



CITY OF FORT LAUDERDALE

COMMUNITY REDEVELOPMENT AGENCY

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## Memorandum

**Memorandum No: 21-005**

**Date:** September 14, 2021

**To:** Honorable CRA Chairman and Board of Commissioners

**From:** Chris Lagerbloom, ICMA-CM, Executive Director

**Re:** Northwest/Progresso/Flagler Heights CRA Projects Status

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In response to Commissioner Glassman's 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 May 2021 until September 2021. Should you have questions, please do not hesitate to inquire. Thanks.

COMMUNITY REDEVELOPMENT AGENCY

914 SISTRUNK BLVD., SUITE 200, FORT LAUDERDALE 33311

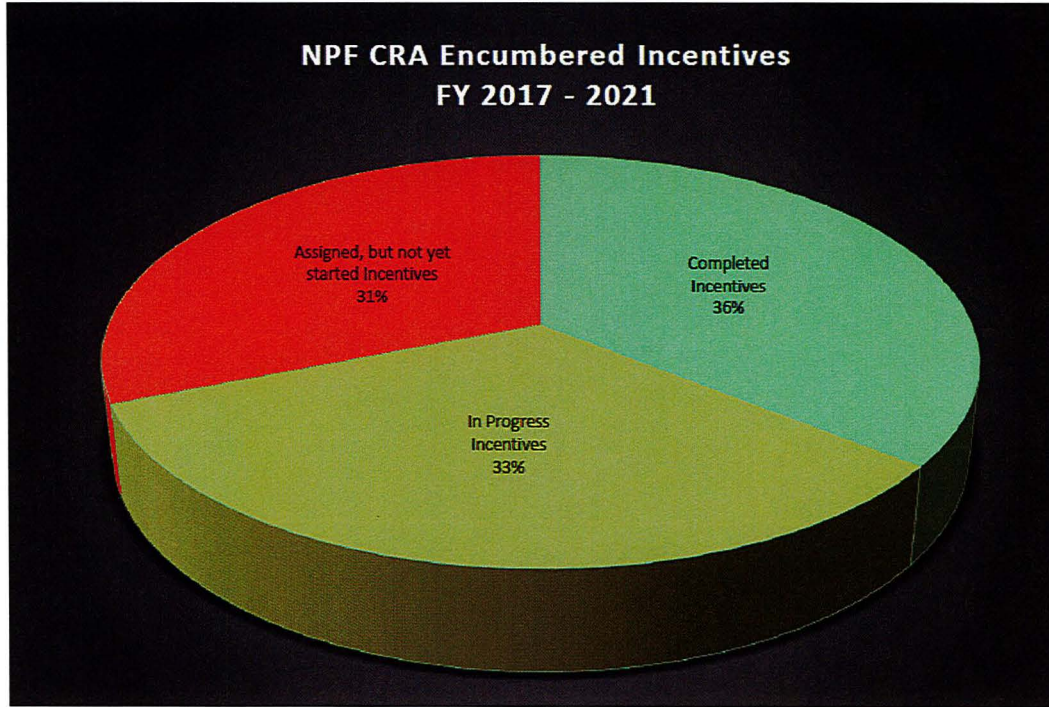
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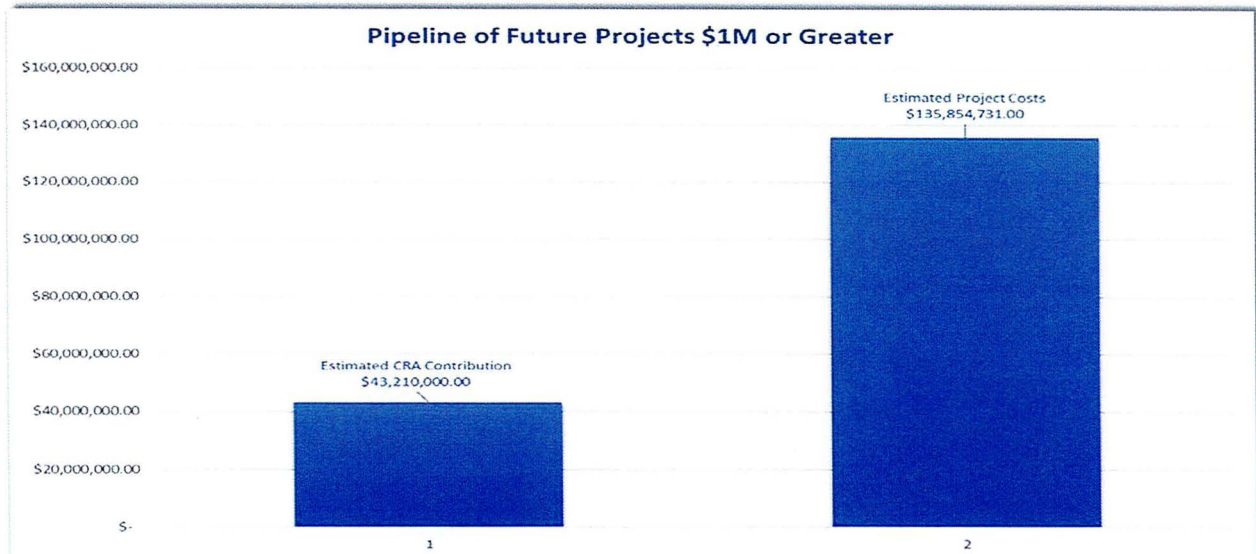
**FY 2017 – FY 2021 Awarded Incentives**

