (YES) program, provides members in grades 1-8 with a comprehensive education program that seeks to improve their reading and math competency levels. In an effort to address the outcomes of positive school performance and increased academic skills, BGCBC's YES program combines multiple components to reinforce what the student learns in school and builds his/her reading and math skills. YES begins with Power Hour, an hour of hands-on homework assistance, and is then followed by two hours of skill-building through individualized computer lessons using i-Ready. Through the administration of the YES and Homework Help programs, BGCBC and Broward County Public Schools have partnered to share i-Ready licenses along with data sharing strategies. The i-Ready licenses and data-sharing initiative strengthens the YES and Homework Help program to enable our children to receive individualized assistance while at the club. Communication with parents helps i-Ready teachers at the club identify academic needs among members throughout the school year. BGCBC is an extension of the school day; Clubs hire certified Broward County School teachers to administer i-Ready afterschool along with Homework Help. **During the 2021-2022 program year, 1,150 members participated in the Youth Education Success (YES) program.**

Good Character and Citizenship

Our Clubs provide opportunities for all members to engage in community service learning projects. BGCBC understands the importance of civic engagement among youth. As our members reach out to the community, they are evolving into caring, empathetic citizens who

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lend a hand to their fellow community members and actively work to make their community a better place. Programs such as the Dale Carnegie Public Speaking and Leadership Development Program, Keystone Club for teenagers, Torch Club for pre-teens, and Youth of the Year, prepare our members to be the leaders that their neighborhoods so desperately need. During the 2021-2022 school year:

- **33 Volunteer Projects Completed in the Community by Members Ages 10 – 18**
- **4,885 Total Project Volunteer Hours Completed**
- **1,320 Members participated in College & Career Programs**
- **110 Club members participated in the Keystone Club**
- **150 Club members participated in the Torch Club**
- **10 Keystone members attended the virtual Keystone Conference**
- **160 families took part in the Family Strengthening Program**

Healthy Lifestyles

Encouraging our members to take on a lifelong commitment to healthy nutrition and physical fitness is a top priority of our organization. Our fitness programs improve our members' strength and endurance levels while also incorporating fair play, good sportsmanship and teamwork. On May 13th, 2016, during the annual Boys & Girls Clubs of America National Conference, BGCBC received the national Honor Award for Health & Life Skills for our work at promoting Healthy Lifestyles through the following programs. In April 2017, BGCBC was also recognized as an Honoree by the Florida Blue Foundation for our Healthy Lifestyles Initiative at the 2017 Sapphire Awards.

The Child Care Food Program offers a free nutritious snack and hot supper to every member Monday thru Saturday. The program, which has served over 8 million healthy snacks and meals to Club members since 2011, provides youth with the nutrients that they may not be receiving at home due to income insufficiencies or inadequate information on healthy eating behaviors. The Program also strives to have a lasting impact on our members by introducing them to new,

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healthy foods that they will continue to incorporate in their diets into adulthood.

As an organization devoted to decreasing hunger insecurity in Broward County, BGCBC began the Defeating Food Insecurity Program in 2013 to provide members and their families who are in need with protein-fortified ready to cook meals each week. The Program provides families with meals to take home which can then provide nutrition to all members of the family. This allows hard-working parents to not have to dip into rent money in order to eat. In addition to the meal packages given to families that provide up to six meals per pack, benefits awareness materials and application assistance tools are distributed to ensure that our families in need are taking advantage of federally funded programs.

To further respond to our members' nutritional needs, the Weekend Lunch Box Program provides them with a healthy take-home snack that they receive upon their departure from the Club. Members are given a pack that includes two meals that can be easily opened and eaten without the assistance of an adult. This ensures that our members will have something to eat on Sunday when the Clubs are not open. Filling in the gap between what parents can afford and our members' needs, BGCBC's programs provide solutions to the nutritional deficiencies that our members incur each day. **During the 2021-2022 program year, we served 517,748 healthy snacks and meals; and Club members performed 488,762 hours of physical fitness activities.**

Workforce Development Programs

BGCBC's Workforce Development Initiative is modeled off of Boys & Girls Clubs of America's (BGCA) National initiative and is designed to promote the development of critical employment skills among our youth through research-informed youth development practice, training and experiential learning opportunities that lead to first job readiness and a plan for pursuing postsecondary and/or career aspirations. BGCBC's Workforce Development Initiative will increase teen's employability through career exploration, mentorship, opportunities to earn credentials, soft skills training, technical skills training and career experiences. BGCBC was 1 of 20 Boys & Girls Clubs markets chosen nationwide to pilot the Workforce Development Initiative. BGCBC received \$40,000 from Boys & Girls Clubs of America to implement Career Launch, Money Matters and SkillsUSA. In January 2017, BGCBC launched the three programs in 11 Club

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sites, where Broward County School Teachers and BGCBC Youth Development Professionals administered the sessions.

