CITY OF LAUDERHILL COMMUNITY REDEVELOPMENT AGENCY (CRA)

Annual Report for Fiscal Year Ended September 30th 2019

City of Lauderhill

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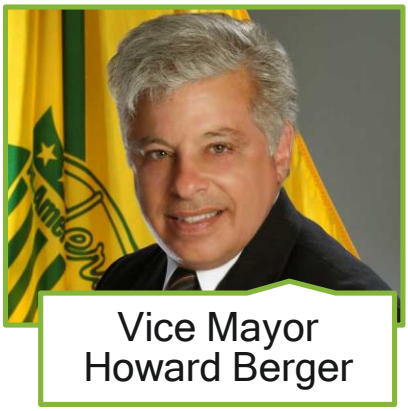
CRA BOARD

Mayor Ken Thurston

Commissioner M. Margarette Bates



Vice Mayor Howard Berger

City of Lauderhill Community Redevelopment Agency Board

The City of Lauderhill's Community Redevelopment Agency (CRA), is an entity created by the City of Lauderhill to promote the economic and community revitalization of defined areas in the City. Each of these areas are defined as CRA districts and are governed by the Mayor and Commissioners of the City of Lauderhill.

Commissioner Richard Campbell

Commissioner Denise D. Grant

LETTER FROM THE CHAIR

As Mayor of the City of Lauderhill and Chairman of the Lauderhill Community Redevelopment Agency (CRA), I am privileged to work with a progressive elected body and dedicated staff that continue to work tirelessly to advance redevelopment efforts citywide. The 2018 -2019 Fiscal Year has been a transformative one that focused on engaging community stakeholders and securing public and private partnerships. These activities have resulted in the elevation of quality of living for our residents in the Central CRA, and an increase in job creation, investment, growth and taxable value in the commercial areas of our Eastern CRA.

❖ Noteworthy accomplishments this year include the following:

❖ Secured $1 million in funding through the County's Broward Redevelopment Program (BRP) for the 38th Ave Redevelopment Project.

❖ Completed design and specifications for the Infill Housing Program in Central Lauderhill, featuring 10 new construction homes located at 27th CT and 28th ST.

- Facilitated Economic Development Programs such as the Micro Loan Program and Commercial Façade Program(CFG) to beautify and enhance commercial corridors and spur job creation. $50,000 in funding was awarded for the Micro Loan and $400,000 for the CFG Program.
- Promoted the 38th Avenue Arts & Entertainment District with business attraction events such as Jazz under the Stars and the 2nd Annual Beer-B-Q. These events yielded 4000+ visitors and resulted in the opening of 6 new businesses, including the City's first brewery, Yeasty Brews.
- Created the Ambassador program to enhance grassroots marketing and outreach efforts to residents, business owners and visitors of the City.
- Forged key partnerships with educational providers such as Broward College and OIC of South Florida and held business and career development classes.
- Hosted stakeholder meetings for the proposed Business Improvement District along 38th Ave, 15th ST and 16th ST which earmarks funds for marketing, community maintenance and policing initiatives in the City's Arts and Entertainment District.
- Continued development work on the LeParc Project on 38th Ave, which features 330 apartment homes with upscale amenities, slated for construction in the Summer of 2020.

Undeniably, there is tremendous economic growth and momentum in the City of Lauderhill and vast potential for future redevelopment opportunities. The Lauderhill CRA Board's strategic efforts, coupled with the City's proactive stance on investing capital for parks, community facilities, infrastructure improvements and public safety, positions the City advantageously for business attraction and redevelopment. I look forward to continuing to work with both public and private partners to ensure that Lauderhill continues to be an excellent place to live, work, play and invest.

Sincerely,

Mayor Ken Thurston
Chairman, Board of Commissioners
Lauderhill Community Redevelopment Agency (CRA)

BACKGROUND AND OVERVIEW

The CRA's operations are governed by Florida Statutes Chapter 163, Part III. Although the CRA is a separate legal entity, the City Commission serves as its Board of Commissioners. The Mayor chairs the Board, the CRA Director is the Executive Director, the City Auditor is the CRA Auditor, the City Attorney serves as General Counsel and the City Clerk serves as Secretary. Staff in the City's two redevelopment areas support the Agency.

