



December 4, 2024

Ralph Stone, Director  
Housing Finance Division  
110 NE 3 Street – Suite 300  
Fort Lauderdale, FL 33301

**RE: Broward Redevelopment Program Interlocal Agreement with City of Fort Lauderdale and Fort Lauderdale Community Redevelopment Agency Status Report No. 8 – December 4, 2024 - NE 4<sup>th</sup> Avenue Complete Streets Project (CIP No. 12557)**

Dear Mr. Stone:

In accordance with the reporting requirements of the Broward Redevelopment Program (BRP) Interlocal Agreement (ILA), please find attached, the status report for the NE 4<sup>th</sup> Avenue Complete Streets Project, Community Investment Plan (CIP) No. 12557.

As of August 23, 2024, the City issued FG Construction a certificate of substantial completion. What remains is the lighting portion of the project which will be funded with CRA monies.

We would like to formally request a 12-month deadline extension due to unforeseen challenges and resource limitations that impacted the full completion of the project scope. These unforeseen challenges include lighting installation scope discrepancy between FPL and the City and permit close out phase difference between City and FDOT. The lighting scope is currently in the bidding phase awaiting the selection of a contractor to complete. The request is solely to amend the contract and extend the deadline from December 31, 2024, to a new date of December 31, 2025. We remain fully committed to delivering a high-quality project and are confident this extension will allow us to achieve the desired outcome while addressing the unforeseen challenges we have encountered.

The attachments include the project's progress report, and revised timeline.

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Please let us know if you have any questions regarding this request. We are available to discuss this matter further at your convenience.

Sincerely,

A handwritten signature in blue ink that reads "Susan Grant".

Susan Grant  
Acting City Manager

c: Clarence Woods, CRA Manager, Community Redevelopment Agency  
Milos Majstorovic, Director Transportation and Mobility Department  
MacKendy Philippi, Transportation Project Manager II  
Gail Jagessar, Grants & Special Projects Coordinator  
Cija Omengebar, CRA Planner

Attachment: :NE 4<sup>th</sup> Avenue Complete Streets Project Progress Report No.8

## **BROWARD REDEVELOPMENT PROGRAM (BRP) – PROJECT PROGRESS REPORT #8 RE: NE 4<sup>TH</sup> AVENUE COMPLETE STREETS PROJECT (PROJECT #12557)**

December 4, 2024

Project Awarded by Broward County: March 5, 2019  
Interlocal Agreement Extension: November 15, 2022  
City of Fort Lauderdale Community Investment Plan (CIP): Project #12557

**PROJECT GOAL:** Implement the City Vision Plan to create a Connected Community for all users by creating a pedestrian friendly corridor to improve safety, promote economic development, foster a green environment and healthier community.

**SCOPE OF PROJECT:** The NE 4<sup>th</sup> Avenue Complete Streets Project limits are within the NE 4<sup>th</sup> Avenue right-of-way between Sunrise Boulevard and NE 13<sup>th</sup> Street. The intent is to widen the sidewalks from the existing curb to the right of way line to go from 5' existing sidewalks to 9.5' wide sidewalks by eliminating the existing landscape strip. New pedestrian lighting is to be designed along the corridor to be in line with existing roadway light poles and trees at least 2' from face of curb to meet AASHTO Green Book and FDOT standards. Street trees will be designed in line with the pedestrian lighting/ roadway lighting. Suspended pavement systems to increase effective root zone soil volumes (or alternate methods) and root barrier systems are to be specified under sidewalks to minimize sidewalk damage from trees. Bonded aggregates are to be specified in tree pits to support ADA/pedestrian activities and reduce tripping hazards.

### **PROJECT TEAM:**

- Owner: City of Fort Lauderdale Transportation & Mobility Department (TAM)
- Project Manager: MacKendy Philippi
- Design Consultant: Kimley-Horn, Lead Engineer: Marwan Mufleh; Jonathan Haigh, Tom Hargrett, Brandon Kern.
- Design Survey: Michael Donaldson, PSM, City Surveyor

### **ADDITIONAL PROJECT STAKEHOLDERS:**

- City of Fort Lauderdale:
  - Transportation Department: Milos Majstorovic, Gail Jagessar, Kristin Thompson
  - Parks & Recreation: Mark Almy
  - CRA: Clarence Woods, Cija Omengabar
- Fort Lauderdale Central City Redevelopment Advisory Board (CCRAB)
  - Members: Kimber White (Chair), Antoinette Wright (Vice Chair), Edward Catalano, Justin Greenbaum, Linda Fleischman, Nikola Stan, Carlton Smith, Bobby Tinoco, Troy Liggett, Thomas Mabey, Jason Ross.
- FDOT, District 4: Nesa Harden, District IV Permits; Jerry M Dean District IV Permits Coordinator; Nerisha Joseph, Permit Coordinator; John Olsen, District Design Engineer.
- Utility Owners: FPL- Friedrich Morton
- Civic Associations:
  - Lin Morgan, President, South Middle River Association
  - Troy Liggett, Middle River Terrace
  - Barry Curtis, President, Central City Alliance



## **SUMMARY OF ACTIONS TAKEN DECEMBER 2023 – JUNE 2024**

### East Side

- Installation of concrete sidewalk
- Landscaping & installation of trees

### West Side

- Sidewalk demolition
- Irrigation and electrical (lighting) conduit line installed
- 1" water meter is installed
- Backflow installation, irrigation line pressure test and irrigation lateral test
- Pressure test and lateral line test were completed this morning
- Finishing Pouring sidewalk
- Concrete for the sidewalk is completed.
- Stamped Asphalt

## **SUMMARY OF ACTIONS TAKEN JULY 2024 – DECEMBER 2024**

Contractor, FG Construction, Inc. completed Phases 2 and 3 of the contract. It consisted of work on south bound that include tree pit demolition, sidewalk removal and replacement, irradiation, installation of structural soil, lighting conduits & pull boxes, landscaping, flexi-pave, tree pits, decorative signing, and textured pavement. The work was inspected and declared substantially completed on September 23, 2024. A copy of the Substantial Completion Letter and Punchlist is enclosed.

Remaining is the purchase and installation of lighting poles, fixtures and wiring to junction box. Due to cost overruns, the lighting component was overlooked in the project's original budget. Staff presented a funding request in the total amount of \$83,000 before the Central City Advisory Board on July 24, 2024. The advisory board voted 10 -1 to appropriate \$83,000 to complete the lighting portion of the project. A copy of the CCRA meeting minutes, funding request presentation and the CRA Board Budget Amendment Agenda Memorandum 24-0742 are provided for reference. The Bid seeking a contractor to provide installation of concrete lighting poles and fixtures was advertised on November 19, 2024 and will close on December 13, 2024.

### **1. FINANCIAL REPORTING**

- Consultant Kimley Horn on design charges.
- Contractor FG on construction work charges.

<b>Index Code: P12557.348A</b>	<b>THE NE 4TH AVE COMPLETE STREET PROJECT</b>
<b>Description</b>	<b>Balance</b>
BROWAD COUNTY-TRA	\$ 1,000,000.00
ENGINEERING FEES	\$ 146,056
CONSTRUCTION	\$ 503,011
BALANCE	\$ 350,933





## 2. PROJECT DEVELOPMENT PHASES

- DESIGN: June 2021 – August 2022
- CONSTRUCTION: September 2023 – September 2023
  - Project Advertisement Feb 2023
  - BID Opening March 2023
  - Construction Award June 2023
  - Construction Start September 2023
  - Construction Completion September 2024
- **LIGHTING INSTALLATION: April 2025 – JULY 2025**
- Reimbursement Closeout November 2025

## 3. PROJECT TIMELINE (revised October 22, 2024)

Timeline based on average time to complete one task once previous task completed. If one task shifts, the schedule should be shifted appropriately.

