



Broward County

Legislation Details (With Text)

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In control: OFFICE OF ECONOMIC AND SMALL BUSINESS DEVELOPMENT

On agenda: 10/5/2021 **Final action:** 10/5/2021

Title: MOTION TO APPROVE Shoppes at Dillard, Inc. for participation in the Broward Municipal Services District (BMSD) Economic Development Program ("Program") for the commercial property located at 2711 W. Sunrise Boulevard, and authorize the County Administrator, or designee, to execute all necessary documents, subject to review for legal sufficiency by the Office of the County Attorney, to effectuate participation in the Program provided the total County financial commitment does not exceed \$200,000.

Sponsors:

Indexes: Established Commission Goals

Code sections:

Attachments:

Date	Ver.	Action By	Action	Result
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Broward County Commission Regular Meeting

Director's Name: Sandy-Michael McDonald

Department: Economic and Small Business Development

Information

Requested Action

MOTION TO APPROVE Shoppes at Dillard, Inc. for participation in the Broward Municipal Services District (BMSD) Economic Development Program ("Program") for the commercial property located at 2711 W. Sunrise Boulevard, and authorize the County Administrator, or designee, to execute all necessary documents, subject to review for legal sufficiency by the Office of the County Attorney, to effectuate participation in the Program provided the total County financial commitment does not exceed \$200,000.

Why Action is Necessary

Broward County Board of County Commissioners (Board) approval is required to authorize the County Administrator, or designee, to execute all necessary documents approved by the Office of the County Attorney to effectuate participation in the Program.

What Action Accomplishes

This action allows the Office of Economic and Small Business Development (OESBD) to prepare and finalize all required documents and agreements for participation in the Program. This action also authorizes the County Administrator, or designee, to execute all necessary documents, subject to review for legal sufficiency by the Office of the County Attorney, to effectuate Owner/Applicant participation and funding under the Program.

Is this Action Goal Related

Yes

Previous Action Taken

On September 15, 2016, the Board approved the Broward Municipal Services District (BMSD) Economic Development Program (Item No. 77) to revitalize the commercial corridors of the BMSD.

Summary Explanation/Background

THE OFFICE OF ECONOMIC AND SMALL BUSINESS DEVELOPMENT RECOMMENDS APPROVAL OF THE ABOVE MOTION.

The above motion is consistent with the Board's Value of "Ensuring economic opportunities for Broward's diverse population."

On September 15, 2016, the Board approved the Broward Municipal Services District (BMSD) Economic Development Program (Item No. 77) to revitalize the commercial corridors of the BMSD. The program includes façade/property improvement, business development/redevelopment, demolition grant programs, as well as strategic land assembly and revolving loan programs.

The Economic Development Program for the BMSD seeks to enhance the potential long-term impact of existing businesses as an important aim of business retention and expansion activities, and to create opportunities for new private investment in the area as well as increase the potential for positive public benefit related to the BMSD. Specifically, enhancements to businesses located on the commercial corridors of the BMSD increase the potential for additional customer traffic, further investment, and increased employment where jobs are needed. The program targets businesses located on the following commercial corridors in the BMSD:

- Broward Boulevard (north side only) from NW 24th Avenue West to NW 31st Avenue
- Sunrise Boulevard from NW 24th Avenue West to NW 31st Avenue
- NW 27th Avenue from Broward Boulevard North to Sunrise Boulevard
- State Road 7/U.S. 441 (west side only) from Peters Road to Interstate 595 (Unincorporated parcels only)
- Peters Road (south side only) from State Road 7 to SW 45th Avenue
- Davie Boulevard Extension from State Road 7 to SW 45th Avenue

Funds allocated for this program are in the budget within the BMSD and cannot be utilized in other areas of the County. To date, the County has completed a strategic land assembly, has three projects in the construction phase, has five projects in the design phase, and one demolition. The revolving loan program was launched in January 2021.

Shoppes at Dillard, Inc., located at 2711 W. Sunrise Blvd., is a commercial strip mall. Milton and Barbara Jones purchased the property on December 31, 1984. The 28,639 square foot building was constructed in 1990 and has been in continuous operation since then. OESBD selected the Shoppes at Dillard, Inc. façade renovation project based on the property's strategic location adjacent to the Northwest corner of West Sunrise Boulevard and NW 27th Avenue, and the owner's representation that he has signed a new tenant, O'Reilly Auto Parts, to lease a storefront vacated by Walgreens in 2010.

The project includes significant façade improvements. The projected cost of \$241,931.00 as prepared by the applicant and reviewed by the Construction Management Division and the Office of

Economic and Small Business Development, meets the guidelines of the façade improvement grant program for the County's contribution at 80% of project costs up to a maximum County expenditure of \$200,000. The applicant, Shoppes at Dillard, Inc., would be responsible for the difference between the project cost and the County's contribution.

Source of Additional Information

Sandy-Michael McDonald, Director, OESBD, 954-357-5615

Fiscal Impact

Fiscal Impact/Cost Summary

The approximate fiscal impact to the County for this project is \$200,000.