



City of Lauderdale Lakes

Office of the City Clerk

4300 Northwest 36 Street - Lauderdale Lakes, Florida 33319-5599

(954) 535-2705 - Fax (954) 535-0573

COMMUNITY REDEVELOPMENT AGENCY MEETING AGENDA

Commission Chambers

February 21, 2017

5:30 PM

1. CALL TO ORDER

2. ROLL CALL

3. MINUTES FROM PREVIOUS MEETING

A. JANUARY 17, 2017 CRA MEETING MINUTES

4. PUBLIC COMMENT (LIMITED TO 2 MINUTES-MUST SIGN IN WITH CLERK)

5. EXECUTIVE DIRECTOR REPORT

A. EXECUTIVE REPORT FROM THE CRA EXECUTIVE DIRECTOR

This report provides a summary of the Community Redevelopment Agency related activities.

6. FINANCE DIRECTOR REPORT

A. CRA RESOLUTION 2017-006 OF THE LAUDERDALE LAKES COMMUNITY REDEVELOPMENT AGENCY ("AGENCY") RATIFYING THE CITY MANAGERS FILING OF THE AGENCY'S FISCAL YEAR 2017, PERIOD 3 (DECEMBER) FINANCIAL ACTIVITY REPORT

This Resolution serves to ratify the December 2016 - (Period 3) Financial Activity Reports provided by the Financial Services Department.

B. CRA RESOLUTION 2017-007 OF THE LAUDERDALE LAKES COMMUNITY REDEVELOPMENT AGENCY ("AGENCY") AUTHORIZING THE CITY OF LAUDERDALE LAKES FINANCIAL SERVICES DEPARTMENT PURSUANT TO THE SERVICE AGREEMENT TO EXPAND THE BANKING SERVICES FOR THE AGENCY TO INCLUDE ON-LINE ELECTRONIC PAYMENT PROCESSING

This Resolution would expand the banking services for the Agency to include on-line electronic payment processing. City of Lauderdale Lakes recommends additional banking services for the Community Redevelopment Agency (CRA) to expand available banking services and increase efficiencies for its Bank of America Business Checking Account.

7. CHAIRMAN REPORT

8. COMMITTEE REPORTS : STANDING

9. COMMITTEE REPORTS : AD HOC

10. LEGAL REPORT

11. OLD BUSINESS

A. DISCUSSION AND CONSIDERATION OF SITE PLAN DEVELOPMENT TO INCLUDE RENTAL AND OWNERSHIP HOUSING DEVELOPMENT OPTIONS FOR THE 19 ACRE COMMUNITY

REDEVELOPMENT AGENCY OWNED COMERCE PARK SITE. THE SUBJECT PROPERTY BEING LOCATED ON WEST OAKLAND PARK BOULEVARD IN THE CITY OF LAUDERDALE LAKES.

This is a discussion requested by the Commissioners of the City of Lauderdale Lakes Community Redevelopment Agency (CRA). On January 17, 2017 the CRA Commissioners requested that American Land Ventures, designated site redeveloper, return to the Community Redevelopment Agency agenda with site development strategies to include options for rental and ownership housing development for consideration by the CRA Board. The selection of one of 3 development plans to be considered on the February 21, 2017 CRA meeting agenda will result in the development of a formal Development Agreement proposal to be presented to the Commissioners of the CRA at a future date for review and approval.

12. NEW BUSINESS

- A.** DISCUSSION REGARDING PROGRAM SUSPENSION OF \$200,000 IN BUDGETED FY2017 COMMUNITY REDEVELOPMENT AGENCY - COMMERCIAL FAÇADE IMPROVEMENT PROGRAM FUNDING TO ALLOW FOR THE COMPLETION OF COMMUNITY ELECTRONIC MESSAGE BOARD/GATEWAY FEATURES AND OTHER PROJECTS REFLECTED IN THE ADOPTED COMMUNITY REDEVELOPMENT PLAN.

This is a discussion regarding the construction of a community electronic message board. The Community Redevelopment Agency (CRA) Commercial Façade Improvement Program has provided rehabilitation assistance to commercial property owners for many years to bring property standards up to a quality state of design. In the adopted FY2017 CRA budget an allocation of \$200,000 has been reserved for Commercial Façade Improvement Program delivery, however; consideration of a temporary program suspension, pending completion of other CRA Capital Improvement Projects has been suggested by CRA Commissioners and members of the community. Program suspension will allow CRA FY2017 funding to be re-prioritized allowing for the construction of planned Community Message Board/Gateway Features designed to beautify major corridors and to provide distinctive message displays promoting City/community event information and to serve as distinctive Community Gateway features to greet visitors to commercial districts within the City.

- B.** DISCUSSION ALTERNATIVE FINANCING FOR FEE SIMPLE OWNERSHIP

This is a discussion regarding Alternative Financing for Fee Simple Ownership with the Community Redevelopment Agency (CRA) Commissioners facilitated by Ms. Marcia Barry-Smith Director of Community Outreach & Program Services - Habitat for Humanity of Broward with invited guest from various Public/Private and Non-profit housing industry sectors who will participate in the discussion of available options for the financing and development of ownership housing in the S.E. Florida Region.

13. ITEMS FOR FUTURE DISCUSSION/ANNOUNCEMENTS

- A.** MESSAGE BOARD/GATEWAY DESIGN AND LOCATION OPTIONS TO BE PROPOSED FOR CRA BOARD CONSIDERATION/SELECTION MARCH 21, 2017

14. ADJOURNMENT

Chairperson Beverly Williams - Vice Chairperson Sandra Davey

Commissioner Veronica Edwards Phillips - Commissioner Gloria Lewis - Commissioner Hazelle Rogers



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COMMUNITY REDEVELOPMENT AGENCY MEETING MINUTES
Commission Chambers
January 17, 2017
5:30 PM

1. CALL TO ORDER

Chairperson Beverly Williams called the Community Redevelopment Agency meeting to order at 5:30 p.m. in the Commission Chambers located at 4300 N.W. 36th Street, Lauderdale Lakes, Florida 33319.

2. ROLL CALL

PRESENT

Chairperson Beverly Williams
Vice-Chairperson Sandra Davey
Commissioner Gloria Lewis (Arrived 5:37 p.m.)
Commissioner Veronica Edwards Phillips
Commissioner Hazelle Rogers

ALSO PRESENT

CRA Administrator Phil Alleyne
CRA Attorney Michael Haygood
CRA Secretary Sharon Houslin
City Staff
Members of the Public

3. MINUTES FROM PREVIOUS MEETING

A. OCTOBER 18, 2016 CRA MEETING MINUTES

Commissioner Hazelle Rogers made a motion to approve the October 18, 2016 CRA Meeting Minutes. Commissioner Veronica Edwards Phillips seconded the motion. There was a unanimous voice vote of approval.

The Minutes were approved unanimously.

4. PUBLIC COMMENT (LIMITED TO 2 MINUTES-MUST SIGN IN WITH CLERK)

A. PETITIONS FROM THE PUBLIC

All petitioners must sign in with the CRA Secretary and will be seated in a designated area. Petitioners will be allowed to speak for two (2) minutes.

There were no petitioners

5. EXECUTIVE DIRECTOR REPORT

A. EXECUTIVE REPORT FROM THE CRA EXECUTIVE DIRECTOR

This report provides a summary of the Community Redevelopment Agency related activities.

Executive Director J. Gary Rogers advised that the Executive Director Report will be submitted each month but will not be read. Mr. Rogers advised that if there are specific questions he will answer them.

6. FINANCE DIRECTOR REPORT

A. CRA RESOLUTION 2017-001 OF THE LAUDERDALE LAKES COMMUNITY REDEVELOPMENT AGENCY ('AGENCY') RATIFYING THE CITY MANAGERS FILING OF THE AGENCY'S FISCAL YEAR 2017, PERIOD 1 (OCTOBER) FINANCIAL ACTIVITY REPORT

This Resolution serves to ratify the October 2016 - (Period 1) Financial Activity Report provided by the Financial Services Department.

CRA Attorney Michael Haygood read the following Resolution by title only:

CRA RESOLUTION 2017-001

A RESOLUTION OF THE LAUDERDALE LAKES COMMUNITY REDEVELOPMENT AGENCY ('AGENCY') RATIFYING THE CITY MANAGERS FILING OF THE AGENCY'S FISCAL YEAR 2017, PERIOD 1 (OCTOBER) FINANCIAL ACTIVITY REPORT, AS PREPARED BY THE DEPARTMENT OF FINANCIAL SERVICES, FOR THE PURPOSE OF CONFORMING TO THE AGENCY'S ADOPTED FINANCIAL INTEGRITY PRINCIPALS AND FISCAL POLICIES; PROVIDING FOR THE ADOPTION OF REPRESENTATIONS; PROVIDING AN EFFECTIVE DATE.

Financial Services Director, Susan Gooding-Liburd presented the October and November FY 2017 Financial Activity Reports.

Commissioner Gloria Lewis made a motion to move CRA Resolution 2017-001 to the floor approval. Commissioner Hazelle Rogers seconded the motion. There was a unanimous voice vote of approval.

Chairperson Beverly Williams requested a roll call:

FOR: Chairperson Beverly Williams, Vice-Chairperson Sandra Davey, Commissioner Gloria Lewis, Commissioner Veronica Edwards Phillips, Commissioner Hazelle Rogers.

Motion passed: 5-0

B. CRA RESOLUTION 2017-002 OF THE LAUDERDALE LAKES COMMUNITY REDEVELOPMENT AGENCY ('AGENCY') RATIFYING THE CITY MANAGERS FILING OF THE AGENCY'S FISCAL YEAR 2017, PERIOD 2 - (NOVEMBER) FINANCIAL ACTIVITY REPORT

This Resolution serves to ratify the November 2016 - (Period 2) Financial Activity Report provided by the Financial Services Department.

CRA Attorney Michael Haygood read the following Resolution by title only:

CRA RESOLUTION 2017-002

A RESOLUTION OF THE LAUDERDALE LAKES COMMUNITY REDEVELOPMENT AGENCY ('AGENCY') RATIFYING THE CITY MANAGERS FILING OF THE AGENCY'S FISCAL YEAR 2017, PERIOD 2 (NOVEMBER) FINANCIAL ACTIVITY REPORT, AS PREPARED BY THE DEPARTMENT OF FINANCIAL SERVICES, FOR THE PURPOSE OF CONFORMING TO THE AGENCY'S ADOPTED FINANCIAL INTEGRITY PRINCIPALS AND FISCAL POLICIES; PROVIDING FOR THE ADOPTION OF REPRESENTATIONS; PROVIDING AN EFFECTIVE DATE.

Commissioner Gloria Lewis made a motion to move CRA Resolution 2017-002 to the floor approval. Commissioner Veronica Edwards Phillips seconded the motion. There was a unanimous voice vote of approval.

Chairperson Beverly Williams requested a roll call:

FOR: Chairperson Beverly Williams, Vice-Chairperson Sandra Davey, Commissioner Gloria Lewis, Commissioner Veronica Edwards Phillips, Commissioner Hazelle Rogers.

Motion passed: 5-0

7. CHAIRMAN REPORT

8. COMMITTEE REPORTS : STANDING

9. COMMITTEE REPORTS : AD HOC

10. LEGAL REPORT

11. OLD BUSINESS

A. CRA RESOLUTION 2017-003 OF THE LAUDERDALE LAKES COMMUNITY REDEVELOPMENT AGENCY ("CRA"), PROVIDING AN OFFER TO THE CITY OF LAUDERDALE LAKES FOR THE DEDICATION OF THAT CERTAIN ROADWAY KNOWN AS "SOMERSET"

This Resolution approves the dedication of certain land to the City of Lauderdale Lakes. Approval by the CRA would be consistent with the adopted CRA Plan, the original intent reflected within the language found in the recorded access easement that Somerset Drive improvements would ultimately be dedicated as a public roadway, and to accommodate the release of the land through dedication to the City of Lauderdale Lakes by the current property owners - Lauderdale Lakes CRA.

CRA Attorney Michael Haygood read the following Resolution by title only:

CRA RESOLUTION 2017-003

A RESOLUTION OF THE LAUDERDALE LAKES COMMUNITY REDEVELOPMENT AGENCY ("CRA"), PROVIDING AN OFFER TO THE CITY OF LAUDERDALE LAKES FOR THE DEDICATION OF THAT CERTAIN ROADWAY KNOWN AS "SOMERSET DRIVE;" PROVIDING FOR THE ADOPTION OF REPRESENTATIONS; PROVIDING AN EFFECTIVE DATE.

Commissioner Hazelle Rogers made a motion to move CRA Resolution 2017-002 to the floor discussion. Commissioner Gloria Lewis seconded the motion. There was a unanimous voice vote of approval.

CRA Executive J. Gary Rogers explained the item to the CRA Board.