- December 2019 Grant Approved by City Commission/ Broward County
- May 2020 - April 2021 Procurement/Scoping/Negotiation with Design Consultant
- May 2021 Design Consultant Task Order Approved/Design start
- July 2021 30% Design Plans Submitted
- September 2021 60% Design Plans Submitted
- October 2021 90% Design Plans Submitted
- October 2021 FDOT permit submission
- November 2021 City submitted responses to FDOT
- December 2021 FDOT Final Plans re-submission
- January 2022 - June 2022 FDOT permit review period
- August 2022 FDOT permit approval
- September 2023 Advertisement for Construction (30 days minimum)
- March 2023 Construction Bids open
- June 2023 Commission Construction Award
- September 2023 Construction start
- September 2024 Construction Substantial Completion
- November – December 2024 Lighting Installation BID
- April 2025 Award and Installation Start
- July 2025 Installation Completed
- November 2025 Submit Grant Reimbursement to Broward County

## 4. PROJECT MILESTONES

- Construction contract execution Notice to proceed (NTP)
- Construction Phase I started September 12, 2023
- Construction Phase 2 & 3 started December 1, 2023
- Construction Completion September 23, 2024
- Lighting Installation BID November 19, 2024
- Lighting Installation Start April 2025
- Project Complete July 2025



## 5. PROJECT HISTORY:

MARCH 5, 2019	Grant approved by Broward County Commission
DECEMBER 30, 2019	Fully Executed Interlocal Agreement
APRIL 2020	Level Set Meeting – CRA, Transportation and Mobility, Public Works
MAY 2020 – APRIL 2021	Procurement/Scoping/Negotiation with Design Consultant
<b>June 2020</b>	<b>Bi-annual Status Report No. 1 due</b>
AUGUST 2020	Task Order Finalized with Kimley Horn Part (I) <i>Withdrew</i>
SEPTEMBER 2020	Project Team Shift – reorganization and budget discussion
OCTOBER 2020 - DECEMBER 2020	<ul style="list-style-type: none"> <li>• <b>Project hold</b> pending execution of a NEW CCNA</li> <li>• <b>Bi-annual Report No. 2 due</b></li> </ul>
JANUARY 2021	City Commission approved Annual Traffic and Transportation Engineering and Planning Services Agreement
APRIL 2021	Procurement Process: Task Order approval / Issuance of purchase order
MAY 2021	Design Services Kick-off Meeting with Kimley Horn Part II
<b>JUNE 2021</b>	<ul style="list-style-type: none"> <li>• Project Team Meetings: Design development &amp; Scheduling</li> <li>• <b>Bi-annual Report No. 3 due</b></li> </ul>
JULY 13, 2021	30% Design presentation at the CCRA Public Meeting
AUGUST 12, 2021	60 % Design presentation at the CCRA Public Meeting
OCTOBER 21, 2021	90% Design submission for FDOT permit review
NOVEMBER 2021	<ul style="list-style-type: none"> <li>• Received and responded to FDOT comments</li> <li>• 90 % Design Presentation at the CCRA Public Meeting</li> </ul>
<b>DECEMBER 2021</b>	<ul style="list-style-type: none"> <li>• <b>Bi-annual Report No. 4 due</b></li> <li>• Final Plans submission</li> </ul>
JANUARY 2022 - JUNE 2022	FDOT permit review period
<b>June 2022</b>	<ul style="list-style-type: none"> <li>• Received and responding to FDOT comments</li> <li>• <b>Bi-annual annual report No. 5 due</b></li> <li>• Request Extension of ILA December 31, 2022 deadline</li> </ul>
AUGUST 2022	• FDOT Permit Approval
NOVEMBER 2022	• BROWARD COUNTY EXTENSION APPROVAL
FEBRUARY 2023 – MARCH 2023	• ITB Advertising, BID Opening
MAY 2023	• CRA Budget Amendment \$20,000
<b>JUNE 2023</b>	<ul style="list-style-type: none"> <li>• CONSTRUCTION AWARD</li> <li>• <b>Bi-annual report No. 6 due</b></li> </ul>
July 2023	• Project awarded to FG Construction as the lowest bidder
August 2023	<ul style="list-style-type: none"> <li>• Notice to Proceed (NTP) issued to FG Construction</li> <li>• Stakeholder Outreach Flyer</li> </ul>
September 12, 2023	• Construction started
<b>December 2023</b>	<ul style="list-style-type: none"> <li>• <b>Bi-annual report No 7 due</b></li> <li>• Phases 2&amp;3 of construction ongoing</li> </ul>
July 24, 2024	• CRA 24-0742 Reappropriation \$83,000 for Lighting for the NE 4 <sup>th</sup> Streetscape Project
August 2024	• Certificate of Substantial Completion Issued to FG Construction LLC
September 2024	• CRA Budget Amendment \$83,000 to fund purchase and lighting installation
November 19, 2024	• Solicitation #389 NE 4 <sup>th</sup> Lighting Project



CITY OF FORT LAUDERDALE

**APPROVED MINUTES  
CITY OF FORT LAUDERDALE  
CENTRAL CITY REDEVELOPMENT ADVISORY BOARD  
WEDNESDAY, JULY 24, 2024 – 6:00 PM  
CRA CONFERENCE ROOM  
914 SISTRUNK BOULEVARD, SUITE 200  
FORT LAUDERDALE, FL 3331**

<b>Board Members</b>	<b>Present/Absent</b>	<b>Cumulative Attendance September 2023-August 2024</b>	
		<b>Present</b>	<b>Absent</b>
Troy Liggett, Chair	P	6	0
Carlton Smith, Vice Chair	P	9	1
Edward Catalano	P	11	0
Linda Fleischman	P	10	1
Justin Greenbaum	P	10	1
Thomas Mabey	P	1	0
Christina Robinson	P	9	2
Nikola Stan	P	11	0
Bobby Tinoco	P	4	0
Kimber White	P	1	0
Antoinette Wright	P	3	0

**Staff:**

Susan Grant, Acting City Manager  
Anthony Fajardo, Assistant City Manager  
Laura Reece, Acting Assistant City Manager  
Yvette Wright, Acting Director Office of Management and Budget  
Clarence Woods, CRA Manager  
Cija Omengebar, CRA Planner/Liaison  
Vanessa Martin, CRA Business Manager

**Others:**

Ross Parker, Owner, Call of Africa Marketing  
Mel Lenet, Operations Director, Call of Africa  
Joshua Carden, Cultural Affairs and Public Art Officer, City of Fort Lauderdale  
MacKendy Philippi, Project Manager II, Transportation Mobility  
Blaise Nageon, South Middle River  
K. Cruitt, Recording Secretary, Prototype Inc.

**I. Pledge of Allegiance**

Board members recited the Pledge of Allegiance.

**II. Call to Order & Determination of Quorum**

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The meeting was called to order at 6:02 p.m. Roll was called, and it was noted that a quorum was present.

Chair Liggett gave special thanks to Susan Grant, Acting City Manager, for attending the meeting.