<b>NORTHWEST PROGRESSO FLAGLER HEIGHTS INCENTIVE SUMMARY</b>			
<b>Incentive Status</b>	<b>Awarded Incentives</b>	<b>SPEND as of 9.5.2021</b>	<b>Remaining Awarded Incentives</b>
Completed	\$ 16,041,345.84	\$ (14,794,371.76)	\$ 1,246,974.08
In Progress	\$ 14,845,783.53	\$ (4,679,259.34)	\$ 10,166,524.19
Assigned, Not Started	\$ 13,930,000.00	\$ -	\$ 13,930,000.00
<b>INCENTIVE SUMMARY</b>	<b>\$ 44,817,129.37</b>	<b>\$ (19,473,631.10)</b>	<b>\$ 25,343,498.27</b>



**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
<b>TOTAL</b>		\$ 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
<b>TOTAL</b>		\$ 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](mailto:cwoods@fortlauderdale.gov).

**Attachments**

Northwest Progresso Flagler Heights CRA

- Completed Incentive Projects as of 9/05/2021 (FY 2017 - 2021)
- In Progress Incentive Projects as of 9/5/2021 (FY 2017 - 2021)
- Assigned, Not Started Incentive Projects as of 9/5/2021 (FY 2017 - 2021)

NORTHWEST PROGRESSO FLAGLER HEIGHTS CRA - COMPLETED Incentive Projects as of 9/5/2021 (FY 2017 - FY2021)					
Vendor	Index Title	Total Encumbrance as of FY 21	Total Disbursement	Remaining Awarded Incentives	Comments
Invasive Species Brewing LLC	PBIP & Comm. Façade Improvement Prog	110,353	(100,875)	9,478	
Brody Family Investments	Comm. Façade Improvement	350,000	(288,633)	61,367	
728 NW 7th Terrace	Comm. Façade Improvement	7,500	(7,500)	-	
723 NE 2nd Ave	Comm. Façade Improvement	15,000	(15,000)	-	
731 NE 2nd Ave	Comm. Façade Improvement	15,000	(15,000)	-	
737 NE 2nd Ave	Comm. Façade Improvement	15,000	(15,000)	-	
Rechter Holdings ( 913 NE 4 Ave)	PBIP & Comm. Façade & Streetscape Programs	206,267	(206,267)	-	
Moody's Insurance	PBIP & Comm. Façade & Streetscape Programs	77,500	(77,500)	-	
CHDS, LLC ( 1740 NW 3rd Ct)	Comm. Façade	11,300	(11,300)	-	
Italian Artisans Inc	PBIP	25,000	(25,000)	-	
Fairfield Flagler LP	Streetscape Enhancement Program	329,503	(329,503)	-	
ID Flagler Village ( TRIANGLE)	Streetscape Enhancement Program	251,078	(251,078)	-	
Urban North LLC	Streetscape Enhancement Program	42,000	(42,000)	-	
LPF Realty FL LLC	Development Incentive	1,500,000	(1,500,000)	-	
613 NW 3rd Ave LLC	Development Incentive	7,000,000	(7,000,000)	-	
*Florida East Coast Industries, LLC	Development Incentive	183,820	-	183,820	Disbursement pending submission of invoice for payment. Vendor notified, but no response.
Wine Watch LLC	Development Incentive	50,000	(50,000)	-	
**All Aboard Florida Operations LLC	Development Incentive	281,274	-	281,274	Disbursement pending submission of invoice for payment. Vendor notified, but no response.
Land Acquisition 2 Properties	Property Tax Reimbursement Program	190,000	(190,000)	-	
Land Acquisition 55 Properties	Property Tax Reimbursement Program	612,291	(612,291)	-	
Land Acquisition	Property Tax Reimbursement Program	60,000	(60,000)	-	
Circle House Coffee	PBIP & Comm. Façade	187,772	(187,772)	-	
JRs Automotive & Performance	Comm. Façade Improvement	44,493	(44,493)	-	
IHL Properties	Comm. Façade Improvement	50,000	(50,000)	-	
Rechter Progresso 837 LLC	PBIP	50,000	(50,000)	-	
Rechter Progresso 835 LLC	PBIP	50,000	(50,000)	-	
Dales Properties and Tires	Comm. Façade & PBIB	350,000	(352,672)	(2,672)	