Chairperson Beverly Williams requested a roll call:

FOR: Vice-Chairperson Sandra Davey, Commissioner Gloria Lewis, Commissioner Veronica Edwards Phillips, Commissioner Hazelle Rogers. AGAINST: Chairperson Beverly Williams

Motion passed: 4-1

B. CRA RESOLUTION 2017-004 OF THE LAUDERDALE LAKES COMMUNITY REDEVELOPMENT AGENCY ("AGENCY") AUTHORIZING THE EXECUTION OF THE FIRST MODIFICATION TO A

PROFESSIONAL SERVICE AGREEMENT BY AND BETWEEN THE AGENCY AND CARRAS COMMUNITY INVESTMENT, INC. TO PROVIDE REAL ESTATE ADVISORY SERVICES TO THE AGENCY FOR THE COMMERCE PARK PROJECT TO INCREASE THE COMPENSATION FOR AN AMOUNT NOT TO EXCEED \$10,000 AND INCREASE THE TERM

This Resolution serves to provide for added funding, and time of performance extension, for continuing Community Redevelopment Agency Financial Advisory Services in relation to the negotiation, development and approval of a Development Agreement for the development and sale of the CRA owned Commerce Park property by Carras Community Investments, Inc.

CRA Attorney Michael Haygood read the following Resolution by title only:

CRA RESOLUTION 2017-004

A RESOLUTION OF THE LAUDERDALE LAKES COMMUNITY REDEVELOPMENT AGENCY ("AGENCY") AUTHORIZING THE EXECUTION OF THE FIRST MODIFICATION TO A PROFESSIONAL SERVICE AGREEMENT BY AND BETWEEN THE AGENCY AND CARRAS COMMUNITY INVESTMENT, INC. TO PROVIDE REAL ESTATE ADVISORY SERVICES TO THE AGENCY FOR THE COMMERCE PARK PROJECT TO INCREASE THE COMPENSATION FOR AN AMOUNT NOT TO EXCEED \$10,000 AND INCREASE THE TERM THROUGH THE FIRST OF May 17, 2017 OR APPROVAL OF DEVELOPMENT AND DISPOSITION AGREEMENT BY CRA BOARD; DIRECTING AND AUTHORIZING THE CHAIRMAN AND SECRETARY TO TAKE SUCH ACTIONS AS SHALL BE NECESSARY AND CONSISTENT TO CARRY OUT THE INTENT AND DESIRE OF THE AGENCY; ADOPTING REPRESENTATIONS; PROVIDING AN EFFECTIVE DATE.

Commissioner Hazelle Rogers made a motion to move CRA Resolution 2017-004 to the floor for discussion. Vice Chair-person Sandra Davey seconded the motion. There was a unanimous voice vote of approval.

Discussion ensued regarding the current project and the money that has been spent.

Chairperson Beverly Williams requested a roll call:

FOR: Chairperson Beverly Williams, Commissioner Veronica Edwards Phillips. AGAINST: Vice-Chairperson Sandra Davey, Commissioner Gloria Lewis, Commissioner Hazelle Rogers

Motion failed: 2-3

Mayor Hazelle Rogers requested a motion for reconsideration. Commissioner Gloria Lewis seconded the motion and made a friendly amendment that if the Investment Company does not have anything in by next month, the CRA Board goes with second bidder.

Chairperson Beverly Williams asked for a roll call on the reconsideration.

FOR: Chairperson Beverly Williams, Commissioner Gloria Lewis, Commissioner Veronica Edwards Phillips, Commissioner Hazelle Rogers. AGAINST: Vice-Chairperson Sandra Davey

Motion to reconsider passed: 4-1

Chairperson Beverly Williams asked for a roll call on the amendment.

FOR: Chairperson Beverly Williams, Vice-Chairperson Sandra Davey, Commissioner Gloria Lewis, Commissioner Veronica Edwards, Commissioner Hazelle Rogers.

Motion passed: 5-0

12. NEW BUSINESS

A. CRA RESOLUTION 2017-005 OF THE LAUDERDALE LAKES COMMUNITY REDEVELOPMENT AGENCY AUTHORIZING THE EXECUTION OF THE FIFTH AMENDMENT TO THE AGREEMENT FOR DEVELOPMENT AND DISPOSITION OF PROPERTY BETWEEN OAKLAND DEVELOPMENT PARTNER, LLC TO SUCCESSOR IN TITLE TO UNITED HOMES OF LAUDERDALE LAKES, INC. AND LAUDERDALE LAKES COMMUNITY REDEVELOPMENT AGENCY

This Resolutions authorizes the execution of the Fifth Amendment to the Agreement for development and disposition of property between Oakland Development Partner, LLC to successor in title to United Homes of Lauderdale Lakes, Inc. and Lauderdale Lakes Community Redevelopment Agency.

Chairperson Beverly Williams asked for a motion to move the agenda to hear item 12A at 5:30 p.m. time certain and to have a presentation by Broward County. Commissioner Veronica Edward Phillips made the motion. Chairperson Beverly Williams seconded the motion.

CRA Attorney Michael Haygood read the following Resolution by title only:

CRA RESOLUTION 2017-005

A RESOLUTION OF THE LAUDERDALE LAKES COMMUNITY REDEVELOPMENT AGENCY AUTHORIZING THE EXECUTION OF THE FIFTH AMENDMENT TO THE AGREEMENT FOR DEVELOPMENT AND DISPOSITION OF PROPERTY BETWEEN OAKLAND DEVELOPMENT PARTNER, LLC TO SUCCESSOR IN TITLE TO UNITED HOMES OF LAUDERDALE LAKES, INC. AND LAUDERDALE LAKES COMMUNITY REDEVELOPMENT AGENCY; DIRECTING AND AUTHORIZING THE CHAIRMAN AND SECRETARY TO TAKE SUCH ACTIONS AS SHALL BE NECESSARY AND CONSISTENT TO CARRY OUT THE INTENT AND DESIRE OF THE AGENCY; ADOPTING REPRESENTATIONS; PROVIDING AN EFFECTIVE DATE.

CRA Executive Director Gary Rogers advised that the presenters are stuck in traffic. The CRA Board decided to wait for the presenters.

*Barney McCoy, Broward County Service and Capital Planning Manager presented information regarding the County's Bus Shelter Project. Chairperson Beverly Williams expressed her disappointment with the delay in the project. Commissioner Hazelle Rogers echoed the disappointment with the delay in the project and requested that the CRA Board be notified in writing on all project updates.

Attorney Dennis Mele, representative for Oakland Development Partners LLC presented information regarding the project and asked the Commission to approve to an amendment to the final site plan that reflects a new unit configuration for the Developer's Project to include 319 apartment units, which will be comprised of 42 three bedroom units, 205 two bedroom units and 132 one bedroom units.

Discussion ensued regarding the 319 apartment units, the cost of the units, the upkeep and management of the units, as well as parking and diversity of homes.

Former Commissioner Eric Haynes asked the CRA Board to encourage home ownership and spoke in opposition of rental units.

Commissioner Gloria Lewis made a motion to table the item until the CRA Chair can meet with the developer and the CRA Board receives a copy of the original developers agreement. Vice-Chairperson Sandra Davey seconded the motion. There was a unanimous voice vote of approval.

FOR: Chairperson Beverly Williams, Vice-Chairperson Sandra Davey, Commissioner Gloria Lewis, Commissioner Veronica Edwards Phillips, Commissioner Hazelle Rogers.

Motion passed: 5-0

13. ITEMS FOR FUTURE DISCUSSION/ANNOUNCEMENTS

14. ADJOURNMENT

Meeting was adjourned at 8:14 p.m.

"In accordance with Sec. 2-55 of the Code of Ordinance, the minutes are action minutes and do not record or transcribe debate or argument. The City Clerk maintains an audio recording of the Workshop and Commission Meeting minutes in accordance with state retention regulations. For an audio/video copy of the minutes, please contact the City Clerk's Office at 954-535-2705."

BEVERLY WILLIAMS, CHAIRPERSON

ATTEST:

SHARON HOUSLIN, CITY CLERK

CITY OF LAUDERDALE LAKES

Agenda Cover Page

Fiscal Impact: No

Contract Requirement: No

Title

EXECUTIVE REPORT FROM THE CRA EXECUTIVE DIRECTOR
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Summary

This report provides a summary of the Community Redevelopment Agency related activities.
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Staff Recommendation

Background:

Funding Source:

Not applicable

Sponsor Name/Department: J. Gary Rogers, CRA Executive Director

Meeting Date: 2/21/2017

ATTACHMENTS:

Description	Type
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<input type="checkbox"/> Executive Report	Executive Summary
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**LAUDERDALE LAKES COMMUNITY REDEVELOPMENT AGENCY
INTEROFFICE MEMORANDUM**

TO:	City Manager Phil Alleyne	DATE:	February 6, 2017
		CC:	Michael Haygood - CRA Attorney Celestine Dunmore - Economic Dev. Manager
FROM:	J. Gary Rogers - CRA Executive Director	RE:	UPDATE: Community Redevelopment Agency (CRA) activities through January 31, 2017

CRA Executive Director Report

1. Northwest 31St. Avenue Corridor Improvements

Wildfire Wireless Video Security Program installation of the N.W. 31St Ave. corridor project is approved and on-hold pending FPL providing power to pole locations as required. All required deposits are paid and the equipment has been awaiting delivery. Florida Power and Light (FPL) is re-visiting strategies for providing to the proposed installation of electrical service in 2 locations (4 Poles to be installed) to power to the camera clusters.

Permit negotiation/application processing is active and on-going at this time once again as instructed by the CRA Board in-lieu of the use of Solar Power.

Complete Streets Conceptual Design was approved on May 9, 2016 by the Broward County – for the development of proposals/pricing for N.W. 31St. Ave. Complete Streets redevelopment.

Project design and cost estimates for the implementation of the project have been accepted by FDOT to secure FY2016 State Legislative Appropriation \$1m award.

The approved project design calls for the modification of existing medians to gain space for a sidewalk to be installed on the East side of the corridor. Landscaping, lighting, street furnishings and project signage will be included in the final project design which is under development at this time in collaboration with FDOT.

*Approval and execution of contract with FDOT will be secured via City Commission in February 2017. The Lauderdale Lakes portion of the project will proceed to bidding/development in FY-2017/8.

A N.W. 31st Ave. Corridor Planning Collaborative is under development at this time, as requested by CRA Commissioner/Mayor Hazelle Rogers. The initiative will be implemented in partnership with: the MPO, Broward County, and the Cities of Fort Lauderdale, Lauderhill, Oakland Park and Tamarac for the development of Complete Streets designs for N.W. 31st Ave. from: Sistrunk Boulevard, to McNabb Rd. where past roadway widening caused undesirable visual qualities for the corridor and created unsafe street conditions for pedestrians and for motorist.

2. Northwest 31st Avenue Residential Improvements

In accordance with the 2014 CRA Plan Update, provisions to address aging private residential property conditions and unsafe parking are included to encourage redevelopment of the N.W. 31st Avenue corridor.

*Upon the sale of the CRA owned Commerce Park property for development, a Residential Façade Improvement Program funding proposal will be presented to the CRA Board for consideration.

3. Electronic Messaging Board

Funding for the Electronic Messaging Board is provided within the adopted FY2017 CRA Budget. The design of the project is underway through the firm Saltz Michaelson and Associates to develop 3 design alternatives for the Message Board to serve also as a Community Gateway feature.

At the March 21, 2017 CRA meeting the CRA Board will consider 3 architectural design alternatives, and select the preferred design for development in 2017. Also, locations for the development of 2 Message Board features will be considered on Oakland Park Boulevard and SR7/US 441.

The procurement of contractors will follow CRA Board approval of structural design and placement of the Message Board features.

4. Redevelopment/Town Center - Master Developer/Development Agreement

Following the sale of the Marketplace Plaza at the Town Center District in 2016 the new owners engaged City and CRA staff to discuss the opportunities for the stabilization of the property, improvements to the existing drainage system, and to craft strategies for the redevelopment of the property as reflected within the adopted CRA Plan and to conform to Town Center Zoning standards.

The property owner has submitted an application for financial commitment/partnership with the CRA through the Commercial Façade Improvement Program for filing to a future CRA meeting agenda for funding consideration by the CRA Board of Directors.

An Architectural firm has been engaged by the property owners to design the build-out of the Town Center in areas presently developed as surface parking. A preliminary/conceptual design for the project was recently shared with City/CRA staff for review and comment. The design is being evaluated for conformance/modification to conform to the adopted CRA Plan, City of Lauderdale Lakes Land Use and Architectural Code and Local Activity Center (LAC) standards which prevail throughout the 144 acre LAC zone approved by Broward County.

NOTE: The Commercial Façade Improvement Program will be filed for discussion within the February 21, 2017 CRA meeting agenda. Consideration will be given to a suspension of the program pending the implementation of a planned 2017 Small Business Assistance Program and to fund public improvements identified within the CRA Plan in FY2017.

5. Transit Improvement Planning

The FY2017 Transportation Improvement Program (TIP) is adopted to reflect:

- Funding for the design of a Pedestrian Safety Crossing project to be constructed at SR7/US 441 and the C-13 Greenway Trail.
- Funding for the design of a Pedestrian Safety improvements at SR7/US 441 and Oakland Park Boulevard

The Florida Department of Transportation (FDOT) will design and develop the projects referenced above in partnership with the MPO and the City of Lauderdale Lakes.