Florida Statutes 163 and each district's Community Redevelopment Plan outline procedures to determine what development, reconstruction, and rehabilitation take priority. The plans also articulate the financial tools, legal authority, and citizen participation necessary to successfully execute the adopted redevelopment plans.

Florida Statutes Chapter 163, Part III, as amended ("Redevelopment Act") authorizes a municipality to create a community redevelopment agency after finding that there exists within the municipality slum or blighted areas.

On June 22, 2004, the Board of County Commissioners ("County") adopted Resolution 2004-596 approving the Finding of Necessity Report, and delegated authority to the City of Lauderhill ("City") to create the Lauderhill Community Redevelopment Agency ("CRA"), and prepare a Community Redevelopment Plan. Subsequently, the Lauderhill CRA was established by City Ordinance 04O-07-153 on August 30, 2004.

On September 26, 2005, the City Commission adopted Resolution 05R-09-335 and thereby approved the Plan. On December 13, 2005, the Plan was approved by the County, which allowed the City to implement the plan for the State Road 7 CRA District. The Central CRA Plan was approved by the City Commission on September 11, 2006 by way of Resolution 06R-09-420 and authorized by the County on October 10, 2006

CRA programs and initiatives are primarily funded by property tax increments. Property tax increments are produced when property values increase within a community redevelopment area. The CRA invests the tax increment revenues into programs and projects that reflect the goals and objectives of each districts community redevelopment plan. These programs and projects include business attraction and retention, infrastructure development, community facilities, infill housing, and other complimentary endeavors that nurture an improved and safer environment while promoting community pride.

CRA PROFILES ALONG WITH TOP TEN TAX PAYERS

CRA Profiles

State Road 7 CRA Area

CRA Area	446 Acres
CRA Base Year	2005
Base Year Taxable Assessment	$ 149,342,020
FY 2019 Taxable Assessment	$ 303,064,920
TTL Assessed Value of Real Property	$ 435,383,830
Property Profile	FY 19 Tax Base
Single Family Residential	$ 69,128,080
Multi-Family	$ 19,320,860
Condos/Co-ops	$ 24,897,860
Improved Commercial	$ 104,487,630
Improved Industrial	$ 73,792,390
Institutional/Gov't/Agri	$ 323,150
Miscellaneous	$ 3,525,650
Vacant	$ 7,589,300
Total Number of Activities Started	3
Total Number of Activities Completed	0
Total Amount for Low and Mid. Inc. affordable housing	$ -

Central CRA Area

CRA Area	619 Acres
CRA Base Year	2006
Base Year Taxable Assessment	$ 392,433,410
FY 2019 Taxable Assessment	$ 399,419,100
TTL Assessed Value of Real Property	$ 644,545,910
Property Profile	FY 19 Tax Base
Single Family Residential	$ 54,968,630
Multi-Family	$ 201,265,540
Condos/Co-ops	$ 107,406,560
Improved Commercial	$ 19,436,730
Improved Industrial	$ -
Institutional/Gov't/Agri	$ 14,712,520
Miscellaneous	$ -
Vacant	$ 1,629,120
Total Number of Activities Started	2
Total Number of Activities Completed	0
Total Amount for Low and Mid. Inc. affordable housing	$ -

State Road 7 CRA

TAXPAYER	PROPERTY USE	FY 2019 TAXABLE VALUE	% CHANGE IN TAXABLE VALUE	% OF FY 2019 TAXABLE VALUE
INVERRARY 441 TRUST LLC	RESIDENTIAL	19,320,860	17.2%	6.4%
LAUDERHILL MALL INVESTMENT LLC	COMMERCIAL	15,604,020	10.4%	5.1%
FL STORAGE 3901 SUNRISE	COMMERCIAL	8,646,060	21.0%	2.9%
UNITED PARCEL SERVICES INC	COMMERCIAL	7,243,640	9.8%	2.4%
LAUDERHILL AUTO INVESTORS LLC	COMMERCIAL	6,160,080	18.9%	2.0%
ALAN RAM 441 LLC - LALLO'S	COMMERCIAL	5,126,860	3.2%	1.7%
INDUSTRIAL PARK LAUDERHILL LLC	COMMERCIAL	4,925,220	21.0%	1.6%
PUBLIC STORAGE PROP VII INC	COMMERCIAL	4,120,710	16.1%	1.4%
LAUDERHILL LENDING LLC	COMMERCIAL	4,050,000	0.0%	1.3%
A+ MINI STORAGE	COMMERCIAL	3,982,590	58.1%	1.3%
			Total	26.1%