**III. Approval of Meeting Minutes**

**Motion** by Mr. Catalano, seconded by Mr. Smith to approve the minutes of the June 5, 2024 regular meeting as corrected. In a voice vote, motion passed 8/3; Mr. White and Mr. Mabey abstained because they were not members then; Ms. Wright had not yet arrived.

**IV. Funding Request – Call of Africa Realty Inc.**

Mr. Ross Parker, owner of Call of Africa Marketing, gave a PowerPoint presentation on proposed renovations and improvements to his existing 11,437 square foot property owned by Call of Africa Realty at 920 N.E. 13<sup>th</sup> Street.

The project will include the addition of a new fine art gallery, and 4 new retail bays fronting 13<sup>th</sup> Street which he expects to include a restaurant. They recently renamed the area Studio City. The estimated cost of the project is \$1,456,901 of which just over \$1 million will be self-funded. Their CRA funding requests are: \$125,000 for non-residential façade improvement, \$225,000 for property business improvement and \$62,607 for streetscape enhancement.

Carlton Smith thanked Mr. Parker for all the work he has been doing in the area and asked if he could guarantee a restaurant in that space. Mr. Parker said he could not but would try to hold the space for a good restaurant.

Mr. Smith also asked what the project would do for residents aside from improving the appearance of the area. Mr. Parker stated that the additional retail stores would make the area more pedestrian-friendly with restaurants, bars and galleries once it becomes established; more people will be drawn to the street just with his clients.

Mr. White asked what his wish list timeline was for completion. Mr. Parker said plans had been with City since the end of November, and that his builder is ready to go. Mr. Mel Lenet, Call of Africa's operations director, added that they are in the second phase of comments, nothing major is holding them up and they are well in the process. He estimated the buildout timeline, once approved, at 6-8 months.

Ms. Wright stated it sounds like an amazing project and asked if they anticipated a significant amount of disruption to traffic flow during construction. Mr. Lenet said no as there will be a lot of parking; Mr. Parker added there would be 30 spots of their own for staging.

Ms. Wright also asked if there was a standard for how their funding requests are applied to each category as they were asking for almost 30% of their cost to be

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funded by the CRA. Mr. Lenet stated they had taken the work that was applicable to each program and the only portion they were low on is the streetscape because there isn't as much within the right of way; they were well under in the other programs. Ms. Omengabar added that the project is on 13<sup>th</sup> Street, a focus area, so they can provide funding up to 90%, noting that this project is mostly self-funded.

Mr. Stan noticed that the existing shade trees were removed from the renderings. Mr. Parker stated that those trees had lifted the sidewalk and that the coconut palms would stay; he has been fighting for trees that don't disrupt the sidewalks and have a 12 foot spread.

Mr. Tinoco asked if they planned to add a mural to the building. Mr. Lenet advised that while murals are great, that wouldn't be the right approach for their building or target tenants.

Mr. Tinoco also asked if the gallery would be open to the public. Mr. Parker said yes, they will initially be closed on Mondays and Sundays but hope to be open seven days a week.

**Motion** made by Mr. Greenbaum, seconded by Mr. Catalano, to recommend approval of the funding request as presented. In a voice vote, motion passed unanimously.

### **Public Comments**

Marjorie McGinley, Treasurer of the Central City Alliance advised that they think this project will be transformational and hopes the board will support it.

Chair Liggett inquired about the process for transferring grant funding. Vanessa Martin, CRA business manager, advised she would do a budget transfer contingent on receiving the recommendation.

### **V. Discussion: NE 13<sup>th</sup> Street Beacon Sculpture**

Mr. Joshua Carden, Cultural Affairs & Public Art Officer, City of Fort Lauderdale gave a PowerPoint presentation. He indicated that the Central City Unity Beacon had not been constructed with techniques to ensure longevity. The hand poured resin was not suitable for public art in Florida and had started to crack; the wood base is rotting and the untreated metal is deteriorating. He presented two options, the first of which was conservation, noting it would need to be entirely rebuilt and re-commissioned.

Chair Liggett asked what the estimated cost would be. Mr. Carden estimated the cost to rebuild it to be between \$150,000 and \$200,000 using different materials.

The second option presented by Mr. Carden was to commission a whole new piece, noting that the CRA proposed a contribution of \$150,000 for a new sculpture

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which would take 21-24 months; examples of similar pieces made with more durable, hurricane compliant materials were presented.

Mr. Catalano asked how long such a new piece would last. Mr. Carden said 30-40 years with annual or every-other-year maintenance and that the current sculpture had not had any upkeep.

Chair Liggett asked about the funding process and if the City would govern the process. Mr. Carden stated the City would facilitate the project.

Mr. Smith asked whether they would use local or national artists. Mr. Carden said it would depend on the parameters of the call to artist or RFP process; they would work with the neighborhood, advisory board and City Commission.

Mr. Stan asked about the lifespan and conservation of the project. Mr. Carden said the life span would depend on materials used, especially with the salt and humidity in South Florida; that precautions would be taken to ensure it would last longer than the existing piece, and a maintenance plan would be required from the artist.

Ms. Wright asked whether the current piece was safe to remain where it is considering the critical flaws he pointed out. Mr. Carden said he is not an engineer or compliance officer so could not say on behalf of the City. Ms. Wright suggested they have someone look at it to ensure it is safe to stay.

Mr. Tinoco asked how much the initial cost was. Mr. Carden said it was \$100,000 in addition to in-kind contributions from the City as it was in the midst of a streetscape project. Chair Liggett added that the cost included the base and electric.

Mr. Greenbaum asked whether there was artwork already existing that could work for this site to save time and money, similar to Tunnel Top Park. Mr. Carden said there could be, but that best practice would be to have a piece reflective of the community that is site specific; he added there were donations for Tunnel Top and the City had worked with an art advisor to select the pieces.

Mr. White said uniqueness is very important for 13<sup>th</sup> Street, that the piece will be a focal point so going out for artists is needed to open up ideas.

**Motion** by Ms. Wright, seconded by Mr. Catalano, to make a recommendation to proceed with commissioning a new piece to replace the existing one with funding at \$150,000. In a roll vote, motion passed 10-1 with Ms. Robinson opposed.

Ms. Robinson asked whether they would be giving the money to the Central City Alliance. Chair Liggett advised the City would requisition and contract, with funding coming from the CRA.



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Ms. Robinson asked if maintenance would be included in the \$150,000. Mr. Carden advised that 15% of the contract would be used as contingency, then rolled into a maintenance endowment for the fees.

Ms. Robinson also asked if the base had cost \$100,000, whether we need only fund \$50,000 or \$60,000. Ms. Wright acknowledged her concern and added that the area needed a focal point to attract businesses. Mr. Stan agreed it would be a focus area and Chair Liggett added that the original funding was not through the CRA.

Mr. White commented that they had already seen what other cities have done for \$150,000 and they need to fund 15% additional for maintenance.

Mr. Woods and Ms. Omengabar stated that they cannot fund maintenance. Mr. Carden said that no maintenance would be necessary in the first few years; only cleaning at about \$1,000.

Mr. Stan asked if the cost of removing the existing structure was included. Mr. Carden said no, and they would need to offer the artist the first right of refusal with removal at the artist's expense; if the artist did not want the sculpture back, the City would unbolt and remove it.

Mr. Tinoco commented they should only consider local artists and pay attention to the corrosive behavior of metal in Florida. Mr. Carden said the City would work on a community survey in conjunction with the Board, the call to artists would reflect the results of the survey and the Public Art and Placemaking Board would make the final recommendation to the City Commission; he did not recommend going out exclusively to local artists. Mr. Fajardo added they can put a preference for local artists and Mr. White stated the fabricating could take place here.