6. Commercial Facade Improvement Program

CRA Board approved/contracted Commercial Façade work is underway at the Lauderdale Lakes Industrial Park located at 2696 N.W. 31St. Ave. Commercial Facade improvements have been completed at the Oakland Center site located at 4406-4420 West Oakland Park Boulevard with requested inspection/release of funding in processing at this time.

7. Community Policing Initiatives

Community Policing Initiatives are approved in the adopted CRA Plan to continue on an on-going basis to provide innovative strategies to insure public safety and to enhance public safety within the CRA area.

Directed Patrol: Broward Sheriff's Office (BSO) Directed Patrol services in the CRA area are funded periodically based upon need for deployment within the CRA District. Additional funding for this activity will be presented to the CRA Board in the future should anticipated funding sources be determined to be unavailable to meet local needs.

Video Security: CRA funded installation of WildFire Camera Networks Wireless Video Security Cameras, on the N.W. 31st Avenue corridor, and at the City of Lauderdale Lakes Alzheimer's Center facility, in partnership with the City of Lauderdale Lakes and the Broward County Sheriff's Office is underway at the present time.

Both installations require the cooperation of Florida Power and Light (FPL) as several camera locations are not presently provided with power from existing electrical system connections to provide FPL power supply needed to complete the projects.

The installation of the CRA approved SR7/Oakland Park Blvd. system is awaiting required FDOT approval of Right Of Way (ROW) Camera installation for data collection and pedestrian/vehicular interaction monitoring purposes to improve public safety and transportation management.

8. The C-13 Greenway Trail "Gap"

The C-13 Greenway Trail "GAP" project will complete the development of approximately 1/3 mile of "missing" trail development along the Greenway. Project boundaries are: from N.W. 31st Avenue on the Western end, to the City boundary line to the East of the Lauderdale Lakes Broward County School Campus at N.W. 29th Ave.

When completed, the project will connect the Greenway Trail in the undeveloped area between the City of Oakland Park and Lauderdale Lakes to include pedestrian lighting, landscaping, and aesthetic features.

Federal and local project funding in the amount of \$458,504 was secured in partnership with the City of Lauderdale Lakes, Broward MPO through the 2016 Broward County TIGER Grant program application.

By Resolution, the City of Lauderdale Lakes pledged TIGER matching funds of \$250,000 for the project. The release of pledged matching funds from the City is required before the month of April 2017. The engineering and design of the project by FDOT will commence in FY 2017 and project construction is anticipated to take place in FY2018.

9. C-13 Greenway Trailhead Park

Project design and cost estimates have been developed for this site. Efforts to identify/secure competitive grant funding to complete the project are on-going.

Development of the site could be funded by the City through the use of the Recreational Impact Fee Fund, or by the CRA through the use of proceeds from the pending sale of the Commerce Park property should the CRA Board desire.

NOTE: A single Masonry Bus Shelter is under development at this site is now approximately 50% complete at the present time.

10. Vincent Torres Memorial Park

The CRA Board approved FY2016 funding for the improvement of the Vincent Torres (VT) Memorial Park facility in partnership with the City to address:

- Outdated Video Cameras replaced throughout the park
- Electronic Scoreboard replaced
- Exterior Restroom drainage repaired
- Outdoor Children's Playground floor mats repaired

*If requested, FY2017 funding for additional park improvements might be considered in a mid-year CRA budget proposal to the CRA Board.

Healthy Community Zone This project represents an expansion of the CRA Healthy Living Initiatives Program in cooperation with the City of Lauderdale Lakes – Parks and Leisure Services Department through an award of \$70,000 at Vincent Torres Park.

Program funding was secured through partnership with the Broward Regional Health Planning Council (BRHPC). Funding and technical support is provided through the Broward Community Foundation B-Fit program to support the implementation of the Healthy Community Zone in the City of Lauderdale Lakes.

On August 9, 2016 the City Commission approved an Interlocal Agreement with BRHPC for implementation of B-Fit/Healthy Community Zone services.

Year 2 Healthy Community Zone program funding is under consideration through a request to the Broward Community Foundation

11. Ireland Property / Community Gardens

The Ireland Property @ NW 36Th St. is leased to the City for recreational use related to the Vincent Torres Memorial Park, providing parking for the Vincent Torres Park, and a home for the ¼ acre Community Garden project, another City/CRA Healthy Living Initiatives recreational activity.

Flowers and fruit bearing trees have been added to the 49 individual family garden beds on the site with all material required for garden development and on-going utilization provided by the CRA. Physical improvements to the properties have been built and are maintained by community volunteers from the Community Garden Club of Lauderdale Lakes.

The award of \$70,000 in Bfit program funding, secured through City and CRA collaboration Broward Regional Health Planning Council (BRHC), now provides support for the active utilization of: Community Gardens, Vincent Torres Park, C-13 Greenway Trail and the City Aquatic Facility. The primary Bfit program objective is to educate members of the community to encourage the adoption and practice of healthy behaviors and to promote the individual adoption of active lifestyles throughout the community for all age groups.

12. Library/Educational & Cultural Programs

Community Redevelopment Agency funding for events/activities at the Library/ECC facility continues in FY2017 in partnership with the City for community benefit activities such as: business training/educational events/seminars/exhibits/cultural experiences. These activities are classified as Marketing and Promotion expenses within the adopted CRA Plan.

CRA/City staff continue to provide/sponsor various forums in response to on-going community, non-profit and business needs and request for support.

In FY2017 the CRA will implement Round II of the Business Consultation Program to provide for the development of individual business plans for existing business owners located in the CRA area. Workshops continue to be scheduled for new and prospective entrepreneurs, homebuyers and other parties interested in investing in the City of Lauderdale Lakes on an on-going basis.

13. Commerce Park/ Somerset Drive Redevelopment

American Land Ventures (ALV), designated site redeveloper, is nearing the completion of Step II - Development Agreement allowing for project planning, design and development negotiations. The required \$50,000 good faith development negotiation deposit fee was paid to the CRA to fund pre-development land planning, site planning, to support the market analysis process, project development budget, and time-line needed to create a Development Agreement for consideration, modification and approval by the CRA Board.

NOTE: On January 17, 2017 the CRA Board requested the development of alternatives to rental housing development for the property, to include home ownership opportunities, to be presented for consideration of inclusion in the Development Agreement under development for the project as an alternative to rental housing development only.

Project cost-revenue based property appraisals by the CRA and ALV have been secured (Based upon mixed-use development plan with rental housing only) and the required Broward County Tree Preservation/mitigation study is nearing completion/delivery. The analysis of the proposed project budget was completed to inform project negotiations for the generation of a proposed Development Agreement for future consideration by the CRA Board.

The transfer of Somerset Drive ownership from the CRA to the City is now complete with 3 of 23 acres purchased by the CRA in 2010 having been transferred to City ownership for dedication as a City Street.

14. City-Wide Bus Shelter Development Project

Bus Shelter development is underway by Broward County Transit under contract with the City of Lauderdale Lakes as development and grant manager for the City. Construction of 5 masonry structures is underway development at: the CRA owned Children's Community Garden and "C-13 Greenway Trail-Trailhead" site on N.W. 31St Ave., with the development of additional shelters on: N.W. 31St Ave., Oakland Park Boulevard.

*10 Additional Masonry Shelters are being prepared for bidding at the present time also.

Construction will resume in the near future according to BCT representatives who presented a project overview report to the CRA Board on January 17, 2017.

15. ICMA LOKAL+/Sister City Kenscoff Haiti-City of Lauderdale Lakes

On-going collaboration continues with City and ICMA staff for the Kenscoff Haiti providing recommendations and research materials to complete the ICMA work program. The project has implemented the formal agreement between ICMA, Kenscoff and Lauderdale Lakes, and resulted in the generation of research/data to guide project activities for water supply and for the production, processing and marketing of local foods to impact the regional economy, and to preserve the tree canopy, water and soil quality of the region. Sister City linkages to implement the formal Sister City relationship with Kenscoff as approved by the City Commission and to guide the LOKAL+ Partnership Program through ICMA remains incomplete due to the suspension of activity following the 2016 Hurricane.

NOTE: Only approved/funded activities underway/contracted are tracked monthly using the template below. Activities such as regular operating expenses approved within the adopted CRA Budget paid are not tracked/reported within the report below: for instance, the purchase of office supplies, or the regular payment utility expenses. The information provided below is offered for review and consideration by the members CRA Board and the Lauderdale Lakes community. CRA staff is available for inquiry/discussion regarding any entry/project, or for consideration of any recommended revisions to the reporting template for use in future reports.

Community Redevelopment Agency Project Expenditures (DRAFT)

Project Name	Total Budget					Contractual Information			Comments
	FY2017 Adopted Budget	FY2017 Revised Budget	Encumbered	Spent To Date	Available Balance	Total Contract Amount	Spent To Date	Available Balance	
Commerce Park - Master Development									
Florida Atlantic (Tree Study)						23,000	14,680	8,320	
Prestige Property Maintenance, Inc.						14,112	3,528	10,584	
Anderson & Carr						6,000	0	6,000	
American Land Ventures (Predevelopment Cost)						30,000	0	30,000	
Carras Community Investment, Inc.						10,000	0	10,000	
Action Fence (Fence Repairs)						1,100	650	450	
National Construction (Fence Lease)						3,926	35	3,891	
Commercial Facade Improvement Project	400,000	400,000	200,000	0	200,000				
Lauderdale Lakes Industrial Park						150,000	0	150,000	
The Oakland Center						50,000	0	50,000	
Community Policing	25,000	25,000	0	0	25,000				
Educational/Cultural/Business Programs	70,000	70,000	0	0	70,000				
Healthy Living Facilities	12,500	12,500	0	0	12,500				
All American Waste						5,280	2,200	3,080	
Home Depot						4,000	797	3,203	
Action Fence (Windscreen)						1,446	1,446	0	
Vincent Torres Memorial Park	2,500	2,500	0	0	2,500				
Video Surveillance Project	50,000	50,000	0	0	50,000				
Wild Fire Camera Networks (NW 31st & NW 41st)						40,000	30,868	9,132	
TEI Innovations (Poles)						27,000	16,164	10,836	
Wild Fire Camera Networks (441 & Oakland Park Blvd.)						23,000	17,990	5,010	
Streetscape	244,787	244,787	92,000	0	152,787				
Broward County (Bus Shelter)						85,000	0	85,000	
McMahon and Associate						195,968	8,824	187,144	
JBC Planning & Design						10,000	0	10,000	
Craven & Thompson & Assoc.						41,640	24,000	17,640	
Radis International, LLC						8,279	0	8,279	
Saltz Michelson (Electronic Message Board)						5,200	0	5,200	
Total CRA Expenses	804,787	804,787	292,000	-	512,787	734,952	121,182	613,769	

Total invoices paid submitted for payment in January 2017: 18

Total amount for invoices submitted in January 2017: \$32, 346.31

Total invoices directly related to projects listed: 9

Total amount for invoices directly related to projects listed: \$30,264.64

CITY OF LAUDERDALE LAKES

Agenda Cover Page

Fiscal Impact: No

Contract Requirement: No

Title

CRA RESOLUTION 2017-006 OF THE LAUDERDALE LAKES COMMUNITY REDEVELOPMENT AGENCY ('AGENCY') RATIFYING THE CITY MANAGERS FILING OF THE AGENCY'S FISCAL YEAR 2017, PERIOD 3 (DECEMBER) FINANCIAL ACTIVITY REPORT
--

Summary

This Resolution serves to ratify the December 2016 - (Period 3) Financial Activity Reports provided by the Financial Services Department.

Staff Recommendation

Background:

Staff recommends the City Commission accept the filing of the City Fiscal Year 2017 Financial Activity Reports for the month of December (Period 3).

The intended purpose of this agenda item is to provide for the Financial Reporting as required under Ordinance No. 2011-22;

Section 82-304 – Financial Reporting

The city shall provide for the ongoing generation and utilization of financial reports on all funds comparing budgeted revenue and expenditure information to actual on a monthly and year-to-date basis. The Financial Services Department shall be responsible for issuing the monthly reports to departments, the Mayor and City Commission, and provide any information regarding any potentially adverse trends or conditions.

Funding Source:

Not Applicable.

Sponsor Name/Department: Susan Gooding-Liburd, MBA, CPA, CGFO/Financial Services Director

Meeting Date: 2/21/2017

ATTACHMENTS:

Description	Type
❑ CRA Resolution 2017-006 -Period 3 (December) Financial Activity Report	Resolution
❑ December CRA Financial Report	Exhibit

CRA RESOLUTION 2017-006

A RESOLUTION OF THE LAUDERDALE LAKES COMMUNITY REDEVELOPMENT AGENCY ("AGENCY") RATIFYING THE CITY MANAGERS FILING OF THE AGENCY'S FISCAL YEAR 2017, PERIOD 3 (DECEMBER) FINANCIAL ACTIVITY REPORT, AS PREPARED BY THE DEPARTMENT OF FINANCIAL SERVICES, FOR THE PURPOSE OF CONFORMING TO THE AGENCY'S ADOPTED FINANCIAL INTEGRITY PRINCIPALS AND FISCAL POLICIES; PROVIDING FOR THE ADOPTION OF REPRESENTATIONS; PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Manager's Office, through an Interlocal Agreement is responsible for monitoring the financial affairs of the Agency; and

WHEREAS, the City Manager's Office has recommended, and the Commissioners of the Agency have accepted such recommendation that the fiscal affairs of the Agency should be conducted in a manner which is open and transparency; and

WHEREAS, in furtherance of the principal of such openness and transparence, the Financial Services Department will make monthly reports of the financial affairs of the Agency to the Commissioners of the Agency.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE LAUDERDALE LAKES COMMUNITY REDEVELOPMENT AGENCY, as follows:

Section 1. ADOPTION OF REPRESENTATIONS: The foregoing Whereas paragraphs are hereby ratified and confirmed as being true, and the same are hereby made a specific part of this Resolution.