Central CRA

TAXPAYER	PROPERTY USE	2019 TAXABLE VALUE	% CHANGE IN TAXABLE VALUE	% OF FY 2019 TAXABLE VALUE
TMIF GLEN LLC	RESIDENTIAL	45,782,310	16.1%	11.5%
2500 INVERRARY CLUB	RESIDENTIAL	29,846,000	21.0%	7.5%
ROYAL PALMS OF LAUDERHILL LLC	RESIDENTIAL	15,848,700	21.0%	4.0%
ROYAL OAKS SQUARE LLC	RESIDENTIAL	10,342,280	17.0%	2.6%
INVERRARY RENTALS LLC	RESIDENTIAL	10,315,970	9.5%	2.6%
AIRPORT COMMERCE LLC	COMMERCIAL	7,619,970	1.5%	1.9%
BSD VIEWMAX LLC	RESIDENTIAL	6,714,300	-0.1%	1.7%
INVERNESS PLAZA	COMMERCIAL	4,161,320	1.5%	1.0%
WILLIAM K LANGFAN REVOCABLE TRUST	COMMERCIAL	3,772,310	0.0%	0.9%
GOLD STANDARD OF CARE	ASSISTED LIVING	3,679,300	19.7%	0.9%
			Total	34.6%

SR7 CRA ACOMPLISMENTS SUMMARY

The State Road 7 CRP Prioritizes:

- Improvements to Traffic Circulation and access to the SR7 Corridor
- The Creation of a distinct identity through Streetscape improvements and Design Standards
- The addition of Residential and Mixed Use Development that supports the corridor identity commercial properties
- The development of open space and Park Facilities to create a sense of place and community
- Utilization of Transition Zones
- Use of Architecture and Design
- The implementation of Community Policing Initiatives

PROJECT 1 – 38TH AVE IMPROVEMENTS PHASE I

Background:

38th Avenue was once a thriving walkable retail area where residents could buy goods like furniture and appliances. Over the years, the Commercial Warehouse district became saturated with automobile sales and repair uses. In an effort to promote public health and safety, these uses were amortized as of December 2019. The City's amortization of Outdoor Automotive uses in accordance with Article III Section 5.7.3. B. provides the opportunity to lighten the uses along the corridor and strategically plan for the attraction of business and redevelopment more conducive to the zoning district.

The 38th Avenue Roadway Improvement ("Project") reflects many of the key goals pronounced by the State Road 7 CRA Plan. The Project is situated in the State Road 7 CRA's Arts District ("District") and will be accomplished in three phases, the first of which is currently underway. The first phase of the Project will assist in creating a distinct identity for the District through Streetscape Improvements such as: wider pedestrian walkways, pedestrian seating, and pedestrian lighting, on street parking and vendor kiosks. The Project also provides for an enhanced landscape design within the medians of the corridor. The Project's design complements those standards set forth within Appendix F of the CRA's redevelopment plan design guidelines. The first phase of the Project runs from NW 19th Street to the north and south to NW 15th Street and serves as the initial inducement to reinvigorate the corridor by promoting a sense of place while simultaneously stimulating paced economic development in the area. In addition to the above ground improvements planned as part of the Project necessary underground infrastructure improvements such as: drainage, water, and sewer will also be addressed.

The improvements associated with the first phase of the Project support the planned revitalization of the District and ensure the formerly blighted area is positioned for growth. The second phase of the 38th Avenue improvement will continue south from NW 15th Street to the Central Broward Regional Park where it will connect to the City of Lauderhill's Performing Arts Center. Once all phases of 38th Avenue are complete it will have achieved the goal of unifying the District aesthetically and improving both vehicular and pedestrian connectivity creating a sense of place and furthering the goals of the CRA's redevelopment plan.