### **Public Comment**

Marie McGinley said she was involved with the process from the beginning, and that the community spent a long time deciding on the shape. The community foundation, in partnership with Art Serve and Homes Inc., paid for the sculpture and required that the community make it. Ms. McGinley asked that the Board listen to the community to see whether they want a re-creation of the rendering in the proper materials or a brand-new piece. She added the reason it wasn't maintained is no one knew who owned it, she then explained the funding and that it included a very solid base.

Mr. Parker did not recommend limiting the selection to local artists, and said stainless steel would be the best material for the project.

**VI. Supplement Funding Request: NE 4<sup>th</sup> Avenue Complete Street Project, \$80,000**

Mr. MacKendy Philippi, Project Manager II, Transportation Mobility gave a PowerPoint presentation a copy of which is attached for the public record. He



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stated that this \$1,000,000 project included \$152,000 for the design, and \$865,000 to widen the sidewalks; add trees, landscaping, irrigation and signage; install colored stamped asphalt sidewalks and add new pedestrian lighting. The project manager is Transportation and Mobility. Mr. Philippi added that lighting was intended to be the second phase, but FPL had never created an invoice and were never scheduled. He stated they needed extra funding for the lighting component overrun which includes light pole and light fixture installation; conduit and pole boxes are already installed. Their goal is to complete this grant project by September; they have until the end of December 2024 to submit all their paperwork.

Chair Liggett asked how much of the \$1,000,000 grant was set aside for the light poles, and how much was currently available. Mr. Philippi said there were no funds for the lighting currently; it was to have cost \$106,000 in the second phase.

Chair Liggett said the project was to have been substantially completed by June 1<sup>st</sup> and the Flexi-Pave has not been installed around the trees; he added there are 3 or 4 deadlines that had not been met so he is very hesitant to authorize this funding without a full accounting of the project. He stated that during a walk-through with Mr. Philippi, FPL, the contractor and engineer during the second week of June, he learned the City had not followed up on receiving a signed contract from FPL since 2021. He was told that FPL would have to put in their own boxes and conduit to install their lights so their best bet is to hire a contractor. Mr. Philippe stated that they had been in contact with FPL on a consistent basis and that that meeting was a follow-up, some of the people from FPL were not very familiar with the project and that things were clarified after that meeting. Mr. Philippi added that there was nothing wrong with the specifications. After additional discussion, Mr. Fajardo stated that while he wasn't familiar with that aspect of this project, he constantly gets conflicting information from FPL and had observed substantial turnover dealing with them can be a challenge.

Mr. White reminded the group that streetlights for NE 4<sup>th</sup> Avenue were never in the \$1,000,000 first-phase budget and they need to be funded. He added that FPL was going to charge \$106,000, that the first phase is over budget, and they could get it done for less by not using FPL.

Mr. Woods clarified that FPL wasn't saying what was installed was incorrect, but that FPL has to use their own materials and would not install over the work of another contractor.

Chair Liggett asked if approved today, when it would be installed. Mr. Philippi said it would take a budget amendment and he would have to get two more quotes; it could take 45-60 days after he received the quotes.

Ms. Wright said that the sidewalk is not safe at night and there is a critical flaw because a whole block was not done; she agreed they need to authorize the

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lights. Ms. Wright asked for an update on the project and whether they would consider fixing the block that was not done in phase two. Mr. Philippi explained that weather days and other events caused delays which are typical in construction; they will install the Flexi-Pave for existing trees, having not been able to do that on wet root systems, and that new trees already have Flexi-Pave on them. He added the project is substantially completed and they have until September for final completion.

**Motion** by Mr. White, seconded by Ms. Robinson, to recommend that the CRA appropriate \$83,000 from CIP funds of the \$1.3 million to complete the lighting of the streets. In a roll vote, the motion passed 10-1 with Chair Liggett opposed.

**VII. Discussion and Recommendation: Fiscal Year 2025, \$1,248,621**

Ms. Yvette Matthews, Acting Director, Office of Management and Budget gave a PowerPoint presentation, a copy of which is attached to these minutes for the public record. Ms. Matthews reviewed the funding and expenditure allocations within the Central City CRA and CRA CIP budgets so the Board could begin discussions on what projects and incentives they wanted to allocate within the fiscal year; she indicated that funds could be moved between incentive projects. Unexpended FY 2024 incentive funding is \$1,562,630 with the roll-over from last year; all funds must be expended or returned to the City and the City Commission has historically re-appropriated funds back to the CRA upon request.

Mr. Smith asked if the pie chart numbers could be changed. Ms. Matthews said yes, and that those figures are considered starting points.

Ms. Wright asked if the land use amendment work that was planned for this year was completed, and if any of those costs needed to be a line item in the budget. Ms. Matthews said that an open encumbrance would automatically be rolled over; if there isn't a current encumbrance, a budget amendment would be needed to appropriate the funds.

Mr. White asked if funds for a streetscapes consultant would come from this fund. Ms. Matthew said yes.

Ms. Wright asked if the TIF amount allocated by the City could be increased, noting that other CRAs have much bigger budgets. Mr. Woods said it will grow over time; Ms. Matthews added that one of the unique features of the Central City CRA is the funding comes from just the city's millage rate.

Chair Liggett asked about the \$19,985 encumbrance. Ms. Matthews advised that would have been an already-approved incentive.

Chair Liggett said that Mr. White raised a good point about needing to pay for a consultant this year and asked whether that should be addressed here as a budget amendment. Mr. Woods said it would probably come from next year's budget. Ms. Omengebar reminded the Board that they discussed about \$200,000, and the funds

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would have to be in place. Ms. Matthews stated the funds could be moved to Services and Materials from Incentives. The group agreed to move the funds now.

**Motion** by Ms. Wright, seconded by Mr. White, to recommend accepting the budget as proposed with one revision, which is to allocate \$200,000 from Incentives to Operations for the streetscape design consultant contract. In a voice vote, motion passed unanimously.

**VIII. Discussion on Streetscape Improvements and Infrastructure**

Ms. Omengebar gave a PowerPoint presentation, a copy of which is attached to these minutes for the public record. She stated that the additional back-up that had been sent on discussions from February and April was meant to provide background for the new members. The community was surveyed for their input on prioritizing projects and the Board agreed to put \$1.3 million aside, but that was not enough to fund all the projects. The options were to estimate the cost for all the projects or establish a uniform standard; she asked that the board re-affirm which direction they wanted to go in.

Ms. Wright asked whether there wasn't already a vote and decision made on which option to pursue, and what had been done in the last four months.

Ms. Omengebar said staff has been having internal discussions with different departments on the second option, and that it takes a while to put together a scope for discussion by the Board; she did not want negative perceptions that staff wasn't doing anything. She added that after those discussions in April, there had been rezoning and other items on the agenda. Ms. Omengebar reminded the board of the project sequence, that she is only one staff and neither an engineer nor project manager, so she must coordinate with other departments having those areas of expertise.

Mr. Fajardo advised that he had spoken with staff earlier and clarified that Ms. Omengebar was responding to Board members that asked why they can't go with an individual project approach. He reminded the Board they could change their decision if they wished, however, he cautioned against that stating that they would be going from a uniform approach to an individual ad-hoc basis and lose consistency.