Section 2. RATIFICATION: The Commissioners of the Agency hereby ratify the City Manager's filing of the Agency Fiscal Year 2017, Period 3 (December) Financial Activity Reports, as prepared by the Department of Financial Services.

Section 3. EFFECTIVE DATE: This Resolution shall take effect immediately upon its final passage.

ADOPTED BY THE BOARD OF COMMISSIONERS OF THE LAUDERDALE LAKES
COMMUNITY REDEVELOPMENT AGENCY AT ITS REGULAR MEETING HELD
FEBRUARY 21, 2017.

BEVERLY WILLIAMS, CHAIRPERSON

ATTEST:

SHARON HOUSLIN, SECRETARY

VOTE:

Chairperson Beverly Williams	____(For)	____(Against)	____(Other)
Vice Chairperson Sandra Davey	____(For)	____(Against)	____(Other)
Commissioner Gloria Lewis	____(For)	____(Against)	____(Other)
Commissioner Veronica Edwards Phillips	____(For)	____(Against)	____(Other)
Commissioner Hazelle Rogers	____(For)	____(Against)	____(Other)

CITY OF LAUDERDALE LAKES

FY 2017 Financial Report as of 12/31/2016

(25% of year elapsed)

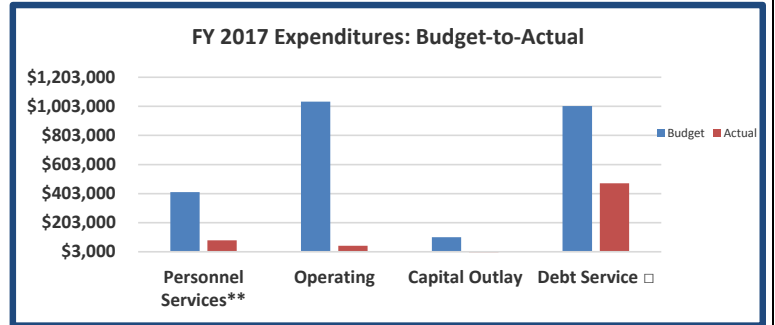
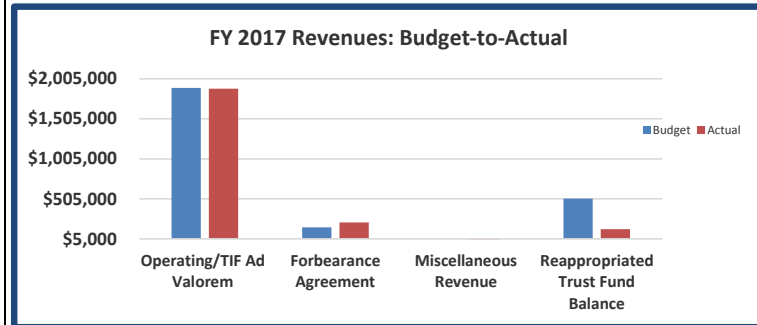
Community Redevelopment Agency (CRA)*

109 CRA Trust Fund Revenues	Budget	Year-to-Date (December 31, 2016)	% Credited
Operating/TIF Ad Valorem	\$1,892,625	\$1,880,900	99%
Forbearance Agreement	\$150,000	\$210,000	140%
Miscellaneous Revenue	\$5,500	\$0	0%
Reappropriated Trust Fund Balance	\$509,014	\$127,254	25%
Total	\$2,557,139	\$2,218,154	87%

109 CRA Trust Fund Expenses	Budget	Year-to-Date (December 31, 2016)	% Spent
Personnel Services**	\$414,153	\$81,833	20%
Operating	\$1,036,236	\$43,924	4%
Capital Outlay	\$102,500	\$0	0%
Debt Service □	\$1,004,250	\$474,349	47%
Total	\$2,557,139	\$600,106	23%

**Includes cell & auto allowances

□ There are 3 debt obligations, each requires 2 payments annually



Note(s):

- The CRA TIF Ad valorem revenue has been received from the City, Broward County, Children's Svcs Council, & N. Broward Hosp District

- Forbearance payment received from the City - \$210,000.00

- Debt Service payments for FY 2017:

Note 59: due in December & June (maturity in June 2018)

Note 91: due in October & April (maturity in April 2025)

Note 117: due December & June (maturity in June 2024)

- Personnel: There are four positions: Executive Director, Economic Development Manager, Administrative Coordinator, and Staff Assistant (vacant & unfunded)

Additional Revenue Due to CRA Trust Fund		Cash Management	
\$2,568,031.00	Forbearance Agreement	\$3,158,716.36	Accounts - Bank of America
(\$1,030,000.00)	Payments to date	\$244,513.59	Accounts - SunTrust
\$1,538,031.00	Balance as of 12/31/2016	\$24,567.60	Local Gov't Investment Pool - SBA
	•final payment: January 2019	\$3,427,797.55	CRA Trust Fund
			•bank statements included

*Data as of 2/8/2017

Budget Amendment(s) as of December 2016

Date of Approval
N/A

Susan Gooding-Liburd

2/8/2017

Financial Services Director

Date

I/We certify the information provided to be true and accurate to the best of my/our knowledge.

Amounts subject to adjustments according to GAAP/GASB guidelines. Data does not include encumbrances.

**CITY OF LAUDERDALE LAKES
COMMUNITY REDEVELOPMENT AGENCY
CHANGE IN FUND BALANCE
As of 12.31.16**

REVENUE:

PROPERTY TAX AND TAX INCREMENT	1,880,900
FORBEARANCE AGREEMENT	210,000
REAPPROPRIATION OF TRUST FUND	127,254
TOTAL REVENUES	<u>2,218,154</u>

EXPENDITURES:

PERSONNEL SERVICES	81,833
OPERATING	43,924
CAPITAL OUTLAY	-

DEBT SERVICE:

PRINCIPAL	323,532
INTEREST AND FISCAL CHARGES	150,817
TOTAL EXPENDITUES	<u>600,106</u>

Excess (deficit) of revenues over expenditures	<u>1,618,048</u>
---	-------------------------

NET CHANGE IN FUND BALANCE	<u>1,618,048</u>
-----------------------------------	-------------------------

Estimated FUND BALANCE, beginning 10.1.16	3,370,038
Estimated FUND BALANCE, ending as of 12.31.16	<u>4,988,086</u>



AG 0 075 935 166 020844 #001 AV 0.376

CITY OF LAUDERDALE LAKES
COMMUNITY REDEVELOPMENT AGENCY
4300 NW 36TH ST
LAUDERDALE LAKES, FL 33319-5506

Customer service information

Customer service: 1.888.400.9009

bankofamerica.com

Bank of America, N.A.
P.O. Box 25118
Tampa, Florida 33622-5118

Your Public Funds Interest Checking

for December 1, 2016 to December 31, 2016

Account number: 0054 8772 0348

CITY OF LAUDERDALE LAKES COMMUNITY REDEVELOPMENT AGENCY

Account summary

Beginning balance on December 1, 2016	\$1,261,002.15	# of deposits/credits: 6
Deposits and other credits	2,078,130.84	# of withdrawals/debits: 11
Withdrawals and other debits	-0.00	# of days in cycle: 31
Checks	-180,214.04	Average ledger balance: \$1,343,872.80
Service fees	-202.59	
Ending balance on December 31, 2016	\$3,158,716.36	

Annual Percentage Yield Earned this statement period: 0.15%.
Interest Paid Year To Date: \$3,074.25.

IMPORTANT INFORMATION: BANK DEPOSIT ACCOUNTS

Updating your contact information - We encourage you to keep your contact information up-to-date. This includes address, email and phone number. If your information has changed, the easiest way to update it is by visiting the Help & Support tab of Online Banking. Or, you can call our Customer Service team.

Deposit agreement - When you opened your account, you received a deposit agreement and fee schedule and agreed that your account would be governed by the terms of these documents, as we may amend them from time to time. These documents are part of the contract for your deposit account and govern all transactions relating to your account, including all deposits and withdrawals. Copies of both the deposit agreement and fee schedule which contain the current version of the terms and conditions of your account relationship may be obtained at our financial centers.

Electronic transfers: In case of errors or questions about your electronic transfers - If you think your statement or receipt is wrong or you need more information about an electronic transfer (e.g., ATM transactions, direct deposits or withdrawals, point-of-sale transactions) on the statement or receipt, telephone or write us at the address and number listed on the front of this statement as soon as you can. We must hear from you no later than 60 days after we sent you the FIRST statement on which the error or problem appeared.

- Tell us your name and account number.
- Describe the error or transfer you are unsure about, and explain as clearly as you can why you believe there is an error or why you need more information.
- Tell us the dollar amount of the suspected error.

For consumer accounts used primarily for personal, family or household purposes, we will investigate your complaint and will correct any error promptly. If we take more than 10 business days (10 calendar days if you are a Massachusetts customer) (20 business days if you are a new customer, for electronic transfers occurring during the first 30 days after the first deposit is made to your account) to do this, we will credit your account for the amount you think is in error, so that you will have use of the money during the time it will take to complete our investigation.

For other accounts, we investigate, and if we find we have made an error, we credit your account at the conclusion of our investigation.

Reporting other problems - You must examine your statement carefully and promptly. You are in the best position to discover errors and unauthorized transactions on your account. If you fail to notify us in writing of suspected problems or an unauthorized transaction within the time period specified in the deposit agreement (which periods are no more than 60 days after we make the statement available to you and in some cases are 30 days or less), we are not liable to you for, and you agree to not make a claim against us for the problems or unauthorized transactions.

Direct deposits - If you have arranged to have direct deposits made to your account at least once every 60 days from the same person or company, you may call us at the telephone number listed on the front of this statement to find out if the deposit was made as scheduled. You may also review your activity online or visit a financial center for information.

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Equal Housing Lender



Deposits and other credits

Date	Transaction description	Customer reference	Bank reference	Amount
12/29/16	WIRE TYPE:WIRE IN DATE: 161229 TIME:1605 ET TRN:2016122900378256 SEQ:20161229RO516216/000765 ORIG:CITY OF LAUDERDALE LAKES ID:9852783272 SND BK:BANKUNITED, NA ID:267090594 PMT DET:2016364 000543 TIF FORBEARANCE		903712290378256	649,163.00
12/29/16	Deposit		813103452923605	160,568.00
12/29/16	Deposit		813103452923607	58,230.00
12/30/16	WIRE TYPE:WIRE IN DATE: 161230 TIME:1325 ET TRN:2016123000332728 SEQ:20161230RO516628/000483 ORIG:CITY OF LAUDERDALE LAKES ID:9852783272 SND BK:BANKUNITED, NA ID:267090594 PMT DET:2016365 000391 TIF		903712300332728	1,000,000.00
12/30/16	CITY LAUDER 3272 DES:ACHPayment ID:CRA2016-12 INDN:Lauderdale Lakes CRA CO ID:JXXXXXXXXX CCD		902365004528748	210,000.00
12/30/16	Interest Earned			169.84

Total deposits and other credits

\$2,078,130.84

Checks

Date	Check #	Bank reference	Amount	Date	Check #	Bank reference	Amount
12/02	2637	813105992574079	-179.60	12/08	2643	813109692349421	-4,127.00
12/02	2639*	813108492760672	-222.24	12/09	2644	813105192543318	-254.20
12/02	2640	813106092159353	-2,090.00	12/07	2645	813100452344131	-300.00
12/09	2641	813109792175995	-1,319.88	12/19	2646	813109192816076	-171,493.02
12/08	2642	813100652231588	-193.00	12/30	2650*	813109392833873	-35.10

Total checks

-\$180,214.04

Total # of checks

10

* There is a gap in sequential check numbers

Service fees

Date	Transaction description	Amount
12/15/16	11/16 ACCT ANALYSIS FEE	-202.59

Total service fees

-\$202.59

Note your Ending Balance already reflects the subtraction of Service Fees.