Total Expenditures from Trust Fund	$0.00
Total Amount expended on affordable housing for low and middle-income residents	$0.00

PROJECT 2 – BUSINESS ATTRACTION AND COMMUNITY OUTREACH

Whereas the State Road 7 Corridor was formerly known as a retail utopia anchored by the Lauderhill Mall and other furniture and antique stores, in recent years the area has become characterized by an abundance of neglected properties and absentee ownership. In an effort to reverse course, the CRA has emphasized the need to strengthen character and rebuild the community by attracting a diverse mix of residents, business owners and patrons to the area.

Accordingly, the Lauderhill CRA initiated the Business Attraction and Community Outreach Program ("Project") to create an identity and establish a sense of place within the CRA's Arts District ("District"), thereby facilitating a key objective of the State Road 7 CRA Plan. This noteworthy project includes hosting quarterly business attraction events on 38th Avenue that are designed to provide existing residents with social activities that encourage a positive community outlet and instill a sense of pride in the area. Additionally, the events are closely correlated to the City's 38th Avenue Improvement Project, and assist in driving traffic to the upcoming redevelopment area.

In March 2019, the CRA held its **First Annual Jazz under the Stars Event**. This signature event was centered on music, art, culture and cuisine. The primary focus of the event was to raise awareness of the new developments coming to the District and compliment the City's vision for the 38th Avenue Improvement Project. Ultimately, the arts and entertainment district will attract cigar lounges, jazz clubs, art galleries and other entertainment uses to the area.

The CRA's **2nd Annual Beer-B-Q** was held in September 2019. This walkable event on 38th Avenue is designed to attract local BBQ vendors, craft breweries, and rum distilleries. Vendors will showcase their best dish in an effort to win the title of Lauderhill's Favorite BBQ. The event will include live music, food trucks, artisan craft makers, and painting classes.

At both events held this year, the CRA erected a tent to showcase its upcoming redevelopment projects, and utilized an Ambassador to promote the area to prospective business owners and investors. As a result of our marketing efforts, (6) six new businesses have moved to 38th Avenue.

Performance Data

Total Expenditures from Trust Fund:	$187,629
Total Amount expended on affordable housing for low and middle-income residents:	$0

PROJECT 3 – COMMERCIAL FAÇADE PROGRAM

Background:

The Commercial Façade Program ("Project") was established in 2017 with the primary goal of encouraging property owners and businesses to improve the exterior appearance of their buildings. This inducement promotes the City's new Design Guidelines while maintaining vibrancy, stimulating economic growth, and complimenting other revitalization efforts and public infrastructure improvements. The project helps accomplish the district goals of unified architectural design and the creation of a district identity through Design Standards.

The Project mandates the incorporation of the City of Lauderhill's Architectural Design Guidelines (LDR-Schedule P) into all awarded projects within the State Road 7 CRA and 38th Avenue Entertainment District. These Architectural Guidelines will distinguish 38th Avenue into a desirable Entertainment District promoting Tropical Modern Architectural Elements in order to create Place Identity and increase Pedestrian traffic.

As of December 2019, there have been a total of four awardees with one renovation 100% completed. The remaining three all have been permitted and are currently in the construction phase.

Total Expenditures from Trust Fund	$309,918
Total Amount expended on affordable housing for low and middle-income residents	$0.00

CENTRAL CRA ACCOMPLISHMENTS SUMMARY

The Central CRP Prioritizes:

- The Construction of a New City Hall
- The elimination or reduction of Commercial Uses outside designated Commercial Districts
- The addition of new Open Space and Park Facilities
- The Acquisition of Key Properties
- Development of a Sense of Community
- The Provision of Creative Financing and Zoning

PROJECT 1 – NEIGHBORHOOD IMPROVEMENT PROGRAM

Background

Contrary to the concerns of typical municipalities in Broward County, the City of Lauderhill has an abundance of affordable housing. Particularly in Lauderhill's Central CRA, the area is a transient community that is characterized by high density, lack of green space, blight and depressed housing values. The formation of the Neighborhood Improvement Program (NIP) ("Project") had the express goal of creating character and instilling a sense of place for its residents. As a result, the programs herein were created with the goal of improving quality of living for the residents through neighborhood beautification, homeownership and educational programming.

