



CITY OF FORT LAUDERDALE
COMMUNITY REDEVELOPMENT AGENCY

Memorandum

Memorandum No: 21-003

Date: May 13, 2021

To: Honorable CRA Chairman and Board of Commissioners

From: Chris Lagerbloom, ICMA-CM, Executive Director

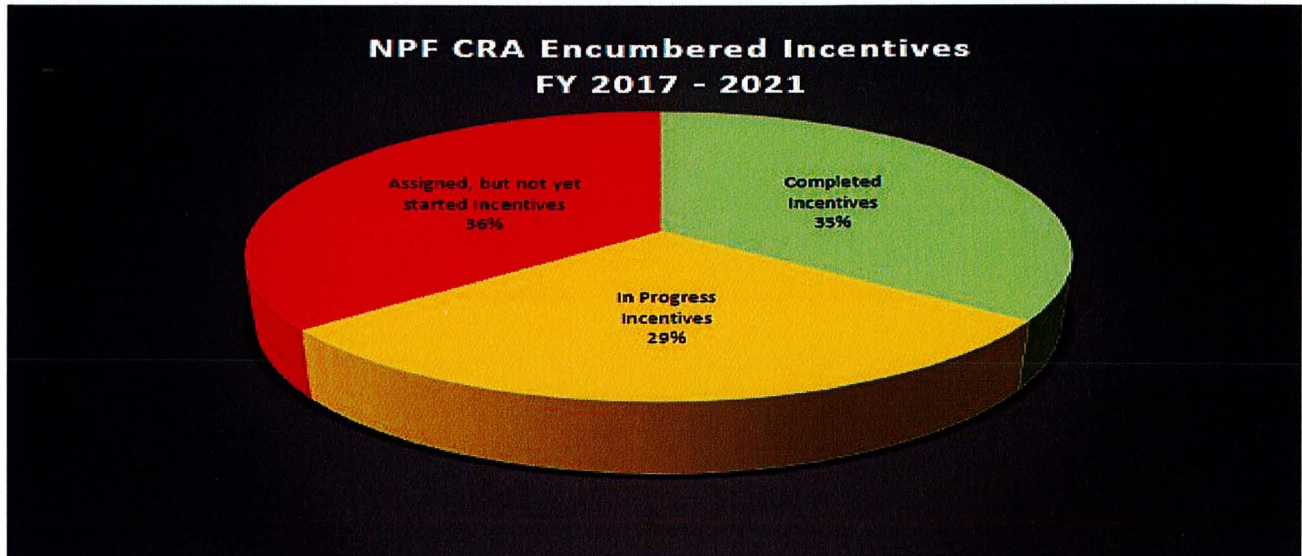
A handwritten signature in blue ink, appearing to read 'Chris Lagerbloom', positioned to the right of the 'From:' line.

Re: Northwest/Progresso/Flagler Heights CRA Projects Status

In response to the request for an update on the CRA's funded projects, included in this report is a status of completed, in progress, and assigned but not started projects. This report captures the period between the last update dated December 2020 until May 2021. Should you have questions, please do not hesitate to inquire. Thanks.