Daily ledger balances

Date	Balance (\$)	Date	Balance(\$)	Date	Balance (\$)
12/01	1,261,002.15	12/08	1,253,890.31	12/19	1,080,620.62
12/02	1,258,510.31	12/09	1,252,316.23	12/29	1,948,581.62
12/07	1,258,210.31	12/15	1,252,113.64	12/30	3,158,716.36

Check images

Account number: 0054 8772 0348

Check number: 2637 | Amount: \$179.60

Community Redevelopment Agency
City of Lauderdale Lakes
4300 N.W. 35th Street
Lauderdale Lakes, FL 33318

Check Number: 002637
Date: 11/17/2016
Amount: \$179.60

Pay To The Order Of
HOME DEPOT CREDIT SERVICES
DEPT 38-25034541
P.O. BOX 9008
DENVER, CO 80209-9008

Signature: *Big M. Wells*

Microprint: *002637* 10630000474005487720348*

Check number: 2639 | Amount: \$222.24

Community Redevelopment Agency
City of Lauderdale Lakes
4300 N.W. 35th Street
Lauderdale Lakes, FL 33318

Check Number: 002639
Date: 11/28/2016
Amount: \$222.24

Pay To The Order Of
NATURE 800 OF POMPANO BEACH, INC.
3881 N. DIXIE HWY
POMPANO BEACH, FL 33064

Signature: *Big M. Wells*

Microprint: *002639* 10630000474005487720348*

Check number: 2640 | Amount: \$2,090.00

Community Redevelopment Agency
City of Lauderdale Lakes
4300 N.W. 35th Street
Lauderdale Lakes, FL 33318

Check Number: 002640
Date: 11/28/2016
Amount: \$2,090.00

Pay To The Order Of
PRESTIGE PROPERTY MAINTENANCE INC
3300 W. 46TH AVENUE
DAVE, FL 33314

Signature: *Big M. Wells*

Microprint: *002640* 10630000474005487720348*

Check number: 2641 | Amount: \$1,319.88

Community Redevelopment Agency
City of Lauderdale Lakes
4300 N.W. 35th Street
Lauderdale Lakes, FL 33318

Check Number: 002641
Date: 12/05/2016
Amount: \$1,319.88

Pay To The Order Of
ALL AMERICAN WASTE SERVICES, INC.
PO BOX 22108
ALBUQUERQUE, NM 87102

Signature: *Big M. Wells*

Microprint: *002641* 10630000474005487720348*

Check number: 2642 | Amount: \$193.00

Community Redevelopment Agency
City of Lauderdale Lakes
4300 N.W. 35th Street
Lauderdale Lakes, FL 33318

Check Number: 002642
Date: 12/05/2016
Amount: \$193.00

Pay To The Order Of
BEACH PREVIEW
PO BOX 202410
DAVE, FL 33320

Signature: *Big M. Wells*

Microprint: *002642* 10630000474005487720348*

Check number: 2643 | Amount: \$4,127.00

Community Redevelopment Agency
City of Lauderdale Lakes
4300 N.W. 35th Street
Lauderdale Lakes, FL 33318

Check Number: 002643
Date: 12/05/2016
Amount: \$4,127.00

Pay To The Order Of
FLORIDA MUNICIPAL INSURANCE TRUST
P.O. BOX 1757
TALLAHASSEE, FL 32302-1757

Signature: *Big M. Wells*

Microprint: *002643* 10630000474005487720348*

Check number: 2644 | Amount: \$254.20

Community Redevelopment Agency
City of Lauderdale Lakes
4300 N.W. 35th Street
Lauderdale Lakes, FL 33318

Check Number: 002644
Date: 12/05/2016
Amount: \$254.20

Pay To The Order Of
OFFICE DEPOT
PO BOX 1415
CHICAGO, IL 60601-1415

Signature: *Big M. Wells*

Microprint: *002644* 10630000474005487720348*

Check number: 2645 | Amount: \$300.00

Community Redevelopment Agency
City of Lauderdale Lakes
4300 N.W. 35th Street
Lauderdale Lakes, FL 33318

Check Number: 002645
Date: 12/05/2016
Amount: \$300.00

Pay To The Order Of
SPOTLINE (HARRIS)
300 NW 7TH WAY
PLANTATION, FL 33317

Signature: *Big M. Wells*

Microprint: *002645* 10630000474005487720348*

Check number: 2646 | Amount: \$171,493.02

Community Redevelopment Agency
City of Lauderdale Lakes
4300 N.W. 35th Street
Lauderdale Lakes, FL 33318

Check Number: 002646
Date: 12/05/2016
Amount: \$171,493.02

Pay To The Order Of
BUNDESBANK
P.O. BOX 7079
BALTIMORE, MD 21208-0790

Signature: *Big M. Wells*

Microprint: *002646* 10630000474005487720348*

Check number: 2650 | Amount: \$35.10

Community Redevelopment Agency
City of Lauderdale Lakes
4300 N.W. 35th Street
Lauderdale Lakes, FL 33318

Check Number: 002650
Date: 12/16/2016
Amount: \$35.10

Pay To The Order Of
NATIONAL CONSTRUCTION RENTALS, INC.
P.O. BOX 4603
PACOMA, CA 91355-4603

Signature: *Big M. Wells*

Microprint: *002650* 10630000474005487720348*

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SUNTRUST BANK
PO BOX 305183
NASHVILLE TN 37230-5183



Page 1 of 2
66/E00/0175/0/40
1000083159920
12/31/2016
0000

Account Statement

COMMUNITY REDEVELOPMENT AGENCY CITY OF
LAUDERDALE LAKES
4300 NW 36TH ST
LAUDERDALE LAKES FL 33319-5506

Questions? Please call
1-800-786-8787

Is it time to make a personal commitment to improve your financial health?
Then it's time to take action.
Join us at OnUp.com to learn how to move from financial stress to confidence.

Account Summary	Account Type	Account Number	Statement Period																								
	PUBLIC FUNDS NOW	1000083159920	12/01/2016 - 12/31/2016																								
<table><tr><th>Description</th><th>Amount</th><th>Description</th><th>Amount</th></tr><tr><td>Beginning Balance</td><td>\$244,506.46</td><td>Average Balance</td><td>\$244,498.85</td></tr><tr><td>Deposits/Credits</td><td>\$32.13</td><td>Average Collected Balance</td><td>\$244,498.85</td></tr><tr><td>Checks</td><td>\$0.00</td><td>Number of Days in Statement Period</td><td>31</td></tr><tr><td>Withdrawals/Debits</td><td>\$25.00</td><td>Annual Percentage Yield Earned</td><td>.16%</td></tr><tr><td>Ending Balance</td><td>\$244,513.59</td><td>Interest Paid Year to Date</td><td>\$121.70</td></tr></table>				Description	Amount	Description	Amount	Beginning Balance	\$244,506.46	Average Balance	\$244,498.85	Deposits/Credits	\$32.13	Average Collected Balance	\$244,498.85	Checks	\$0.00	Number of Days in Statement Period	31	Withdrawals/Debits	\$25.00	Annual Percentage Yield Earned	.16%	Ending Balance	\$244,513.59	Interest Paid Year to Date	\$121.70
Description	Amount	Description	Amount																								
Beginning Balance	\$244,506.46	Average Balance	\$244,498.85																								
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Withdrawals/Debits	\$25.00	Annual Percentage Yield Earned	.16%																								
Ending Balance	\$244,513.59	Interest Paid Year to Date	\$121.70																								
Deposits/ Credits	Date 12/30	Amount 32.13	Serial # Description INTEREST PAID THIS STATEMENT THRU 12/31																								
Deposits/Credits: 1		Total Items Deposited: 0																									
Withdrawals/ Debits	Date 12/20	Amount 25.00	Serial # Description ACCOUNT ANALYSIS FEE																								
Withdrawals/Debits: 1																											
Balance Activity History	Date	Balance	Collected Balance																								
	12/01	244,506.46	244,506.46																								
	12/20	244,481.46	244,481.46																								
	12/30	244,513.59	244,513.59																								

The Ending Daily Balances provided do not reflect pending transactions or holds that may have been outstanding when your transactions posted that day. If your available balance wasn't sufficient when transactions posted, fees may have been assessed.



Account Statement

To change your address, please call 1-800-SUNTRUST (1-800-786-8787). Business clients call 1-800-752-2515

Complete this section to balance this statement to your transaction register.

Month _____ Year _____

Bank Balance Shown on statement \$ _____

Add (+)
Deposits not shown on this
statement (if any). \$ _____

Subtract (-) **Total (+)** \$ _____

Checks and other items outstanding but not paid on this statement (if any).

[illegible]

Total (-) \$

Balance \$

These balances should agree

Your Transaction Register Balance \$

Add (+) \$ _____
Other credits shown on
this statement but not
in transaction register. _____

Add (+) \$

Interest paid (for use in balancing interest-bearing accounts only).

Total (+) \$

Subtract (-) Other debits shown on this statement but not in transaction register.

Service Fees (If any)	\$

Total (-) \$ _____

Balance	\$
---------	----

In Case Of Errors Or Questions About Your Electronic Transfers (ETF)
Telephone us at 800.447.8994, Option 1 or write us at SunTrust Bank.

Questions About Your Electronic Transfers (ETF)
Telephone us at 800.447.8994, Option 1 or write us at SunTrust Bank, Attention: Fraud Assistance Center, P.O. Box 4418, Mail Code GA-MT-0413, Atlanta, GA 30302 as soon as you can, if you think your statement or receipt is wrong or if you need more information about a transfer on the statement or receipt. We must hear from you no later than 60 days after we sent you the FIRST statement on which the error or problem appeared. (1) Tell us your name and account number (if any). (2) Describe the error or transfer you are unsure about, and explain as clearly as you can why you believe it is an error or why you need more information. (3) Tell us the dollar amount of the suspected error. We will investigate your complaint and will correct any error promptly. If we take more than 10 business days to do this, we will credit your account for the amount you think is in error so that you will have the use of the money during the time it takes us to complete our investigation.

RECEIVED
BY: Danielle Robinson
DATE: 11/10/17

**State Board of Administration
Local Government Surplus Funds Trust Fund
Participant Statement**

AGENCY ACCOUNT 211152

12/1/2016 - 12/31/2016

Page 1 of 1

CITY OF LAUDERDALE LAKES
ATTN: FINANCE DEPT. COMMUN. REDEV. AGCY.
4300 N.W. 36TH STREET
LAUDERDALE LAKES, FL 33319

Participant Return: 0.9 %

Date	Transaction Type	Description	Amount	Balance
12/1/2016	BEGINNING BALANCE			24,548.85
12/31/2016	EARNED INCOME	INTEREST	18.75	24,567.60
	Totals:		18.75	24,567.60

CITY OF LAUDERDALE LAKES

Agenda Cover Page

Fiscal Impact: Yes

Contract Requirement: No

Title

CRA RESOLUTION 2017-007 OF THE LAUDERDALE LAKES COMMUNITY REDEVELOPMENT AGENCY ("AGENCY") AUTHORIZING THE CITY OF LAUDERDALE LAKES FINANCIAL SERVICES DEPARTMENT PURSUANT TO THE SERVICE AGREEMENT TO EXPAND THE BANKING SERVICES FOR THE AGENCY TO INCLUDE ON-LINE ELECTRONIC PAYMENT PROCESSING

Summary

This Resolution would expand the banking services for the Agency to include on-line electronic payment processing. City of Lauderdale Lakes recommends additional banking services for the Community Redevelopment Agency (CRA) to expand available banking services and increase efficiencies for its Bank of America Business Checking Account.

Staff Recommendation

Background:

Per the Services Agreement between the City of Lauderdale Lakes and the Community Redevelopment Agency (CRA), the City manages the fiscal accounts and affairs of the CRA. Currently the CRA has a Business Checking account with Bank of America with minimum services. On a weekly basis, payments for goods and services (in the form of hard checks) are processed and mailed to the CRA vendors.

In an effort to modernize the CRA's banking methodology and increase efficiency in banking services it is recommended that the CRA Commission approve the expansion of approved banking services to allow for Electronic Payments (ACH/Wire) – Electronic payment provides a faster payment to CRA vendors, which will foster stronger relationships with vendors.

The requested authorization will serve to enhance the efficiency of payment processing services and also provide overall better customer service.

Funding Source:

Not applicable

Sponsor Name/Department: CRA Commissioner Hazelle Rogers

Meeting Date: 2/21/2017

ATTACHMENTS:

Description	Type
<input type="checkbox"/> CRA Resolution 2017-007 - Authorizing Electronic Transfers	Resolution

CRA RESOLUTION 2017-007

A RESOLUTION OF THE LAUDERDALE LAKES COMMUNITY REDEVELOPMENT AGENCY ("AGENCY") AUTHORIZING THE CITY OF LAUDERDALE LAKES FINANCIAL SERVICES DEPARTMENT PURSUANT TO THE SERVICE AGREEMENT TO EXPAND THE BANKING SERVICES FOR THE AGENCY TO INCLUDE ON-LINE ELECTRONIC PAYMENT PROCESSING; DIRECTING AND AUTHORIZING THE CHAIRMAN AND SECRETARY TO TAKE SUCH ACTIONS AS SHALL BE NECESSARY AND CONSISTENT TO CARRY OUT THE INTENT AND DESIRE OF THE AGENCY; ADOPTING REPRESENTATIONS; PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Lauderdale Lakes Community Redevelopment Agency (the "Agency") was established pursuant to Part III, Chapter 163, Florida Statutes, and the powers there under delegated by Broward County; and

WHEREAS, by Resolution No.02-205, the City Commission of the City of Lauderdale Lakes adopted a community redevelopment plan (the "Plan") for the community redevelopment area as fully described in that Resolution (the "Community Redevelopment Area"); and

WHEREAS, the Agency and The City of Lauderdale Lakes entered into a service agreement in which the City manages the fiscal accounts of the Agency; and

WHEREAS, in an effort to modernize the Agency's banking methodology and increase efficiency in banking services, staff recommends the expansion of approved banking services to allow for Electronic Payments (ACH/Wire).