Under the NIP, the Empowerment Series was created to educate and inspire the youth in the City of Lauderhill with a variety of exciting and dynamic seminars. This fiscal year, the "Living My Best Life" series for students focused on leadership skills, business etiquette, resume writing, interview skills and financial literacy. The classes were led by motivational speaker, Mr. Darryl Hardge, whose unconventional blend of teaching and entertainment continues to resonate with students from elementary to high school.

Additionally, the CRA, in conjunction with the City of Lauderhill formed a key partnership with Broward College to offer the Critical Occupation Response through Education (C.O.R.E.) Program at the John Mullins Community Center in Central Lauderhill. Free certifications were offered to students ages 16 and up and adults in the following classes: Microsoft Excel, Lean Six Sigma and Supply Chain Management Customer Service Operations. Also, the CRA partnered with OIC of South Florida to offer job readiness workshops at the John Mullins Community Center to improve career skills and increase participants' viability in the workforce.

In conjunction with the Central CRA's plan to reduce density and increase homeownership, these educational opportunities play a critical role in assisting residents that are unemployed or underemployed to secure job opportunities and open the pathway to homeownership.

Performance Data Total Expenditures from Trust Fund $12,261

Total Amount expended on affordable housing for low and middle-income residents $0.00

PROJECT 2 – INFILL HOUSING

Background:

Recognizing that homeownership is not only the 'American Dream', but the cornerstone of a strong community – the Lauderhill Central CRA's Neighborhood Improvement Program is helping hopeful, future homeowners realize this dream through its Infill Housing Program. Phase I of the program consists of ten (10) prospective homebuyers that will be selected by way of a lottery scheduled for early 2020. The Infill Housing Program fulfills the objective of providing affordable housing while developing a sense of community.

These modern, energy efficient 3 & 4 bedroom, 2 bath single-family homes feature open floor plans, 2-car garages, and energy-saving appliances with convenient access to all major transportation routes, and a variety of recreational, restaurant and shopping options. The homes will be located along 56th Avenue and 27th court and 28th Street in Lauderhill and will range in price from the low to mid-$300s, depending on the model and appraisal. This is one of the many efforts of the Lauderhill CRA to promote affordable, first-time homeownership to both existing and future residents of the ever-blossoming city.

Construction Funding has been secured through the South Florida Regional Planning Council and the start of construction is planned for mid-year 2020.

Performance Data

Total Expenditures from Trust Fund	$0.00
Total Amount expended on affordable housing for low and middle-income residents	$0.00

CRA FINANCIALS

CITY OF LAUDERHILL, FLORIDA
Balance Sheet
Governmental Funds
September 30, 2019

	Community Redevelopment Agency
ASSETS	
Cash and equity in pooled cash and investments	$ 202,541
Accounts receivable - net	26,200
Real estate held for investment	3,492,874
Total assets	$ 3,721,615
LIABILITIES AND FUND BALANCES	
Liabilities:	
Accounts payable and accrued expenses	$ 109,922
Advances from other funds	3,421,130
Due to other funds	138,959
Total liabilities	3,670,011
Fund balances:	
Restricted for:	
Real estate held for investment	3,492,874
Social services-community development	382,740
Unassigned:	
Community redevelopment agency	(3,824,010)
Total fund balances (deficit)	51,604
Total liabilities and fund balances	$ 3,721,615

CITY OF LAUDERHILL, FLORIDA
Statement of Revenues, Expenditures, and Changes in Fund Balances Governmental Funds For the Year Ended September 30, 2019

	Community Redevelopment Agency
REVENUES	
Taxes:	
Intergovernmental	$ 114,125
Investment income	5,511
Rental income	75,578
Miscellaneous	1,133,752
Total revenue	1,328,966
EXPENDITURES	
Current:	
General government	707,347
Total Expenditures	707,347
Excess (deficiency) of revenues over (under) expenditures	621,619
OTHER FINANCING SOURCES (USES)	
Transfers in	1,114,105
Transfers out	(594,023)
Total Other Financing Sources (Uses)	520,082
Net change in fund balances	1,141,701
Fund balances (deficit) - beginning	(1,090,097)
Fund balances (deficit) - ending	$ 51,604