## Northwest-Progresso-Flagler Heights CRA

1134 LLC ( Smitty's Wings)	PBIP & Comm. Façade	450,000	(445,873)	4,127	
McClinton Holdings	PBIP	100,000	(100,000)	-	
North West 6th Investments LLC ( SISTRUNK MARKET)	Development Incentive	1,400,000	(400,000)	1,000,000	First Amendment - Sec. 2. Paragraph 6.02; Contingencies 1-3. Payment 1 made by wire transfer. Payment 2 requested on 6.15.2021
East Fort Lauderdale Rentals ( Startups)	Development Incentive	350,000	(350,000)	-	
Orchestrated Brewers, LLC	PBIP & Comm. Façade	79,778	(79,778)	-	
Batch Cookies, LLC	PBIP	21,000	(21,000)	-	
*Sweeting Estates - Painting & Landscaping FY20 and FY21	Residential Façade & Landscaping	-	(360,853)	(360,853)	\$7500 per homeowner
Continuation & Expansion - Home Beautiful/Durrs Community	Residential Façade & Landscaping	-	(66,484)	(66,484)	\$5,000 per homeowner
*Emergency Business Assistance FY20 and FY21	Emergency Business Assistance	-	(435,000)	(435,000)	\$10,000 per small business
Rebuilding Together Broward	Residential Rehab Forgivable Loans	255,000	(255,000)	-	
FPA II LLC ( The Pharmacy Project)	Comm. Façade Improvement	748,500	(748,500)	-	Wire sent 4.9.2021
BH3 DJ Flagler	Comm. Façade Improvement & PBIP	\$ 350,000	-	350,000	Work completed. Pending invoice for payment
Shipmonk	PBIP	\$ 221,917	-	221,917	Work completed. Pending proof of job creation prior to making payment
<b>TOTAL INCENTIVE PROJECTS COMPLETED as of 9.5.2021</b>		<b>\$ 16,041,346</b>	<b>\$ (14,794,372)</b>	<b>\$ 1,246,974</b>	

\*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 disburse to eligible homeowners and business

NORTHWEST PROGRESSO FLAGLER HEIGHTS CRA - IN PROGRESS Incentive Projects as of 9/5/2021 (FY2017 - FY2021)								
Vendor	DATE Awarded	Commission Agenda Memo #/Agreement /Administrative Approval	Index Title	Total Award	Total Encumbrance as of FY 21	Total Disbursement	Remaining Awarded Incentives	Comments
Provident Fort Lauderdale LLC	8/20/2019	19-0659	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)	9/7/2016	16-0810	Streetscape Enhancement Program	\$ 500,000	\$ 500,000	\$ -	\$ 500,000	Construction in Progress - 70% completed
Young Men's Christian Association of S Fla ( YMCA)	8/22/2017	17-0875	Development Incentive	\$ 10,000,000	\$ 6,439,308	\$ -	\$ 6,439,308	Construction in Progress - 70% completed
Solid Soccer LLC	10/3/2017	17-0938	PBIP	\$ 225,000	\$ 225,000	\$ -	\$ 225,000	Plans modification to fit budget. Working with investor on costs.
Pizzeria	5/7/2019	19-0422	Development Incentive	\$ 225,000	\$ 225,000	\$ (88,722)	\$ 136,278	Construction in Progress - 50% completed
801 NW 1st Street	4/2/2019	Agreement	Comm. Façade & PBIP	\$ 85,678	\$ 85,678	\$ (56,811)	\$ 28,867	PBIP Development - Not yet started
Robert Bethel American Legion Post 220	8/20/2019	19-0714	Comm. Façade Improvement & PBIP	\$ 350,000	\$ 350,000	\$ (38,070)	\$ 311,931	At Development Review Committee pending approval
401 NE 8th Street	2/6/2019	Agreement	PBIP, Comm. Façade & Streetscape Enhancement	\$ 163,460	\$ 163,460	\$ (31,247)	\$ 132,213	PBIP portion has not yet received an invoice
River Gardens Townhomes	8/20/2019	19-0715	Development Incentive	\$ 1,500,000	\$ 1,500,000	\$ (1,500,000)	\$ -	Pending G702 Review - Funds disbursed to Escrow Agent- Construction in progress - 80% completed
Rhythm 2.0	8/4/2019	Agreement	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	11/5/2019	19-1029	Comm. Façade & PBIP	\$ 350,000	\$ 350,000	\$ (206,250)	\$ 143,750	Construction in Progress - 50% completed
Flagler Village Hotel (315 Flagler Village)	1/1/2016	16-1305	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	1/22/2019	19-0039	Purchase Assistance Program - not to exceed \$495,000	\$ 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)	10/20/2020	20-0651	PBIP	\$ 122,500	\$ 122,500	\$ (99,084)	\$ 23,416	An additional \$22,500 awarded in FY21 to finalize project.
V & R Enterprises	11/5/2019	19-1068	Comm. Façade & PBIP	\$ 350,000	\$ 350,000	\$ (7,769)	\$ 342,231	Paid Architectural services and redesign - Update Kitchen drawings
Jack and Jill	10/9/2018	18-0837	Development Incentive	\$ 2,500,000	\$ 1,500,000	\$ (1,000,000)	\$ 500,000	First payment disbursed - Project 65% completed
YMCA Demolition	2/16/2021	21-0126	Development Incentive	\$ 560,000	\$ 514,905	\$ (514,905)	\$ -	E-science & Land Survey Payments/Wire Transfer confirmed \$504,299.53 7.2.2021
Knallhart - Abby	2/2/2020	21-0133	Comm. Façade & PBIP	\$ 275,000	\$ 275,000	\$ (183,333)	\$ 91,667	1st and 2nd Installment payments - 70% completed.
Hoover Products Inc	5/7/2019	19-0302	Development Incentive	\$ 1,100,000	\$ 1,100,000	\$ (658,512)	\$ 441,488	1st & 2nd Payments - Work in Progress.
<b>TOTAL INCENTIVE PROJECTS IN PROGRESS as of 9.5.2021</b>				<b>\$ 19,551,571</b>	<b>\$ 14,845,784</b>	<b>\$ (4,679,259)</b>	<b>\$ 10,166,524</b>	