Chair Liggett stated that when they made this decision in April, he specifically said he didn't want it to take a year to have those designs. He thinks the project prioritization process should be going on now and would like the Board to ask the City to start prioritizing the projects, then come back in 2-3 months with a plan so that when we have the designs they would already have the priorities in order. Additionally, some projects would not be affected by streetscape design.

Mr. Woods stated that they need to manage expectations and while the Board had approved the second option, they were being asked to go back to individual

Central City CRA Advisory Board  
July 24, 2024

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projects and prioritize them with the consultant; some are streetscape, infrastructure, design standards and guidelines. Chair Liggett clarified that he did not want to stray from what they decided in April. Mr. Woods said it was intended to be a holistic approach. After further discussion, Mr. White advised that Wilton Manors found that things they did not think were streetscapes, were such and it is important to have uniformity. Ms. Robinson agreed with Chair Liggett and suggested they take a step back considering that four members could now be on the board for the next three years, they now have funding and want to improve the community, so she recommended taking a long view look at the process.

Mr. Woods clarified that since the meeting in April, Ms. Omengebar had been coalescing with other departments and there had been movement, they're trying to do procurement which is a lengthy process. Ms. Omengebar added the scope is not ready, they would further define it then bring it back for discussion.

Ms. Robinson suggested it would be more productive to have a conversation about expectations and timeline since they don't have the resources, and asked whether they wanted to revote to make exceptions for emergencies.

Chair Liggett thanked Ms. Omengebar for her presentation.

**IX. Discussion on Work Plan Schedule**

Ms. Omengebar distributed a proposed FY 2024-2025 work plan and stated she would have it on future agendas on a rolling basis, as it is a fluid document. Chair Liggett liked the idea and said it would be their game plan moving forward.

**X. Old/New Business  
Miscellaneous**

Chair Liggett said there were rezoning topics that needed to be addressed, including a parking presentation and that commercial property owners want to come to them in October with a presentation on feedback they want to make to the plan; he added the group had hired an attorney and are prepared to litigate against the plan. The group agreed to wait for the presentation.

There was discussion on whether to have a special rezoning meeting or to dedicate an entire CCRA meeting for that purpose in September. Mr. Fajardo recommended allowing Mr. Crush and his team the time they needed before deciding.

Ms. Robinson stated that height restrictions had triggered this and all the business owners along 13<sup>th</sup> need to be considered. Chair Liggett said they could revisit the issue when they hear from the commercial business owners. Mr. White stated that the investors are not happy with the decision, and they need to be heard. Chair Liggett stated the areas that were carved out could not be done yet, that it was not

Central City CRA Advisory Board  
July 24, 2024

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a decision of this Board, and none of those areas can be done until there is a land use amendment.

Mr. Wright reminded the group that as a point of order, items cannot be discussed or voted on unless they are on the agenda.

**August 7<sup>th</sup> Agenda Recommended Items**

1. Nomination and Selection Positions for Chair and Vice Chair
2. Discussion with Deputy City Attorney on Rezoning
3. Property Owners Informative Presentation
4. Façade & Landscape Program Discussion
  - Residential
  - Rebuilding Together

**XI. Communication to City Commission**

Ms. Wright stated there is an organization operating social services in a residential zoning area and felt the CRA had a role to speak up regarding their application for a permit from the City.

Mr. Blaise Nageon said he is cautiously optimistic that putting pressure to stop the illegal operation which includes feeding and showers would help keep attention on the issue until they find a proper location for their services. Ms. Wright clarified that residents in the community are not against homeless services, but are challenged by their operation in a residential zone and want them to follow the laws.

**Motion** by Mr. White, seconded by Mr. Catalano, to send a communication to the City Commission that CCRAB opposes the approval of social services facilities by Hope South Florida in their present location at 1100 N Andrews Avenue because the current operations violate local ordinances as written; specific concerns are that it is within 500 feet of a residential neighborhood, 100 feet from a school, 50 feet from a park and abuts several residential properties. The Board opposes the application for any permits related to social services in that location. It would deviate from the strategic plan to eliminate blight in the Central City Community Redevelopment Area. In a voice vote, motion passed 11-0.

**Motion** by Ms. Wright, seconded by Mr. Catalano, to send Board member Wright on behalf of the CRA to speak at the next available Commission meeting regarding Hope South Florida to provide clarification. In a voice vote, motion passed 11-0.

It was agreed that Ms. Wright would read the comments being communicated to the City Commission at the Special Magistrate meeting on behalf of the Board.

Central City CRA Advisory Board  
July 24, 2024

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XII. Adjournment

There being no further business, the meeting was adjourned at 8:58 p.m.

Letter to Ralph Stone  
Attachment

# NE 4<sup>th</sup> Avenue Streetscape

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Central City Redevelopment Advisory Board Meeting  
July 24, 2024

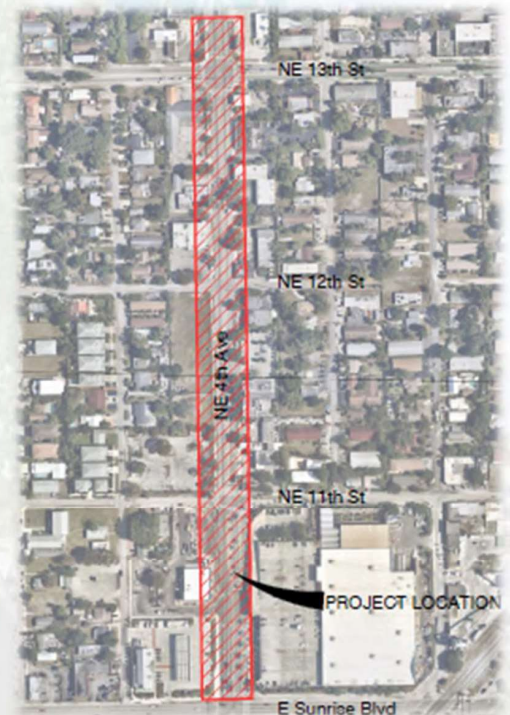




Letter to Ralph Stone  
Attachment

# Project Overview

- NE 4<sup>th</sup> Avenue Streetscape Improvements
  - Northern Boundary: NE 13<sup>th</sup> Street
  - Southern Boundary: Sunrise Boulevard
- Broward County grant to the CRA
- Scope includes:
  - Sidewalks, Crosswalks, Lighting, Landscaping, Irrigation, Signage
- Project Funding:
  - Design: \$152,000
  - Construction: \$865,000
- Transportation and Mobility serving as the project manager