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE LAUDERDALE LAKES COMMUNITY REDEVELOPMENT AGENCY, as follows:

Section 1. ADOPTION OF REPRESENTATIONS: The foregoing Whereas paragraphs are hereby ratified and confirmed as being true, and the same are hereby made a specific part of this Resolution.

Section 2. AUTHORIZATION TO EXECUTE AGREEMENT: The City of Lauderdale Lakes Financial Services Department is hereby authorized to expand banking services to allow for Electronic Payments (ACH/Wire).

Section 3. AUTHORIZATION AND DIRECTION: The Chair, Secretary and the Executive Director of the CRA, on behalf of the CRA, are each hereby authorized to take such steps as shall be necessary and proper to carry out the purposes hereof.

Section 4. EFFECTIVE DATE: This Resolution shall take effect immediately upon its final passage.

ADOPTED BY THE BOARD OF COMMISSIONERS OF THE LAUDERDALE LAKES COMMUNITY REDEVELOPMENT AGENCY AT ITS REGULAR MEETING HELD FEBRUARY 21, 2017.

BEVERLY WILLIAMS, CHAIRPERSON

ATTEST:

SHARON HOUSLIN, SECRETARY

VOTE:

Chairperson Beverly Williams	____(For)	____(Against)	____(Other)
Vice-Chairperson Sandra Davey	____(For)	____(Against)	____(Other)
Commissioner Gloria Lewis	____(For)	____(Against)	____(Other)
Commissioner Veronica Edwards Phillips	____(For)	____(Against)	____(Other)
Commissioner Hazelle Rogers	____(For)	____(Against)	____(Other)

CITY OF LAUDERDALE LAKES

Agenda Cover Page

Fiscal Impact: No

Contract Requirement: Yes

Title

DISCUSSION AND CONSIDERATION OF SITE PLAN DEVELOPMENT TO INCLUDE RENTAL AND OWNERSHIP HOUSING DEVELOPMENT OPTIONS FOR THE 19 ACRE COMMUNITY REDEVELOPMENT AGENCY OWNED COMERCE PARK SITE. THE SUBJECT PROPERTY BEING LOCATED ON WEST OAKLAND PARK BOULEVARD IN THE CITY OF LAUDERDALE LAKES.

Summary

This is a discussion requested by the Commissioners of the City of Lauderdale Lakes Community Redevelopment Agency (CRA). On January 17, 2017 the CRA Commissioners requested that American Land Ventures, designated site redeveloper, return to the Community Redevelopment Agency agenda with site development strategies to include options for rental and ownership housing development for consideration by the CRA Board. The selection of one of 3 development plans to be considered on the February 21, 2017 CRA meeting agenda will result in the development of a formal Development Agreement proposal to be presented to the Commissioners of the CRA at a future date for review and approval.

Staff Recommendation

Background:

The Commissioners of the City of Lauderdale Lakes Community Redevelopment Agency (CRA) selected American Land Ventures as site redeveloper in 2016 and the site planning process, and the negotiation of a Development Agreement for the project has been underway for a considerable period of time for mixed-use development including 396 rental residential apartments and 10 storefront units on 19 acres of vacant CRA owned land acquired for redevelopment in 2010.

On January 17, 2017 requested that American Land Ventures return to the Community Redevelopment Agency agenda with site development strategies to include options for rental and ownership housing development for consideration by the CRA Commission. The selection of one of 3 development plans generated by American Land Ventures was agreed to be scheduled for consideration on the February 21, 2017 CRA meeting agenda.

The selection of one of the 3 development plans to be considered by the CRA Commission on 2/21/2016 will result in the generation of a formal Development Agreement proposal to be presented to the Commissioners of the CRA at a future date for review and approval.

The CRA Board is advised that, ultimately the site development plan approved by the CRA Commission, will be presented to the City of Lauderdale Lakes Planning and Zoning Board, and to the City Commission for final approval, and for any zoning decisions which may be necessary based upon the development plan selected by the CRA.

Funding Source:

Not applicable

Sponsor Name/Department: CRA Chair Beverly Williams

Meeting Date: 2/21/2017

ATTACHMENTS:

Description	Type
<input type="checkbox"/> Lauderdale Lakes Goal Memo	Backup Material
<input type="checkbox"/> CRA Letter	Backup Material
<input type="checkbox"/> Multi Family Site Plan	Backup Material
<input type="checkbox"/> Townhome Site Plan	Backup Material
<input type="checkbox"/> Single Family Site Plan	Backup Material

Memorandum

To: Gary Rogers, Executive Director, City of Lauderdale Lakes Community Redevelopment Agency

From: James Carras, Principal, Carras Community Investment, Inc.

RE: **Commerce Park/American Land Ventures – Community Redevelopment Agency Goals and Planning Process**

Date: May 31, 2016

The purpose of this memorandum is to outline a series of steps that need to be undertaken in order to complete a land purchase and development agreement with American Land Ventures (ALV) relative to the Commerce Park property based on the following goals (determined and informed by CRA Board, community and Urban Land Institute (ULI) Technical Advisory Report):

1. Elimination of slum and blight from the Commerce Park site resulting from over 40 years of disinvestment and neglect.
2. Build a maximum value and high quality mixed-use development project.
3. Grow population of the City through residential uses on the site.
4. Secure land sale payment for land at a fair market price that also ensures fair (not excessive) return on investment for developer and for the CRA.

To reach these goals, the following steps are necessary in the process:

1. ALV, CRA Attorney Michael Haygood, James Carras, Carras Community Investment, Inc. and staff will meet with the City Manager and CRA Chair Patricia Williams for review and consideration of the **Commerce Park/American Land Ventures – Community Redevelopment Agency Goals and Planning Process** presented herein, along a review of a conceptual project time-line to provide feed-back and endorsement of the strategies and timing of project planning and analysis, and Development Agreement negotiation strategy.
2. ALV will prepare a final revised development concept and site plan indicating proposed mix of land uses and density including a family restaurant.
3. ALV (or a designated third party) will prepare a market study, if a hotel component is included in the revised development concept. *

4. Both parties will determine land use and zoning for site in order to prepare for a conceptual site plan for CRA Board endorsement.
5. The CRA will prepare a tree removal/mitigation plan and budget for approval by Broward County consistent with Tree Preservation Ordinance. (note: currently scheduled for CRA Board, June 21, 2016).
6. ALV will prepare project financial feasibility, development budget to identify/document financial sources and uses based on revised concept plan.
7. The CRA, in conjunction with ALV, will review platted easements on-site relative to approving the abandonment of existing easements which conflict with the conceptual site development plan through Broward County.
8. Both parties will provide updated appraisal(s) based on revised concept plan utilizing a cost revenue-based approach.
9. CRA staff and ALV will present final site plan to CRA Board for endorsement.
10. CRA and ALV will negotiate to determine agreed-upon land value “working figure” for inclusion in the proposed Development Agreement based upon cost/revenue based financial analysis and appraisals for consideration by the CRA Board.
11. ALV and CRA will negotiate purchase and sale/development agreement of the Commerce Park property for consideration by the CRA Board to insure that the CRA receives the appropriate level of return on their land investment.
12. CRA Board will consider and, if in agreement, will approve purchase and sale/development agreement as presented for discussion by Carras Community Investment, Inc. and CRA Attorney Michael Haygood.

These steps will be undertaken in the order listed although many will be undertaken concurrently.

* The need for a market analysis is derived from the ULI *Technical Assistance Panel: City of Lauderdale Lakes Community Redevelopment Agency and Commerce Park* report, April 7 and 8, 2015.

“In addition to reflecting what the public wants for the future of their community, a successful (one that is implemented) vision must also be based on a sound understanding what the market is doing (and not doing) and will support. For that reason one of the TAP’s first recommendations was for the CRA to undertake and fund a well-structured, detailed market analysis that clearly identifies and presents the development potential of the gateway parcel under current market conditions including the specific uses that will achieve

the dual goals of enhancing the site's value and generating jobs. Such a study will enable the CRA to understand the:

- Opportunities and constraints in its market relative to various land uses.*
- Submarket's ability to absorb space, both new and existing, and at what rental rates and concessions.*
- Products that would be the most synergistic and benefit from existing activities and investments.*

To initiate the market study, that CRA should engage a market analysis firm of national stature that is accepted and trusted by a majority of lending institutions and brokerage companies. The firm should be asked to assess the Lauderdale Lakes submarket and determine the current and projected market for the land uses proposed by the panel for the CRA site."



February 13, 2017

Mr. Gary Rogers
City of Lauderdale Lakes CRA
4300 NW 36th Street
Lauderdale Lakes, Florida 33319

Re: Alternate Site Plan Schemes

Dear Mr. Rogers,

At the request of the CRA Chair, American Land Ventures has studied the possibility of modifying the site plan for the Commerce Center to evaluate if a “home ownership” scheme is possible.

Attached, please find three site plans:

1. The previously approved site plan for 396 Multi Family luxury rental units
2. A new site plan for 134 townhouse units
3. A new site plan for 40 single family detached homes

Also attached is an Economic Impact Assessment prepared by the South Florida Regional Planning Council, outlining the jobs created and the economic impacts that will be created by the multi family site plan.

When evaluating the various site plans, consideration must be placed on the goals and objectives of the CRA, which may include, initial purchase price of the land, annual increase to the tax base, number of jobs created on a recurring basis, economic development to the CRA, and home ownership.

Based upon these factors, we have ranked site plans based on the overall benefits to the City as follows:

1. **Multi family scheme.** This site plan ranks first as this results in the largest purchase price to the CRA and highest tax base. According to the South Florida Regional Planning Council report, this scheme would generate \$90.9 million of gross regional product in the years 2017-2020. This is an economic engine which meets the goals and objectives of the CRA in assisting in eliminating blight. Purchase price to the CRA will be determined by an appraisal, but estimated to be \$12,000 per unit or \$5 million. There are no homestead deductions for property taxes, annual impact in real estate taxes estimated to be \$1,100,000.

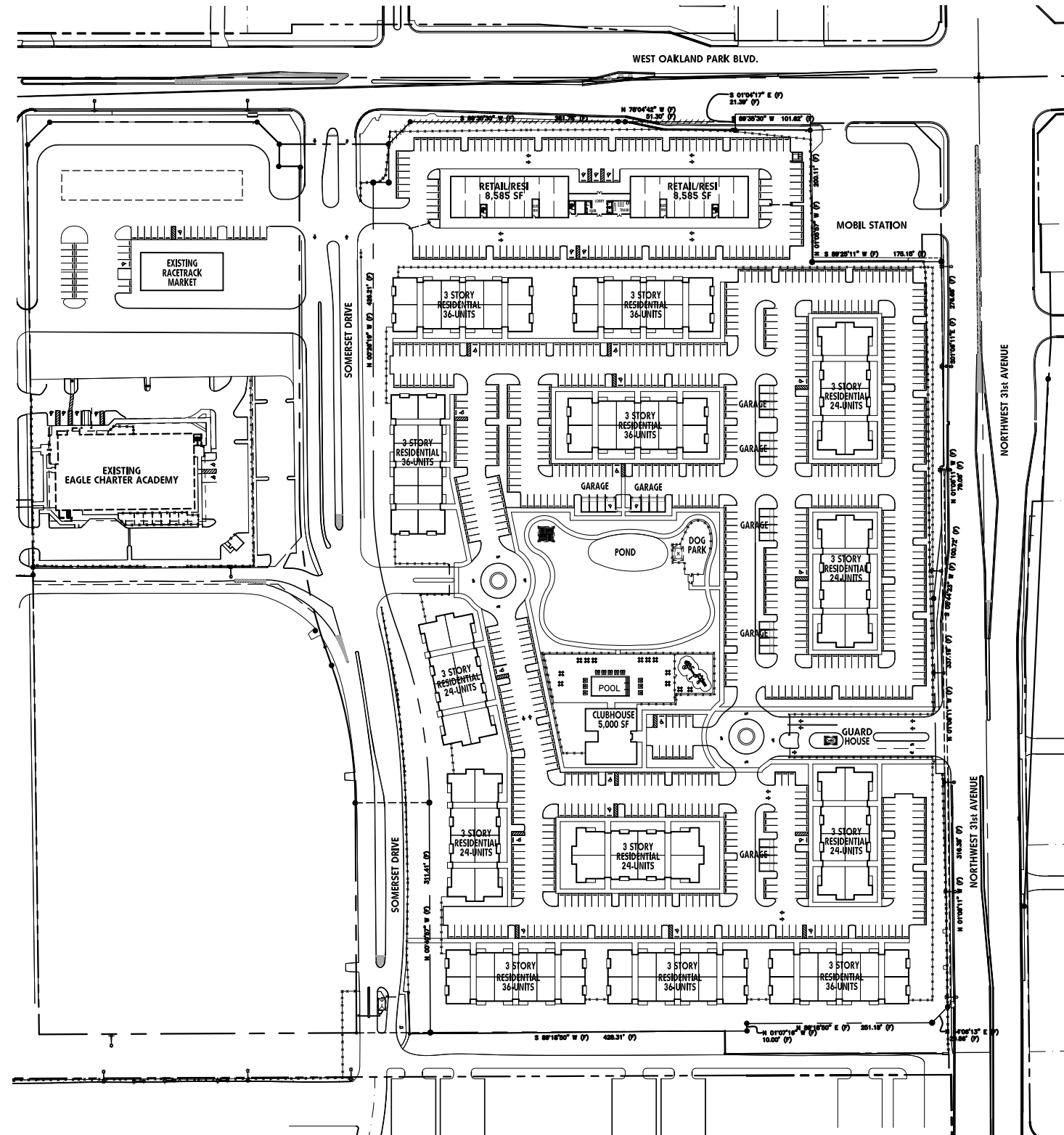
2. **Single Family scheme.** This site plans ranks second as this allows the development of 40 brand new single family homes, which the City cannot presently offer, and advances the goals of home ownership. This will be the only walled and gated development Purchase price to the CRA will be determined by an appraisal, but due to the heavy amount of infrastructure required, spread out over only 40 lots, land value is nominal, estimated at \$100. These single family units will be entitled to a homestead deduction by each homeowner. Annual impact in real estate taxes estimated to be \$280,000.