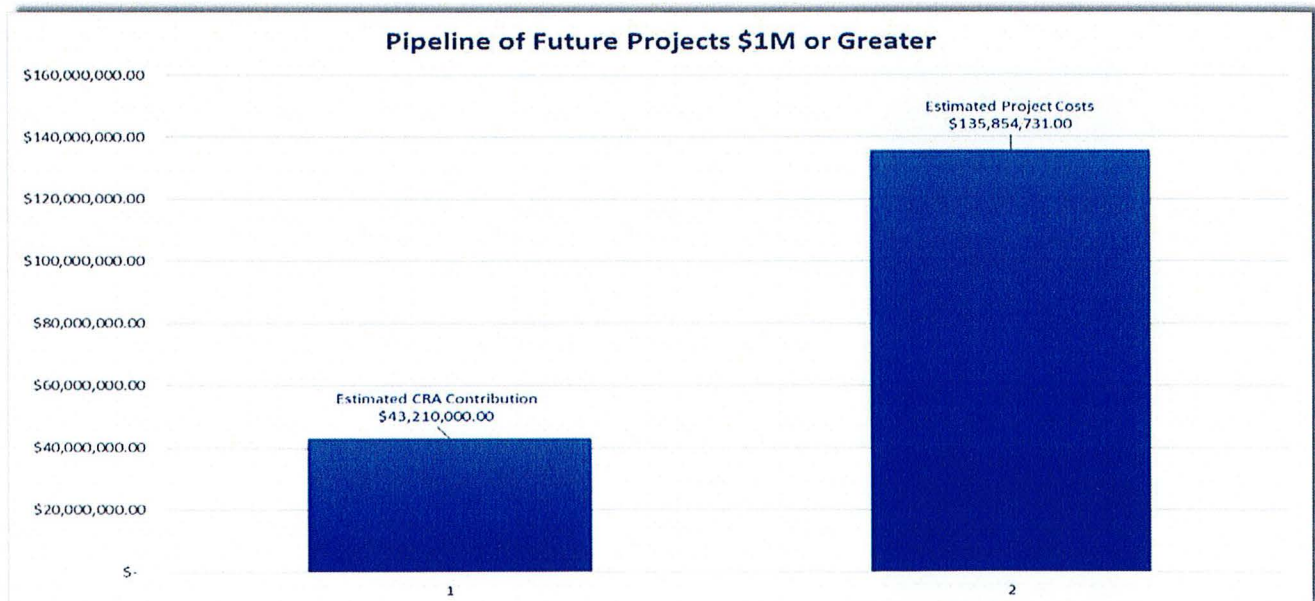
FY 2017 – FY 2021 Awarded Incentives

NORTHWEST PROGRESSO FLAGLER HEIGHTS INCENTIVE SUMMARY			
Incentive Status	Awarded Incentives	Expenditures as of 5.5.2021	Remaining Awarded Incentives
Completed	\$ 15,469,428.84	\$ (14,485,618.91)	\$ 983,809.93
In Progress	\$ 12,966,484.00	\$ (3,318,922.98)	\$ 9,647,561.02
Assigned, Not Started	\$ 15,876,917.00	\$ -	\$ 15,876,917.00
INCENTIVE SUMMARY	\$ 44,312,829.84	\$ (17,804,541.89)	\$ 26,508,287.95



FUTURE PROJECTS

Future projects vetted and relegated to pipeline status are in conformity with the goals and objectives of the CRA’s redevelopment plans pending their submission to the Board of Commissions of the CRA or the Advisory Board.



Preliminary List of Potential Projects \$1,000,000 or Greater				
Project	Location	Estimated CRA Contribution	Estimated Project Costs	Developer
Fuse Group	824 Sistrunk	\$ 3,760,000.00	\$ 18,089,070.00	Eyal Petetz
Fuse Group	909 Sistrunk	\$ 4,000,000.00	\$ 16,578,836.00	Eyal Petetz
Fuse Group	Sistrunk/NW 7th Ave	\$ 10,000,000.00	\$ 40,000,000.00	Eyal Petetz
Fuse Group	NW 7th Ave/NW 2nd S	\$ 4,000,000.00	\$ 16,000,000.00	Eyal Petetz
Cone Plaza	1000 Block Sistrunk	\$ 1,500,000.00	\$ 3,000,000.00	William Cone
The Aldridge	1204 Sistrunk	\$ 4,000,000.00	\$ 9,285,000.00	Sistrunk Apartments LLC (Nick Inamdar)
The Larimore	1620 Sistrunk	\$ 4,000,000.00	\$ 9,285,000.00	Sistrunk Apartments LLC (Nick Inamdar)
Victory Project	1017 Sistrunk	\$ 2,450,000.00	\$ 4,000,000.00	Victor George
Wright Dynasty	1217-1223 Sistrunk	\$ 3,000,000.00	\$ 7,116,825.00	Dennis Wright (APPROVED)
Bettys Restaurant	Sistrunk/22 Ave	\$ 1,000,000.00	\$ 2,000,000.00	Betty Taylor
Elks Club	NW 7th Ave/NW 2nd S	\$ 1,500,000.00	\$ 3,000,000.00	Keven Eutsy
Performing Art Centre	1435 Sistrunk	\$ 3,000,000.00	\$ 6,000,000.00	Miguel Pilgram
Boys and Girls Club	832 NW 2 St	\$ 1,000,000.00	\$ 1,500,000.00	Boys and Girls Club
TOTAL		\$ 43,210,000.00	\$ 135,854,731.00	