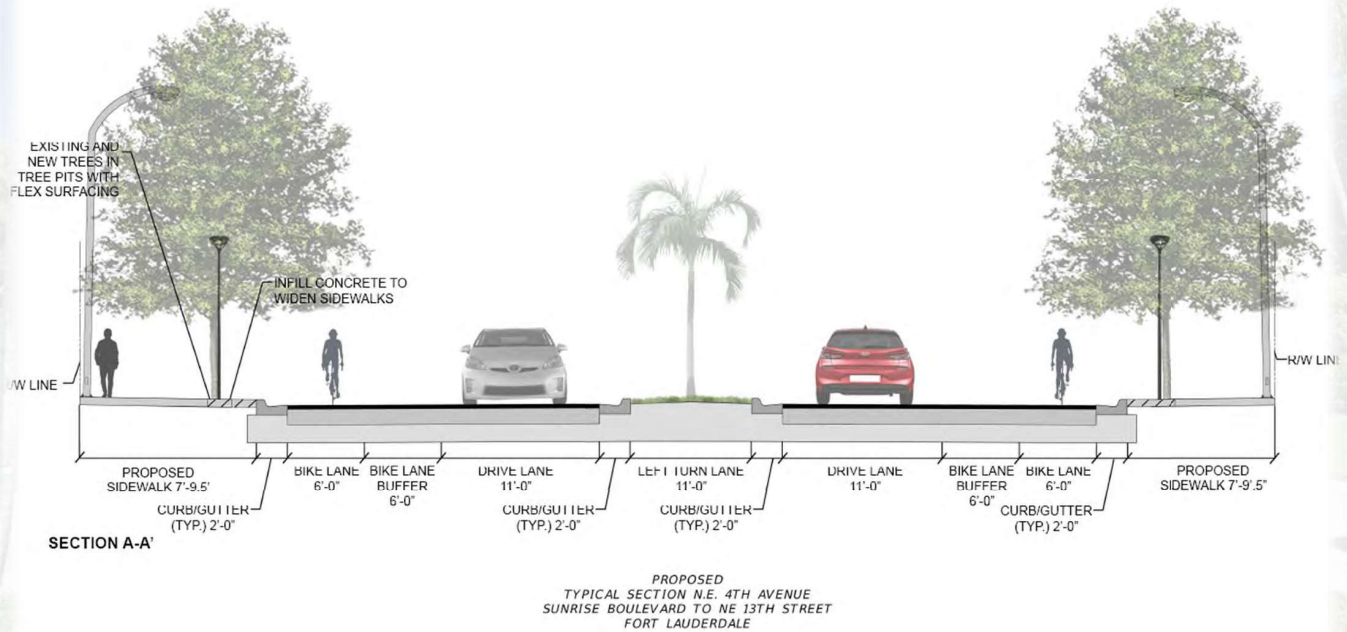
Letter to Ralph Stone  
Attachment

# Project Scope

- Widening sidewalk for hardscape, with decorative patterned textured pavement treatments, and lighting beautification, along the curbed roadside
- Installing colored crosswalks
- Installing new pedestrian lighting along sidewalks
- Installing shade trees along sidewalks with irrigation
- Installing banner poles and signage

Letter to Ralph Stone  
Attachment

# Project Design



Letter to Ralph Stone  
Attachment

# Lighting Component of Project

- What we need:
  - Funding for the Lighting component of the project:
  - Overrun between \$80,000 - \$85,000
  - Pull boxes and conduits already installed
- Why do we need it?
  - To make corridor safer
  - Pedestrian friendly
  - Beautification
  - Complete project grant scope
  - Lighting component was to follow current project

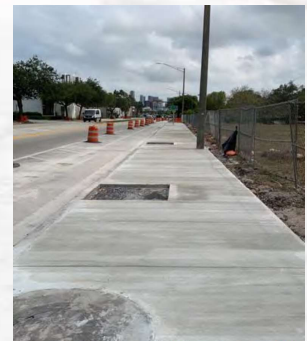


Letter to Ralph Stone  
Attachment

# Lighting Component of Project

## □ Lighting Options:

- Cost:
  - Install Poles, fixtures, wiring to junction box, with poles provided by City \$40,000
  - Light Poles and light procured by the City \$45,000
  - Sub-contractor to provide light poles and installation; between \$81,000 - \$83,000
- Time:
  - Between 45 - 60 workdays



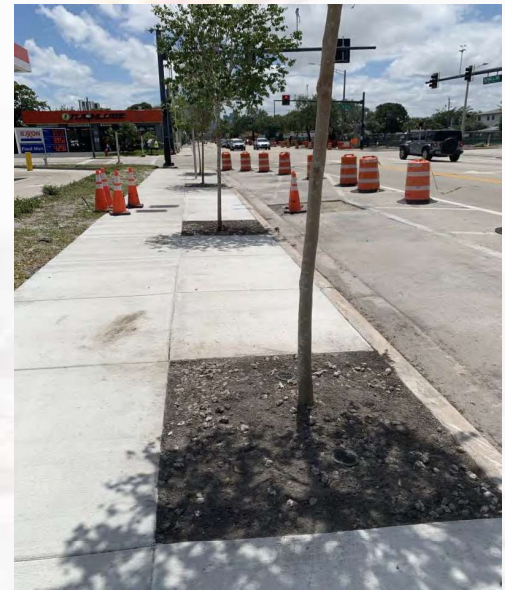


Letter to Ralph Stone  
Attachment

# Conclusion

## ❑ Project Completed Milestones:

- Substantial Completion:
  - Major Items of work are now completed
  - Project has a final completion date of September 15, 2024
- Final Completion:
  - Project has a final completion date of September 15, 2024





**CITY OF FORT LAUDERDALE**  
**City Commission Agenda Memo**  
**CRA BOARD MEETING**

**#24-0742**

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**TO:** CRA Chairman & Board of Commissioners  
Fort Lauderdale Community Redevelopment Agency

**FROM:** Susan Grant, Acting CRA Executive Director

**DATE:** September 3, 2024

**TITLE:** Resolution Approving Budget Amendment - Reappropriate \$83,000 for Lighting for the NE 4<sup>th</sup> Avenue Streetscape Project - (Commission District 2)

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**Recommendation**

Staff recommends the Community Redevelopment Agency (CRA) Board of Commissioners approve a transfer of \$83,000 to the Central City Lighting NE 4<sup>th</sup> Avenue Streetscape Project.

**Background**

On July 11, 2017, the Fort Lauderdale CRA adopted Resolution 17-04 supporting and authorizing the submittal of an application for grant funding through the Broward County Redevelopment Program for the NE 4<sup>th</sup> Avenue Complete Street Project.

On March 5, 2019, the Broward County Commission approved funding for the project in the amount not to exceed \$1,000,000 for engineering design, construction, and inspection.

On May 2, 2023, the Community Redevelopment Agency added \$20,000 in additional funds to cover project cost shortages based on bid solicitation #12735-1033.

At the July 24<sup>th</sup> 2024 Central City Advisory Board Meeting, the lighting component to the NE 4<sup>th</sup> Avenue Project was presented and recommended for approval. The purpose of adding lights will provide safety as well as beautification to the neighborhood. The estimated costs will be \$83,000. This amount will cover light pole installation, fixtures, and wiring to the junction box. The project is expected to be completed by the end of the calendar year.

Staff recommends a reappropriation of the Central City Streetscape Improvement Project funds to cover the lighting component for the NE 4<sup>th</sup> Avenue Project.

**Resource Impact**

Funds for the Central City CRA transfer in the amount of \$83,000 are available in the



account listed below.

**Source:**

Funds available as of August 9, 2024					
ACCOUNT NUMBER	COST CENTER NAME (Program)	CHARACTER CODE/ ACCOUNT NAME	AMENDED BUDGET (Character)	AVAILABLE BALANCE (Character)	AMOUNT
20-348-9100-541-60-6599-P12855	Central City Streetscape Improvement Project	Capital Outlay/Construction	\$1,300,000	\$1,300,000	\$83,000
TOTAL AMOUNT ►					\$83,000

**Use:**

Funds available as of August 9, 2024					
ACCOUNT NUMBER	COST CENTER NAME (Program)	CHARACTER CODE/ ACCOUNT NAME	AMENDED BUDGET (Character)	AVAILABLE BALANCE (Character)	AMOUNT
20-348-9100-541-60-6599-P12923	Central City Lighting NE 4 <sup>th</sup> Avenue Streetscape Project	Capital Outlay/Construction	\$0	\$0	\$83,000
TOTAL AMOUNT ►					\$83,000

**Strategic Connections**

This item is a FY 2024 Commission Priority, advancing the Economic Development & Public Places initiatives.