3. **Townhouse development scheme.** This site plan is ranked last. This scheme allows for the development of 134 townhouse units to be sold individually. In looking at the marketability of this product, we have looked at comparable projects in the area which have sold the majority of the units to investors/speculators, which does not advance the goals of homeownership. Based on this comparable data, less than 10% of the units will be owner occupied. Purchase price to the CRA will be determined by an appraisal, but is estimated to be \$8,000 per unit or \$1 million. There are no homestead deductions for property taxes for investor, but there will be for any units purchased by owner occupants. Annual impact in real estate taxes estimated to be \$670,000.

If you have any questions regarding the foregoing, please do not hesitate to contact me.

Sincerely,

Jason Robertson
Vice President of Development



02 Site Plan
SCALE: 1"=80'



4955 SW 75th Avenue
Miami, Florida 33155
T. 786.879.8882
F. 786.350.1515

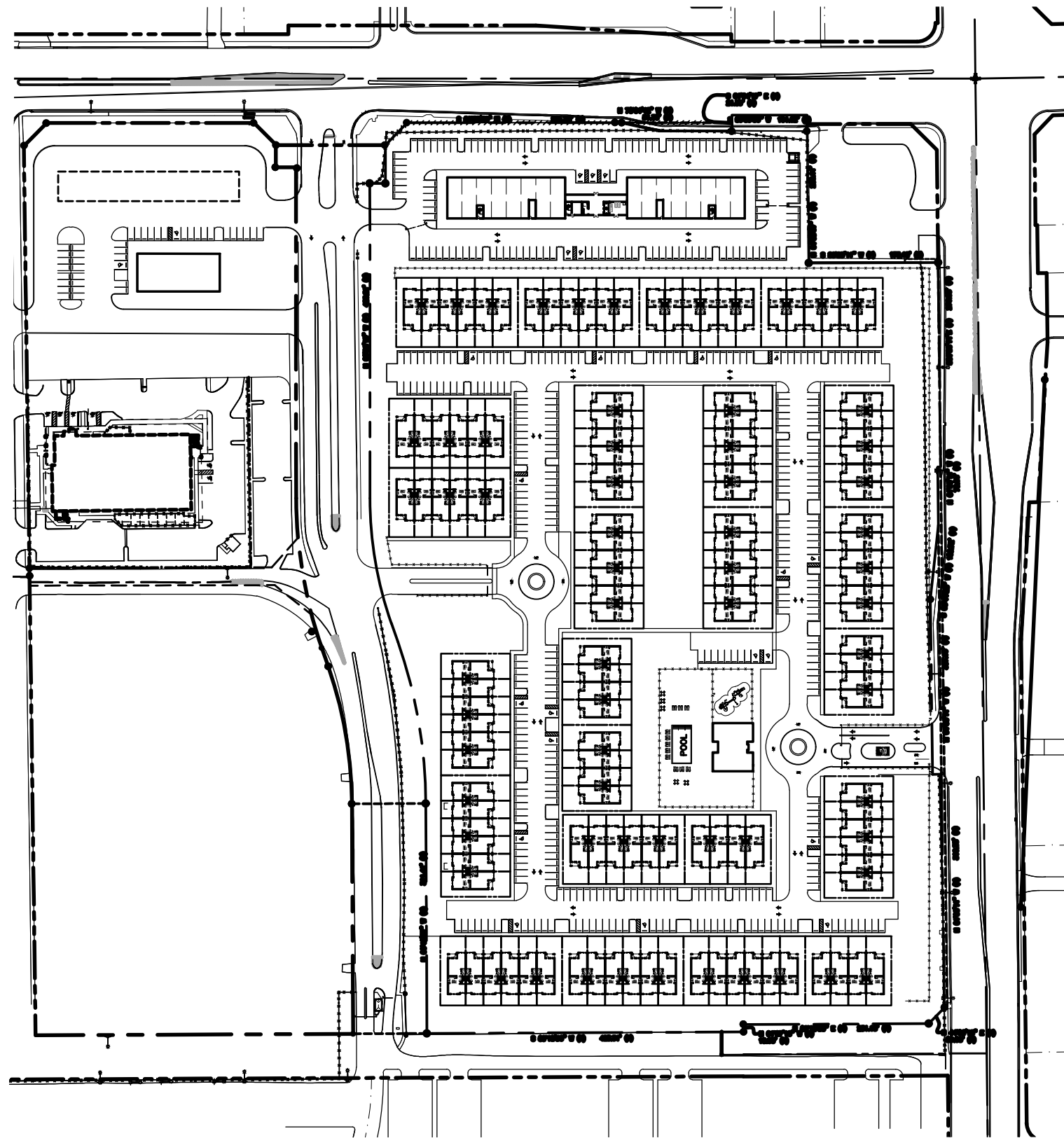
www.modisarchitects.com

LAUDERDALE LAKES MIXED USE DEVELOPMENT

CONCEPTUAL DESIGN
SCHEME 7
SITE PLAN

#16072
08/16/2016
SCALE: 1"=80'





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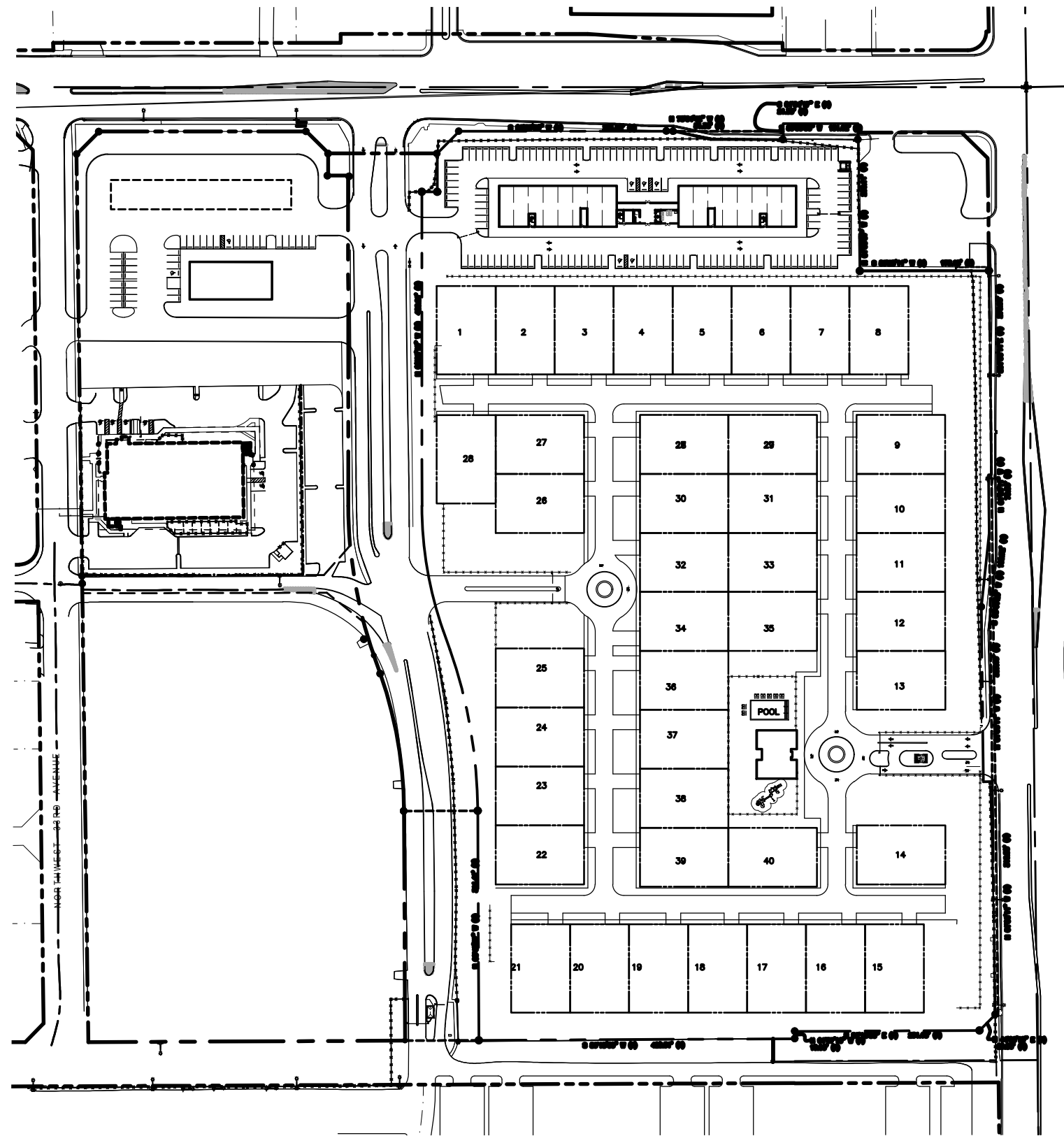
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LAUDERDALE LAKES MIXED USE DEVELOPMENT

CONCEPTUAL DESIGN
SCHEME 7
SITE PLAN

#16072
01/27/2017
SCALE: 1"=80'



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LAUDERDALE LAKES MIXED USE DEVELOPMENT

CONCEPTUAL DESIGN
SCHEME 8-1
SITE PLAN

#16072
02/01/2017
SCALE: 1"=80'

Commerce Center at Lauderdale Lakes

An Economic Impact Assessment

Prepared by the



**Southeast Florida
Regional Prosperity Institute**

South Florida Regional Planning Council
3440 Hollywood Boulevard, Suite 140, Hollywood, Florida 33021
954.985.4416 Phone, 954.985-4417 FAX
www.sfregionalcouncil.org



1. Introduction

This report presents the results of an economic impact analysis of a proposed mixed-use project with residential and commercial development on a 28-acre parcel in the City of Lauderdale Lakes, Florida. The residential component will develop 396 rental units, and the commercial development envisions 10 establishments on a built area totaling 18,000 square feet.

For this analysis, the Southeast Florida Regional Prosperity Institute utilized Policy Insight Plus, a regional demographic and economic forecasting model developed by Regional Economic Models, Inc. (REMI).

2. Methodology & Assumptions

2.1 Policy Insight Plus

Policy Insight Plus is the leading regional economic-forecasting and policy-analysis model in the United States. For this study, the Southeast Florida Regional Prosperity Institute used an eight-region 70-sector model (Version 2.0.3) developed for the seven counties of Southeast Florida and an eighth region that corresponds to the “rest of Florida.” The model uses data from the US Bureau of Economic Analysis, the US Bureau of Labor Statistics, the Department of Energy, the US Bureau of Census, and other public sources. Please see Appendix I for additional information about REMI’s Policy Insight Plus, including details about its various components.

Policy Insight Plus works by analyzing the effects of changes in policy or economic variables on the regional economy. The changes are formalized in a “scenario,” which includes such items as the value of new investments, temporary and new permanent employment, and other similar variables.

2.2 Assumptions

For the purpose of this report, we have developed a scenario that separates the analysis in accordance with two phases of the project: (1) the construction phase, which includes a one-time investment of \$66.7 million, beginning in 2017, with completion expected in 2019; and (2) the sustained operation phase for both the rental complex and the commercial development, which will result in permanent employment starting in 2018 and stabilizing in 2020. The policy variables selected include the net construction costs for each of the two components of the project (residential and commercial); the projected permanent employment for the residential component (provided by the developer); and the estimated employment profile of the commercial development (based on industry averages).

2.2.1 Construction Phase

The inputs used for this part of the analysis are the yearly investments in construction (excluding the cost of land). The inputs (in millions of nominal dollars) are summarized below:

Table 1. Project Investments

Type	2017	2018	2019	Total
Commercial	\$2.0	\$1.1	\$0.0	\$3.1
Residential	\$15.0	\$29.1	\$14.2	\$58.3

These investments generate short-term employment, along with associated indirect impacts due to economic linkages, and induced household spending resulting from increased income.

2.2.2 Permanent Employment

The forecast for permanent employment is divided into two parts: (1) the employees that will work in the 10 establishments located in 18,000 square feet of commercial development; and (2) the ten employees who will maintain and manage the 396 rental apartments.