Multiple Awarded Incentives

Project Name	Location	CRA FUNDING	Developer	Status
FPA II LLC	900/914/930 Sistrunk Blvd	\$ 748,500.00	Eyal Petetz	Complete
Provident LLC	909 Sistrunk	\$ 450,000.00	Eyal Petetz	In Progress
Northwest 6th Inv. - Sistrunk Market	115 NW Sistrunk	\$ 1,400,000.00	Steven J. D'Apuzzo Sir	Complete
Northwest 6th Inv. - Sistrunk Market	6160 NW 2nd Ave	\$ 350,000.00	Steven J. D'Apuzzo Sir	In Progress
TOTAL		\$ 2,948,500.00		

Should the members of the Board of Commissioners require further clarification, please do not hesitate to contact Clarence Woods, CRA Director at (954) 828-4519 or cwoods@fortlauderdale.gov.

Attachments

Northwest Progresso Flagler Heights CRA

- Completed Incentive Projects as of 5/5/2021 (FY 2017 - 2021)
- In Progress Incentive Projects as of 5/5/2021 (FY 2017 - 2021)
- Assigned, Not Started Incentive Projects as of 5/5/2021 (FY 2017 - 2021)

Northwest Progresso Flagler Heights CRA - Completed Incentive Projects as of 05/05/2021 (FY 2017 - 2021)					
Vendor	Index Title	Total Encumbrance as of FY 21	Total Disbursement	Remaining Awarded Incentives	Comments
Invasive Species Brewing LLC	PBIP & Comm. Façade Improvement Pro	\$ 110,353.00	(\$100,875.00)	\$ 9,478.00	
Brody Family Investments	Comm. Façade Improvement	\$ 350,000.00	(\$288,632.77)	\$ 61,367.23	
728 NW 7th Terrace	Comm. Façade Improvement	\$ 7,500.00	(\$7,500.00)	\$ -	
723 NE 2nd Ave	Comm. Façade Improvement	\$ 15,000.00	(\$15,000.00)	\$ -	
731 NE 2nd Ave	Comm. Façade Improvement	\$ 15,000.00	(\$15,000.00)	\$ -	
737 NE 2nd Ave	Comm. Façade Improvement	\$ 15,000.00	(\$15,000.00)	\$ -	
Rechter Holdings (913 NE 4 Ave)	PBIP & Comm. Façade & Streetscape Programs	\$ 206,267.00	(\$206,267.00)	\$ -	
Moody's Insurance	PBIP & Comm. Façade & Streetscape Programs	\$ 77,500.00	(\$77,500.00)	\$ -	
CHDS, LLC (1740 NW 3rd Ct)	Comm. Façade	\$ 11,300.00	(\$11,300.00)	\$ -	
Italian Artisans Inc	PBIP	\$ 25,000.00	(\$25,000.00)	\$ -	
Fairfield Flagler LP	Streetscape Enhancement Program	\$ 329,503.00	(\$329,503.00)	\$ -	
ID Flagler Village (TRIANGLE)	Streetscape Enhancement Program	\$ 251,078.00	(\$251,078.00)	\$ -	
Urban North LLC	Streetscape Enhancement Program	\$ 42,000.00	(\$42,000.00)	\$ -	
LPF Realty FL LLC	Development Incentive	\$ 1,500,000.00	(\$1,500,000.00)	\$ -	
613 NW 3rd Ave LLC	Development Incentive	\$ 7,000,000.00	(\$7,000,000.00)	\$ -	
*Florida East Coast Industries, LLC	Development Incentive	\$ 183,820.00	\$0.00	\$ 183,820.00	Disbursement pending submission of invoice for payment. Vendor notified, but no response.
Wine Watch LLC	Development Incentive	\$ 50,000.00	(\$50,000.00)	\$ -	
**All Aboard Florida Operations LLC	Development Incentive	\$ 281,274.00	\$0.00	\$ 281,274.00	Disbursement pending submission of invoice for payment. Vendor notified, but no response.
Land Acquisition 2 Properties	Property Tax Reimbursement Program	\$ 190,000.00	(\$190,000.00)	\$ -	
Land Acquisition 55 Properties	Property Tax Reimbursement Program	\$ 612,291.00	(\$612,291.00)	\$ -	
Land Acquisition	Property Tax Reimbursement Program	\$ 60,000.00	(\$60,000.00)	\$ -	
Circle House Coffee	PBIP & Comm. Façade	\$ 187,771.60	(\$187,771.60)	\$ -	
JRs Automotive & Performance	Comm. Façade Improvement	\$ 44,493.00	(\$44,493.00)	\$ -	
IHL Properties	Comm. Façade Improvement	\$ 50,000.00	(\$50,000.00)	\$ -	
Rechter Progresso 837 LLC	PBIP	\$ 50,000.00	(\$50,000.00)	\$ -	
Rechter Progresso 835 LLC	PBIP	\$ 50,000.00	(\$50,000.00)	\$ -	
Dales Properties and Tires	Comm. Façade & PBIB	\$ 350,000.00	(\$352,672.00)	(\$2,672.00)	