This item supports the *Press Play Fort Lauderdale 2029* Strategic Plan, specifically advancing:

- The Public Places Focus Area, Goal 5: Build a beautiful and welcoming community

This item advances the *Fast Forward Fort Lauderdale 2035* Vision Plan: We Are Community and We Are Prosperous

This item supports the Advance Fort Lauderdale 2040 Comprehensive Plan, specifically advancing:

- The Internal Support Focus Area
- The Implementation Element
- Goal 1: The Fort Lauderdale Comprehensive Plan shall accomplish the City's Fast Forward Fort Lauderdale Vision 2035 Plan regarding the City's future growth and the six Cylinders of Excellence and shall be the City's primary policy document to guide all of its activities and development.

**Related CAM**

09/03/2024  
CAM #24-0742

Page 2 of 3

#24-0325

**Attachments**

Exhibit 1 – July 24, 2024 Central City Advisory Board Approved Minutes

Exhibit 2 – Resolution

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Prepared by: Vanessa Martin, CRA Business Manager  
Clarence Woods, CRA Manager

Acting CRA Executive Director: Susan Grant

# City of Fort Lauderdale

<https://fortlauderdale.legistar.com/Calendar.aspx>

[www.fortlauderdale.gov/fltv](http://www.fortlauderdale.gov/fltv)

[www.youtube.com/cityoffortlauderdale](http://www.youtube.com/cityoffortlauderdale)

Cable Television - Comcast Channel 78 and AT&T U-verse Channel 99



## Action Summary

**Tuesday, September 3, 2024**

**2:30 PM**

**Broward Center for the Performing Arts - Mary N. Porter Riverview  
Ballroom - 201 SW 5th Avenue, Fort Lauderdale, Florida 33312**

## **COMMUNITY REDEVELOPMENT AGENCY BOARD**

**FORT LAUDERDALE COMMUNITY REDEVELOPMENT AGENCY BOARD OF  
COMMISSIONERS**

**DEAN J. TRANTALIS - Chair**

**STEVEN GLASSMAN - Vice Chair**

**JOHN C. HERBST - Commissioner - District I**

**PAM BEASLEY-PITTMAN - Commissioner - District III**

**WARREN STURMAN - Commissioner - District IV**

**SUSAN GRANT, Acting Executive Director**

**DAVID R. SOLOMAN, Secretary**

**THOMAS J. ANSBRO, General Counsel**

**PATRICK REILLY, City Auditor**

**COMMUNITY REDEVELOPMENT  
AGENCY BOARD**

**Action Summary**

**September 3, 2024**

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\*\*\*The meeting shall commence at 2:30 PM or as soon thereafter as possible\*\*\*

**PUBLIC APPEARANCES BEFORE THE CRA BOARD:**

If any person wishes to address the Board, the person shall sign up in Broward Center for the Performing Arts - Mary N Porter Riverview Ballroom lobby. A member of the City Clerk's Office Staff will be there to assist. Speaker Cards are given to the Chair. After being recognized by the Chair, the speaker should identify the agenda item in question, indicate support, opposition, or neutrality on the agenda item, and then proceed to succinctly state the speaker's position or present information.

If an attorney, or any other person appears before the Board in a representative capacity, the attorney, or other representative the person shall sign up in Broward Center for the Performing Arts - Mary N Porter Riverview Ballroom lobby. A member of the City Clerk's Office Staff will be there to assist. After being recognized by the Chair, the speaker should identify the client(s) being represented, and identify the agenda item in question. The speaker shall then indicate the client's support, opposition, or neutrality on the agenda item and then proceed to succinctly state the client's position or present information on behalf of the client(s).

Pursuant to Section 3.13 of the Charter of the City of Fort Lauderdale, Florida, the Chair shall maintain order at all meetings, and the Police Department, upon instructions of the Chair, shall expel any person from the meeting who refuses to obey the order of the Chair in relation to preserving order at the meetings. Any person who interrupts or disturbs a City Board meeting, or who willfully enters or remains in a City Board meeting having been warned by the Chair to depart and who refuses to do so, may be subject to arrest.

**AUXILIARY AIDS AND SERVICES:** If you desire auxiliary aids or services or both to assist in viewing or hearing the City Board meetings or reading the agenda and minutes for the meeting, please contact the City Clerk's Office at 954-828-5002 at a minimum of two days prior to the meeting and arrangements will be made to provide these services to you.

**NOTICE TO MEMBERS OF THE PUBLIC:** If a person decides to appeal any decision made by the board, agency, or commission with respect to any matter considered at such meeting or hearing, the person will need a record of the proceedings, and that, for such purpose, the person may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

**COMMUNITY REDEVELOPMENT  
AGENCY BOARD**

**Action Summary**

**September 3, 2024**

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**ROLL CALL**

**Present** 5 - Vice Chair Steven Glassman, Commissioner Pam Beasley-Pittman, Commissioner Warren Sturman, Commissioner John C. Herbst, and Chair Dean J. Trantalis

**MOTIONS**

**M-1**     [24-0811](#)     Motion Approving Minutes for August 20, 2024, Community Redevelopment Agency Board Meeting - (Commission Districts 2 and 3)

**APPROVED**

**Yea:** 5 - Vice Chair Glassman, Commissioner Beasley-Pittman, Commissioner Sturman, Commissioner Herbst and Chair Trantalis

**RESOLUTIONS**

**R-1**     [24-0742](#)     Resolution Approving Budget Amendment - Reappropriate \$83,000 for Lighting for the NE 4th Avenue Streetscape Project - (Commission District 2)

**ADOPTED**

**Yea:** 5 - Vice Chair Glassman, Commissioner Beasley-Pittman, Commissioner Sturman, Commissioner Herbst and Chair Trantalis

**ADJOURNMENT**



# CERTIFICATE OF SUBSTANTIAL COMPLETION

Rev: 1 | Revision Date: 8/22/2024 | Print Date: 8/23/2024  
I.D. Number: 12557

Project Name: NE 4<sup>th</sup> Avenue Streetscape Improvement Project #: 12557  
Location: NE 4<sup>th</sup> Ave. between Sunrise Blvd and NE 13<sup>th</sup> Street, Fort Lauderdale Date: 8/22/2024

## DEFINITION OF SUBSTANTIAL COMPLETION

Substantial completion is the stage in construction when all work, excluding punch list items, has been completed, inspected, and accepted by the City.

To: Bao Dang and Gabriel Aponte  
FG Construction LLC  
2701 NW 55<sup>th</sup> Ct.  
Tamarac, FL 33309

Dear:

The Work performed under this Contract has been inspected by authorized representatives of the City, Contractor, and Consultant, and the Project is hereby declared to be substantially completed on the above date.

A list of items to be completed or corrected (Punch List) date is appended hereto. This list may not be exhaustive, and the failure to include an item on it does not alter the responsibility of the Contractor to complete all the Work in accordance with the Contract Documents.

You may contact me at 954-828-3707 or at [Mphilippi@fortlauderdale.gov](mailto:Mphilippi@fortlauderdale.gov) should you have any questions.