The commercial development was modeled by using industry averages of employees per square foot to estimate the total employment generated. The proponent specifies that two-thirds of the commercial space will be occupied by restaurants or fast food stores, while the remainder would be occupied by a variety of other commercial activities.

Employees for the rental development were divided into two sub-groups: five carrying out maintenance activities and five conducting typical property management activities.

Table 2. Permanent Employment

Development	2018	2019	2020+
Commercial	18	56	84
Restaurant	10	40	60
Other Commercial	8	16	24
Residential	6	8	10
Maintenance	3	4	5
Property Management	3	4	5
Total	24	64	94

As indicated, all projected permanent jobs are assumed to be fully operational from 2020 forward. Also, considering the characteristics of the commercial jobs in this project, an adjustment was made in the scenario to reflect the assumption that the indirect and induced effects will be somewhat smaller as a result of competitive interactions with other similar commercial activities. In effect, these establishments can be expected to compete with other

similar activities elsewhere in Broward County, somewhat reducing the sustained indirect and induced impacts.

2.3 Economic Impacts

2.3.1 Construction Phase

During the construction phase, the number of full and part-time jobs generated by the project is estimated to start at 322 in 2017, peaking at 570 in 2018, then falling back to 283 in 2019, and 36 in 2020 (see Table 3). This total impact can be broken down into the direct, indirect and induced impacts of the project. For the peak year (2018), 242 of the 550 private sector jobs would be directly related to construction activities, while another 110 would be associated with upstream linkages (demand for inputs and services). In addition, there would be 198 jobs that result from household spending by both direct and indirect employees.

In the aggregate, over the period from 2017 to 2020, it is estimated that the construction activity would contribute approximately \$90.9 million to gross regional product, and increase real disposable personal income in the region by \$53.9 million. Because most of the inputs, including labor, come from around the region, it is estimated that \$33.1 million of the personal income would be generated in Broward County, while the remaining \$20.8 million would benefit residents of other counties in the region and elsewhere in the State of Florida.

Table 3. Economic Impacts - Construction Phase

Description	Units	2017	2018	2019	2020
Total Employment	Jobs	322	570	283	36
Private Non-Farm Employment	Jobs	313	550	265	26
Direct	Jobs	142	242	109	0
Indirect	Jobs	61	110	54	8
Induced	Jobs	110	198	102	18
Gross Regional Product	Millions (Fixed 2009\$)	\$23.3	\$42.0	\$21.6	\$4.1
Output	Millions (Fixed 2009\$)	\$38.6	\$69.9	\$35.9	\$6.4
Real Disposable Personal Income	Millions (Fixed 2009\$)	\$14.2	\$24.9	\$12.3	\$2.5

Source: REMI Policy Insight Plus (Version 2.0.3)

2.3.2 Permanent Employment

Unlike the impacts of the construction phase, which wind down and disappear with completion of the project construction, the permanent employment generated by the commercial establishments and the management of the rental development will produce ongoing economic impacts. Like the construction impacts, the permanent employment impacts can be broken down into direct, indirect and induced effects.



In 2020, when the impacts are expected to stabilize, in addition to the 94 direct jobs expected for the project, Policy Insight Plus estimates an additional 14 indirect jobs resulting from supply linkages and 38 induced jobs due to the additional income circulating in the region.

Table 4. Economic Impacts - Rental Management and Commercial Employment

Description	Units	2018	2019	2020	2025
Total Employment	Jobs	44	107	153	148
Private Non-Farm Employment	Jobs	43	102	146	138
Direct	Jobs	24	64	94	94
Indirect	Jobs	6	11	14	13
Induced	Jobs	13	28	38	31
Gross Regional Product	Millions (Fixed 2009\$)	\$5.5	\$10.0	\$12.8	\$13.9
Output	Millions (Fixed 2009\$)	\$9.1	\$16.6	\$21.1	\$23.0
Real Disposable Personal Income	Millions (Fixed 2009\$)	\$1.7	\$3.8	\$5.3	\$6.2

Source: REMI Policy Insight Plus (Version 2.0.3)

By 2025, the total direct, indirect and induced employment of 148 is estimated to generate annual gross regional product of \$13.9 million and real disposable personal income of \$6.2 million. Broward County residents would capture \$4.1 million of that total, with another \$2.1 million being captured by residents in other parts of the region and elsewhere in the State.

Appendix I

Policy Insight Plus by Regional Economic Models, Inc. (REMI)

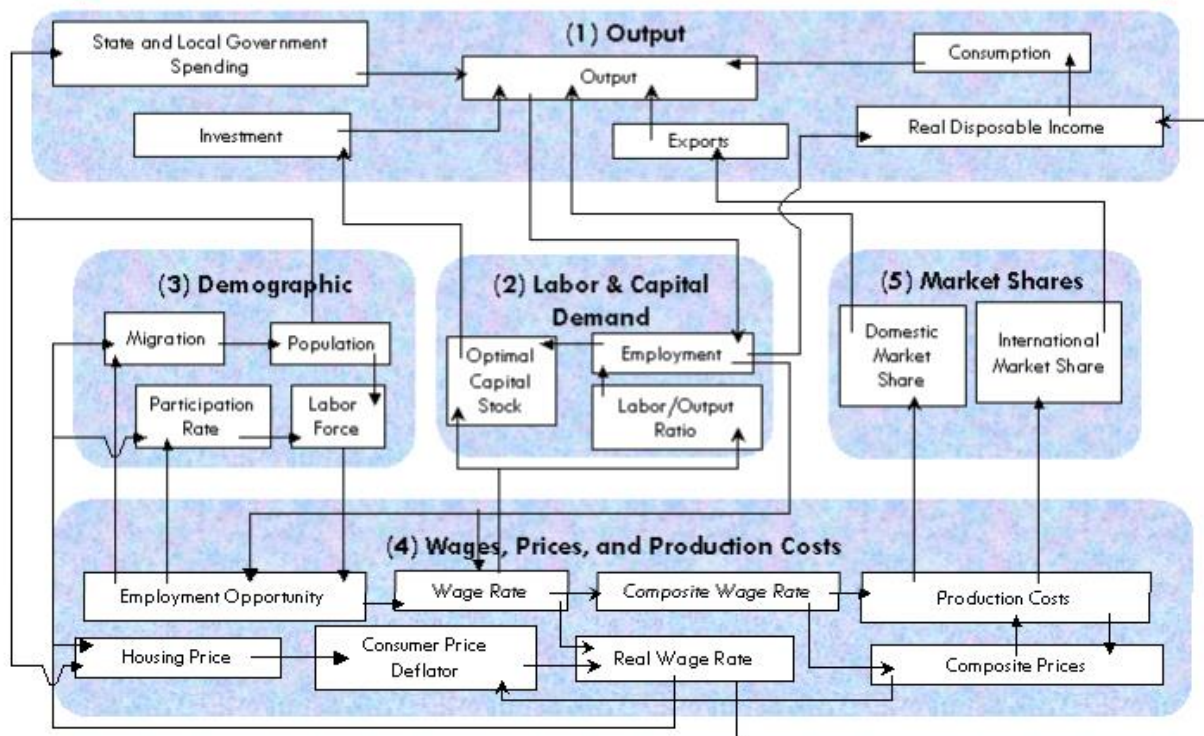
Policy Insight Plus is a structural model, meaning that it clearly includes cause-and-effect relationships. The model is based on two key underlying assumptions from mainstream economic theory: households maximize utility and producers maximize profits. Since these assumptions make sense to most people and the structure is transparent, lay people as well as trained economists can understand the model. In the model, businesses produce goods to sell to other firms, consumers, investors, governments and purchasers within and outside economic regions. The output is produced using labor, capital, fuel, and intermediate inputs. The demand for labor, capital and fuel per unit of output depends on their relative costs, since an increase in the price of any one of these inputs leads to substitution away from that input to other inputs. The supply of labor in the model depends on the number of people in the population and the proportion of those people who participate in the labor force. Economic migration affects the population size. People will move into an area if the real after-tax wage rates or the likelihood of being employed increases in a region. Supply and demand for labor in the model determines the wage rates. These wage rates, along with other prices and productivity, determine the cost and opportunity of doing business for every industry in the model. An increase in costs would decrease the markets supplied by firms. This market share combined with the demand described above determines the amount of local output.

The model has many other feedbacks. For example, changes in wages and employment impact income and consumption, while economic expansion changes investment, and population growth impacts government spending. The figure below is a pictorial representation of REMI Policy Insight Plus. The Output block shows a business that sells to all the sectors of final demand as well as to other industries. The Labor and Capital Demand block shows how labor and capital requirements depend both on output and their relative costs. The demographic block includes population and labor supply, contributing to demand and wage determination. Economic migrants in turn respond to wages and other labor market conditions. Supply and demand interact in the Wage, Price and Profit block. Relative production costs determine market shares. Output depends on market shares and the components of demand.

The REMI model brings together all of the above elements to determine the value of each of the variables in the model for each year in the baseline forecast, as well as for simulation purposes. The model includes all the inter-industry interactions that are included in input-output models in the Output block, but goes well beyond an input-output model by including the linkages among all of the other blocks shown in the figure. In order to broaden the model in this way, it is necessary to estimate key relationships. This is accomplished by using extensive data sets covering all areas in the country. These large data sets and two decades of research efforts enable REMI to simultaneously maintain a theoretically sound model structure and build a

model based on all the relevant data available. The model has strong dynamic properties, which means that it forecasts not only what *will* happen but also *when* it will happen. This results in long-term predictions that have year-by-year changes.

REMI Model Linkages (Excluding Economic Geography Linkages)



This means that the long-term properties of general equilibrium models are preserved while maintaining accurate annual predictions, using estimates of key equations from primary data sources. The effects of a scenario are determined by comparing the baseline REMI forecast with an alternative forecast that incorporates the assumptions for the scenario. The baseline REMI forecast uses recent data and thousands of equations to generate projected economic activity for a particular region. To show the effects of a given scenario, these policy variables are given values that represent the direct effects of the scenario. The alternative forecast is generated using these policy variable inputs.

CITY OF LAUDERDALE LAKES

Agenda Cover Page

Fiscal Impact: Yes

Contract Requirement: No

Title

DISCUSSION REGARDING PROGRAM SUSPENSION OF \$200,000 IN BUDGETED FY2017 COMMUNITY REDEVELOPMENT AGENCY - COMMERCIAL FAÇADE IMPROVEMENT PROGRAM FUNDING TO ALLOW FOR THE COMPLETION OF COMMUNITY ELECTRONIC MESSAGE BOARD/GATEWAY FEATURES AND OTHER PROJECTS REFLECTED IN THE ADOPTED COMMUNITY REDEVELOPMENT PLAN.

Summary

This is a discussion regarding the construction of an community electronic message board. The Community Redevelopment Agency (CRA) Commercial Façade Improvement Program has provided rehabilitation assistance to commercial property owners for many years to bring property standards up to a quality state of design. In the adopted FY2017 CRA budget an allocation of \$200,000 has been reserved for Commercial Façade Improvement Program delivery, however; consideration of a temporary program suspension, pending completion of other CRA Capital Improvement Projects has been suggested by CRA Commissioners and members of the community. Program suspension will allow CRA FY2017 funding to be re-prioritized allowing for the construction of planned Community Message Board/Gateway Features designed to beautify major corridors and to provide distinctive message displays promoting City/community event information and to serve as distinctive Community Gateway features to greet visitors to commercial districts within the City.
--

Staff Recommendation

Background:

With on-going Commercial Façade Program discussion at CRA meetings, and through direction from the CRA Commission to consider a temporary suspension of the program, the opportunity arises to allow funding to be allocated through a proposed mid-year CRA Budget for FY2017 Gateway/Message Board development and other initiatives reflected in the CRA Plan, including; the possible establishment of a Small Business Assistance Program to assist businesses with interior and exterior property improvements to rental facilities.

NOTE: A Mid-Year CRA Budget Modification, designed to fund CRA Capital Improvement Projects as they are approved in design and for procurement, will be presented in the March 21, 2017 CRA meeting agenda.

Funding Source:

Adopted CRA FY2017 Budget

Sponsor Name/Department: CRA Chair Beverly Williams

Meeting Date: 2/21/2017

CITY OF LAUDERDALE LAKES

Agenda Cover Page

Fiscal Impact: No

Contract Requirement: No

Title

DISCUSSION ALTERNATIVE FINANCING FOR FEE SIMPLE OWNERSHIP

Summary

This is a discussion regarding Alternative Financing for Fee Simple Ownership with the Community Redevelopment Agency (CRA) Commissioners facilitated by Ms. Marcia Barry-Smith Director of Community Outreach & Program Services - Habitat for Humanity of Broward with invited guest from various Public/Private and Non-profit housing industry sectors who will participate in the discussion of available options for the financing and development of ownership housing in the S.E. Florida Region.

Staff Recommendation

Background:

The discussion of Alternative Financing For Fee Simple Ownership with the Community Redevelopment Agency Commissioners follows a recent discussion of the same topic in a meeting with City and CRA staff.

Funding Source:

Not applicable

Sponsor Name/Department: CRA Commissioner Hazelle Rogers

Meeting Date: 2/21/2017