Northwest-Progresso-Flagler Heights CRA

1134 LLC (Smitty's Wings)	PBIP & Comm. Façade	\$ 450,000.00	(\$445,873.30)	\$ 4,126.70	
McClinton Holdings	PBIP	\$ 100,000.00	(\$100,000.00)	\$ -	
North West 6th Investments LLC (SISTRUNK MARKET)	Development Incentive	\$ 1,400,000.00	(\$200,000.00)	\$ 1,200,000.00	First Amendment - Sec. 2. Paragraph 6.02; Contingencies 1-3.
East Fort Lauderdale Rentals (Startups)	Development Incentive	\$ 350,000.00	(\$350,000.00)	\$ -	
Orchestrated Brewers, LLC	PBIP & Comm. Façade	\$ 79,778.24	(\$79,778.24)	\$ -	
Batch Cookies, LLC	PBIP	\$ 21,000.00	(\$21,000.00)	\$ -	
*Sweeting Estates - Painting & Landscaping FY20 and FY21	Residential Façade & Landscaping	\$ -	(\$318,584.00)	(\$318,584.00)	\$7500 per homeowner, \$10,000 per business
*Emergency Business Assistance FY20 and FY21	Emergency Business Assistance	\$ -	(\$435,000.00)	(\$435,000.00)	\$10,000 per small business
Rebuilding Together Broward	Residential Rehab Forgivable Loans	\$ 255,000.00	(\$255,000.00)	\$0.00	
FPA II LLC (The Pharmacy Project)	Comm. Façade Improvement	\$ 748,500.00	(\$748,500.00)	\$0.00	Wire sent 4.9.2021
TOTAL INCENTIVE PROJECTS COMPLETED as of 5.5.2021		\$ 15,469,428.84	\$ (14,485,618.91)	\$ 983,809.93	

*Florida East Coast Industries was awarded on 8/22/2017 for a total of \$183,820 (CAM#17-0821). Project is complete. However, vendor has not yet submitted invoices for payment. Staff have reached out the vendor but has been unsuccessful.