During the 2021-2022 program year:

- **104 Teen members completed the Career Launch program**
- **90 Teen members completed the Money Matters program**
- **95 Teen members completed the Bring Your A Game program**
- **762 members participated in Pop Up Career shops**
- **22 members participated in Rosh Lowe's Mike Drop program**
- **160 Teen members participated in Broward College presentations**
- **100 members participated in General's Construction Career Day**
- **160 members participated in Annual Career Day**

In addition, College and Career Programs that have been developed internally expose members to careers in Aviation, Culinary Arts, Media Arts, woodworking, motorcycle repair and the marine industry to name a few. Each year, our Annual Career Day brings together local and national companies/franchises, colleges and business owners/executives to present to over 200 youth about different career options including Nursing, Law Enforcement, Private Investigation, Education, Business Management and Construction. Members also tour local colleges and universities and attend the Greater Ft. Lauderdale College Fair hosted by the National Association for College Admission Counseling (NACAC). BGCBC has been successful in connecting young people to full-time and part-time employment through various programs. The Generals Club Construction Program gets Club Members engaged and excited about a career in the trades by offering career tours, interactive carpentry classes and the Annual Generals Construction Career Day (GCCD). Since the program's inception, over 100 teen members have earned an OSHA 10 certification through the program and 18 BGCBC members are employed or have completed internships in the construction and building industry.

Project Evaluation

All Club programs are evaluated through the Boys & Girls Clubs of America's Commitment to

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BOYS & GIRLS CLUBS
OF BROWARD COUNTY
www.bgcbc.org

H. Wayne & Marti Huizenga Campus
David & Kay Hughes Administrative Headquarters
877 Northwest 61st Street
Fort Lauderdale, Florida 33309

Phone: 954-537-1010
Fax: 954-537-1070

Quality evaluation tool, as well as by the numbers of children participating. Other forms of evaluation include pre- and post-tests, questionnaires and final projects. BGCBC also uses KidTrax, which is a fully integrated, web-based software in which we collect, input and analyze data about our Club members and programs. We track age, gender, school affiliation, Club visits, and participation in specific programs, volunteer hours, as well as information about our members' families, such as household status, income and siblings. KidTrax gives us the ability to chart our Club member's participation and progress over time. The performance and outcome measurement dashboards easily shows our organizational leaders and funders exactly how our programs are making an impact in the lives of our Club members, which leads us to better decision making with our programming.

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EXHIBIT "F"







EXHIBIT "G"



February 21, 2024

Mr. Matt Organ
CO-CEO
Boys & Girls Clubs of Broward County, Inc.
877 NW 61 St.
Fort Lauderdale, FL 33309

Re: BGCBC Fred DeLuca Teen Center – 832 NW 2nd Street, Fort Lauderdale, Fl.

Dear Mr. Organ:

Charland Rurey Construction, Inc. (CRC) is pleased to submit the following proposal for construction services on the referenced project above. CRC will provide all labor and material in order to construct the project for the lump sum price of: **THREE HUNDRED SEVEN THOUSAND SIX HUNDRED AND SIXTY-THREE DOLLARS.**

CRC has **excluded** the following items from this proposal:

1. Any permit, utility, city or municipality connection, impact, service or usage fees.
2. Payment & performance bond and deductible cost.
3. Access control to be completed by Comres in contract with BGCBC.

CRC has **included** the following items in this proposal:

1. Supervision/Project management for two months - \$27,500.00
2. Builder's risk insurance - \$2,334.00
3. Landscaping - \$34,405.00
4. Irrigation - \$6,500.00
5. Paver construction - \$9,350.00
6. Millwork and Quartz countertops - \$41,295.00
7. Interior glass railings - \$5,835.00
8. Exterior ramp railings - \$3,861.00
9. Interior and Exterior paint- \$13,000.00
10. Koroseal brick wall covering \$12,500.00
11. ACT grid and tiles - \$6,200.00
12. Acoustic ceiling baffles - \$11,200.00
13. Drywall-\$9,445.00
14. Self-level flooring application - \$13,338.00
15. New LVT flooring and baseboards - \$8,246.00
16. Exterior Signage - \$6,180.00
17. Bathroom partitions and accessories- \$7,602.00
18. Plumbing-\$21,500.00.



- 19. Mechanical Ductwork -\$15,320.00
- 20. Interior and Exterior light fixtures - \$23,000.00
- 21. New fire alarm panel, strobes, pull stations, and devices-\$29,052.00

Total Construction Cost = \$307,663.00

CRC has estimated a field construction schedule of eight (8) weeks.

This proposal is valid for thirty days from the date above.

Should you have any questions or comments, please feel free to call me at your earliest convenience.

Sincerely,

A handwritten signature in blue ink, appearing to read "William O. Charland", written over a yellow horizontal line.

William O. Charland
President