<b>NORTHWEST PROGRESSO FLAGLER HEIGHTS CRA – ASSIGNED, BUT NOT STARTED AS OF 9/5/2021 ( FY2017- FY2021)</b>						
<b>Vendor</b>	<b>DATE Awarded</b>	<b>Commission Agenda Memo #</b>	<b>Index Title</b>	<b>Total Award</b>	<b>Total Approved Encumbrance as of FY21</b>	<b>Comments</b>
Cravemadness - Jamaican Jerk Restaurant	1/8/2019	19-0038	Comm. Façade Improvement & PBIP	\$ 245,000	\$ 245,000	Plans submitted to building Department - Pending Approvals
Provident Fort Lauderdale LLC	8/20/2019	19-0659	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	9/3/2019	19-0840	PBIP	\$ 500,000	\$ 500,000	Waiting on Developer to commence construction
Thrive Progresso	7/9/2019	19-0625	Development Incentive	\$ 2,500,000	\$ 2,500,000	Pending Development Review Committee (DRC)approval
Avenue D'Arts .. Comfort Inn Suites	5/21/2019	19-0408	Development Incentive	\$ 3,000,000	\$ 2,000,000	Pending Broward County's approval of changes
Marglip Development	9/3/2019	19-0841	Development Incentive	\$ 1,500,000	\$ 1,500,000	Pending signed agreement, DRC review and finalizing plans.
Mount Hermon Housing	9/1/2020	20-0645	Development Incentive	\$ 640,000	\$ 320,000	Pending -Vendor Registration, W9 Form, and Signed Agreement
West Village	1/21/2020	20-0011	Development Incentive	\$ 12,000,000	\$ 4,000,000	Pending finalization and execution of development agreement.
Junny's Restaurant	10/6/2020	20-0654	Development Incentive	\$ 290,000	\$ 290,000	Drafting agreement and plans for review.
1551 Sistrunk Blvd for B& D Trap	11/5/2020	20-0812	Comm. Façade Improvement & PBIP	\$ 350,000	\$ 350,000	Pending Development Review Committee (DRC)approval
Broward College	12/2/2020	20-0856	PBIP	\$ 1,000,000	\$ 250,000	Documents received
Blue Tree Café	10/20/2020 & 11/17/2020	20-0612 & 20-0923	PBIP	\$ 225,000	\$ 225,000	Encumbrance in Progress - Documents received
Omegas Broward	12/15/2020	20-0939	Comm. Façade Improvement & PBIP	\$ 350,000	\$ 350,000	Encumbrance Pending -Vendor Registration, W9 Form, and Signed Agreement
Continuation & Expansion - Rebuilding Broward	3/2/2021	21-0047	Residential Rehab Forgivable Loans	\$ 300,000	\$ 300,000	Encumbrance in Progress - Documents received
Dynasty LLC	11/17/2020	20-0849	Development Incentive	\$ 3,000,000	\$ 1,000,000	Plans under review.
<b>TOTAL INCENTIVE PROJECTS ASSIGNED BUT NOT STARTED as of 9.5.2021</b>				<b>\$ 26,350,000</b>	<b>\$ 13,930,000</b>	

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.