



Broward County

Legislation Text

File #: 21-974, Version: 1

Broward County Commission Regular Meeting

Director's Name: Sandy-Michael McDonald

Department: Economic and Small Business Development

Information

Requested Action

MOTION TO APPROVE increase in the County's financial commitment for Alverine Brihm/WALBRI, LLC, related to participation in the Broward Municipal Services District (BMSD) Economic Development Program for the commercial property located at 681 NW 27th Avenue, from \$85,658 to \$132,000, and authorize the County Administrator, or designee, to execute any amendments to the agreement, subject to review for legal sufficiency by the Office of the County Attorney, 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 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.

On March 28, 2017, the Board approved two pilot projects, Arkim Sims-Morgan/Room2Grow Academy, Inc., and Alverine Brihm/WALBRI, LLC, for participation in the BMSD Economic Development Program (Item No. 48).

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. This program funds proposals at an 80% County/20% business match for façade/property improvement projects. The maximum County financial commitment based on available funding is \$200,000 per project.

To date, the County has completed a strategic land assembly, has three projects in the construction phase and has seven projects in the design phase. The revolving loan program was launched in January 2021.

WAL BRI, LLC, located at 681 NW 27th Avenue, is a mixed-use development consisting of commercial operations (two small business office operations and one beauty salon) on the first floor and one residential unit on the second floor. The owner, Alverine Brihm, has owned the property since October 21, 2009. The location currently contains ongoing commercial operations but has experienced high tenant turnover due in part to the need for aesthetic improvements. The project is a façade improvement (Exhibit 1). On March 28, 2017, the Board approved the project for the estimated total cost of \$107,222, as prepared by the project architect and reviewed by the Construction Management Division, with a Broward County commitment to this project of approximately \$85,658. Based on the actual cost of the project as submitted by the CBE General Contractor and reviewed by the Construction Management Division, the total cost of the project increased to \$165,000 therefore Broward County's financial commitment to this project would total

\$132,000, an increase of \$46,342 from the estimated projected cost approved by the Board on March 28, 2017. The Broward County Construction Management Division will serve as project manager for the construction of the project.

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 \$132,000, including the \$85,658 previously approved by the Board on March 28, 2017.