*All Aboard Florida Operations was awarded on 8/22/2017 for a total of \$281,274 (CAM#17-0818). Project is complete. However, vendor has not yet submitted invoices for payment. Staff have reached out the vendor but has been unsuccessful.

*Sweeting Estates painting & landscaping & emergency assistance loan program funds were disbursed to eligible homeowners and business

Northwest Progresso Flagler Heights CRA - In Progress Incentive Projects as of 05/05/2021 (FY 2017 - 2021)						
Vendor	Index	Total Award	Total Encumbrance as of FY 21	Total Disbursement	Remaining Awarded Incentives	Comments
Provident Fort Lauderdale LLC	Comm. Façade Improvement	\$ 450,000	\$ 350,000	\$ -	\$ 350,000	Additional \$100,000 assigned but not started (\$350K in Progress). Pending Certificate of Occupancy - 80% Completed.
Flagler Village Land Trust (Quantum)	Streetscape Enhancement	\$ 500,000	\$ 500,000	\$ -	\$ 500,000	Construction in Progress - 70% completed
Young Men's Christian Association of S. Fla.	Development Incentive	\$ 10,000,000	\$ 6,439,308	\$ -	\$ 6,439,308	Funds will be spread over 8 years 70% completed
Solid Soccer LLC	PBIP	\$ 225,000	\$ 225,000	\$ -	\$ 225,000	Plans modification to fit budget. Working with investor on costs.
Pizzeria	Development Incentive	\$ 225,000	\$ 225,000	\$ (88,722)	\$ 136,278	Construction in Progress
801 NW 1st Street	Comm. Façade & PBIP	\$ 85,678	\$ 85,678	\$ (56,811)	\$ 28,867	PBIP Development - Not yet started
Robert Bethel American Legion Post 220	Comm. Façade Improvement & PBIP	\$ 350,000	\$ 350,000	\$ (23,878)	\$ 326,122	At Development Review Committee pending approval
401 NE 8th Street	PBIP, Comm. Façade & Streetscape Enhancement	\$ 163,460	\$ 163,460	\$ (31,247)	\$ 132,213	PBIP portion has not yet received an invoice
River Gardens Townhomes	Development Incentive	\$ 1,500,000	\$ 1,500,000	\$ (1,500,000)	\$ -	Pending G702 Review - Funds disbursed to Escrow Agent- Construction in progress - 37% completed
Rhythm 2.0	Comm. Façade & PBIP	\$ 150,000	\$ 150,000	\$ (24,558)	\$ 125,442	The project is at the Building Department and waiting on the Architect - 5% completed
NW 6th Avenue Investments	Comm. Façade & PBIP	\$ 350,000	\$ 350,000	\$ (206,250)	\$ 143,750	Construction in Progress
Flagler Village Hotel	Streetscape Enhancement Program	\$ 329,933	\$ 329,933	\$ -	\$ 329,933	The Dual Branded Hotel is complete, pending final review by Project Manager. No invoices have been submitted for payment.
Numerous Applicants	Purchase Assistance Program	\$ 315,000	\$ 315,000	\$ (270,000)	\$ 45,000	3 Applicants approved in FY2020; 3 additional approved in FY21 at \$45 000 per applicant
Boodhwattie Persaud (BLACKSTAR)	PBIP	\$ 122,500	\$ 122,500	\$ (99,084)	\$ 23,416	An additional \$22,500 awarded in FY21 to finalize project.
V & R Enterprises	Comm. Façade & PBIP	\$ 350,000	\$ 350,000	\$ (7,769)	\$ 342,231	Paid Architectural services and redesign - Update Kitchen drawings
Jack and Jill	Development Incentive	\$ 2,500,000	\$ 1,500,000	\$ (1,000,000)	\$ 500,000	First payment disbursed - Project 65% completed
YMCA Demolition	Development Incentive	\$ 560,000	\$ 10,605	\$ (10,605)	\$ -	E-science & Land Survey Payments - Funds will not be encumbered. Awarded, approved, and will be wired.
TOTAL INCENTIVE PROJECTS IN PROGRESS as of s.2021		\$18,176,571	\$ 12,966,484	\$ (3,318,923)	\$ 9,641,561	