Sincerely,

*Mackendy Philippi*

Mackendy Philippi, CPM, MATS  
Project Manager II

Cc: Kristin Thompson, Division Manager  
Milos Majstorovic, MSCE, PE, Acting Director

Attachment: Punch List – NE 4<sup>th</sup> Avenue Streetscape Improvement



## NE 4<sup>th</sup> AVE PROJECT PUNCH LIST

**To:** MacKendy Philippi, City of Fort Lauderdale Project Manager

**From:** Jonathan Haigh, Kimley-Horn

**Date of visit:** August 15, 2024

**Project / Site Location:** NE 4<sup>th</sup> Ave Streetscape project limits

### Observations and Commentary:

Kimley-Horn visited the site on 07/15/2024 to observe the Project at Substantial Completion and prepare the Project Punch List.

The following is a list of observations related to conformance of the work in comparison to the requirements of the Contract Documents. This list may not be all-inclusive, and the failure to include any items on this list does not alter the responsibility of the Contractor to complete all Work in accordance with the Contract Documents.

### Concrete Sidewalks

- A control joint/ score joint is missing throughout most of the west side of NE 4<sup>th</sup>. This joint should be saw cut 1/3 the thickness of the sidewalk, installed per plan layout.
- Only on the West side, north of 12<sup>th</sup> St, several areas were observed with concrete splatter on the sidewalk, some areas that could cause tripping. All areas are to be grinded or hand-rubbed smooth:
  - Between STA 43+75 and 43+85
  - Between STA 44+10 and 44+30
  - Between STA 44+55 and 44+70
  - Between STA 45+00 and 45+10
  - Between STA 48+00 and 48+30
- Re-set the meter box lid at STA 41+00 RT flush with surrounding pavement. Currently, the lid elevation is above surrounding pavement and could be a trip hazard.
- A cracked sidewalk flag was observed at STA 43+85 LT. This flag should be repaired.

### Backflow Enclosures

- All backflow enclosures were observed unlocked and loose. All require locks to secure the enclosures. One enclosure on the north end was observed loose and off the eyebolts.





### **Trees**

- One Live Oak was observed dead and will require replacement. (STA 40+82 LT)
- One Crape Myrtle was observed severely stressed and does not appear to be receiving irrigation. This tree was also observed with severe trunk damage and will require replacement. (STA 50+81RT)
- All Live Oaks are to be selectively pruned to remove all limbs below 8', per landscape plan specifications. Crape Myrtles do not require pruning below 8'.
- Remove all suckering growth below 8' for all exiting Live Oaks in the corridor and remove all suckering growth from all Crape Myrtles.
- Remove all weeds from all tree pits.
- Remove all plastic or fabric nursery tape from all trees and palms.
- A School Zone sign was observed sharing a tree pit with a Crape Myrtle at STA 44+92 RT. This could be a long-term maintenance issue for the City, and should be discussed before accepting the condition.

### **FlexiPave Tree Pits**

- One Crape Myrtle tree pit at STA 50+53LT was observed with wellington tape on the rootball area. Per planting specifications, this is required to be removed.
- Repair divot near the South Bubbler at the tree pit located at STA 44+25 LT

### **Decorative Banner Poles**

- The northernmost sign was observed with chipped paint on the gold accent pieces at 6'-8' on the street side and will need touch up.

### **Crosswalk Treatment**

- Crosswalk patterning is acceptable as installed.
  - New thermoplastic crosswalks markings in this area would help freshen the crosswalks at NE 12<sup>th</sup> and NE 13<sup>th</sup>. (City to address / not a punch list item)

### **FG Construction Administrative Punch List Items:**

- FGC to provide proof of installer qualifications for FlexiPave product and provide product and installation warranty information.
- FGC to provide change order credit for the City's acceptance of the painted steel guard shack enclosure in lieu of the stainless steel model.
- FGC to provide change order credit for the City's acceptance of smaller trees than specified.

**Attachment:** Annotated photos:12 pages

CC: FG Construction (Gabriel Aponte, Bao Dang, Uyen Dang, Marylin Ventura)

Letter to Ralph Stone  
Attachment

NE 4TH AVE PUNCH LIST 8.15.24  
KIMLEY-HORN





Letter to Ralph Stone  
Attachment

NE 4TH AVE PUNCH LIST 8.15.24  
KIMLEY-HORN





Letter to Ralph Stone  
Attachment

NE 4TH AVE PUNCH LIST 8.15.24  
KIMLEY-HORN



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KIMLEY-HORN





Letter to Ralph Stone  
Attachment

NE 4TH AVE PUNCH LIST 8.15.24  
KIMLEY-HORN



Sidewalks on West side  
of NE 4th are missing a  
concrete joint. Please  
sawcut this joint where  
missing.



Letter to Ralph Stone  
Attachment

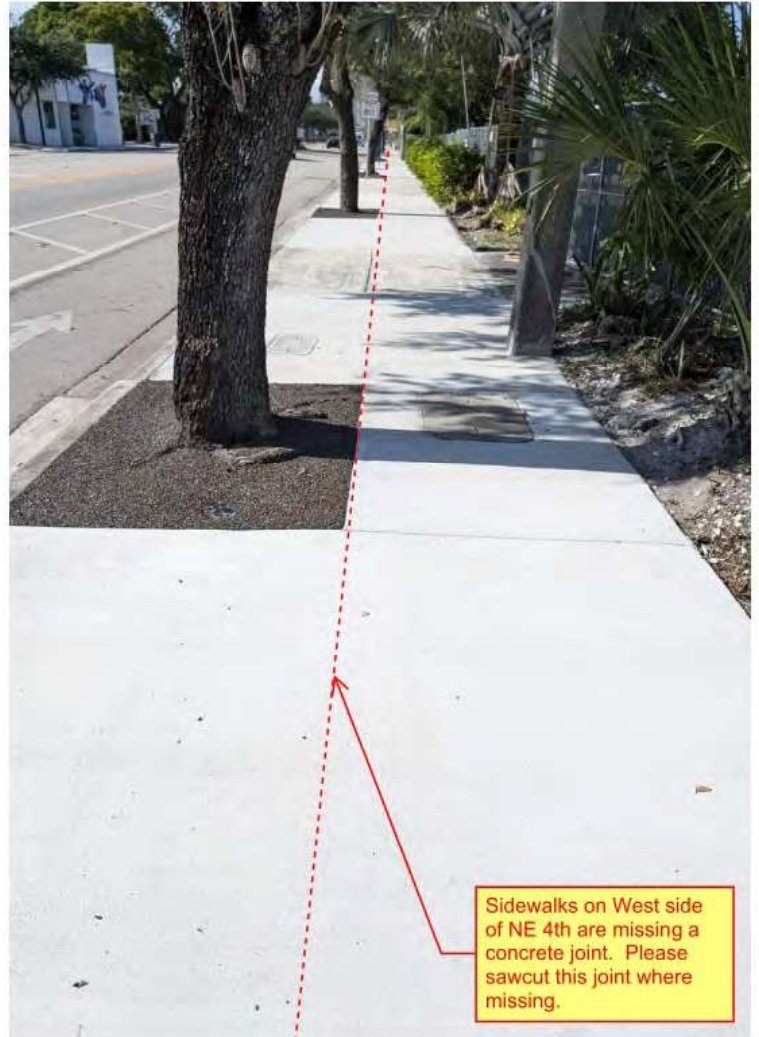
NE 4TH AVE PUNCH LIST 8.15.24  
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