NORTHWEST PROGRESSO FLAGLER HEIGHTS CRA – ASSIGNED, BUT NOT STARTED AS OF 05/05/2021				
Vendor	Index	Total Award	Total Approved Encumbrance as of FY21	Comment
Cravemadness - Jamaican Jerk Restaurant	Comm. Façade Improvement & PBIP	\$ 245,000	\$ 245,000	Waiting on drawings from building dept.
Provident Fort Lauderdale LLC	Comm. Façade Improvement & PBIP	\$ 450,000	\$ 100,000	<i>Additional \$100,000 assigned but not started (\$350K in Progress). Waiting on DRC Approval</i>
Molly MaGuire/Irish Hospital	PBIP	\$ 500,000	\$ 500,000	Waiting on Licenses from the State to start construction
Thrive Progresso	Development Incentive	\$ 2,500,000	\$ 2,500,000	Pending Development Review Committee (DRC)approval
Avenue D'Arts .. Comfort Inn Suites	Development Incentive	\$ 3,000,000	\$ 2,000,000	Pending Development Review Committee (DRC)approval
Shipmonk	PBIP	\$ 221,917	\$ 221,917	Pending one-year contingency to provide 22 jobs.
Hoover Products Inc	Development Incentive	\$ 1,100,000	\$ 1,100,000	Plans passed the Building department. The owner is currently selecting the General Contractor.
Marglip Development	Development Incentive	\$ 1,500,000	\$ 1,500,000	Pending signed agreement, DRC review and finalizing plans.
Mount Vernon Housing	Development Incentive	\$ 640,000	\$ 320,000	Pending -Vendor Registration, W9 Form, and Signed Agreement
West Village	Development Incentive	\$ 12,000,000	\$ 4,000,000	Pending final development agreement.
Junny's Restaurant	Development Incentive	\$ 290,000	\$ 290,000	Drafting agreement and plans for review.
1551 Sistrunk Blvd for B& D Trap	Comm. Façade Improvement & PBIP	\$ 350,000	\$ 350,000	Encumbrance Pending -Vendor Registration, W9 Form, and Signed Agreement
Broward College	PBIP	\$ 1,000,000	\$ 250,000	Encumbrance Pending -Vendor Registration, W9 Form, and Signed Agreement
BH3 DJ Flagler	Comm. Façade Improvement & PBIP	\$ 350,000	\$ 350,000	Encumbrance Pending -Vendor Registration, W9 Form, and Signed Agreement
Blue Tree Café	PBIP	\$ 225,000	\$ 225,000	Encumbrance Pending -Vendor Registration, W9 Form, and Signed Agreement
Omegas Broward	Comm. Façade Improvement & PBIP	\$ 350,000	\$ 350,000	Encumbrance Pending -Vendor Registration, W9 Form, and Signed Agreement
Continuation & Expansion - Rebuilding Broward	Residential Rehab Forgivable Loans	\$ 300,000	\$ 300,000	Numerous Applicants - Funds will not be encumbered
Dynasty LLC	Development Incentive	\$ 3,000,000	\$ 1,000,000	Plans under review.
Knallhart - Abby	Comm. Façade Improvement & PBIP	\$ 275,000	\$ 275,000	Pending Paperwork to Encumber funds
TOTAL INCENTIVE PROJECTS ASSIGNED BUT NOT STARTED as of 5.5.2021		\$ 28,296,917	\$ 15,876,917	

Residential Façade & Residential Rehab funds will not be encumbered due to numerous vendor applicants
 * Total Award approved by CRA Board. Funds are awarded and encumbered as multi-year incentive awards.
 ** Pending paperwork - Vendor registration, W-9 and signed agreement.