



Broward County

Legislation Text

File #: 23-988, 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 Fourth Amendment to the grant agreement among Broward County, Alverine Brihm, and WalBri, LLC, for participation in the Broward Municipal Services District Economic Development Program, increasing the grant amount by \$192,195 for a total maximum grant amount not to exceed \$324,195; authorize the Mayor and Clerk to execute same; authorize the County Administrator to execute amendments to the grant agreement that do not impose additional financial obligations on the County, subject to review for legal sufficiency by the Office of the County Attorney; and authorize the County Administrator to take all necessary administrative and budgetary actions to implement the grant agreement.

Why Action is Necessary

Board approval is required to authorize the Mayor and Clerk to execute an amendment to the grant agreement increasing County funding.

What Action Accomplishes

This action authorizes the Mayor and Clerk to execute an amendment to the grant agreement with an increase in County funding and authorizes the County Administrator to execute subsequent amendments to the grant agreement that do not increase the County's financial obligation.

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 September 13, 2018, the Board approved Alverine Brihm/WALBRI, LLC for participation in the program. Three subsequent amendments were necessary as the project was implemented (March 2020, March 2021 and June 2021) in order to process payments, make modifications to project cost, and streamline the bid request process.

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 Goal of "Ensuring economic opportunities and a sustainable economy, with an emphasis on Broward's lower and middle class."

On September 15, 2016, the Board approved the Broward Municipal Services District (BMSD) Economic Development Program to revitalize the commercial corridors of the BMSD. The BMSD Economic Development Program includes façade/property improvement, business development/redevelopment, demolition grant programs, as well as strategic land assembly and revolving loan programs. The BMSD Economic Development Program 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 completed a strategic land assembly, has six projects in the construction phase, one project waiting to start, and one demolition in progress. The BMSD revolving loan program was launched in January 2021. The joint owners of the subject property, Alverine Brihm and WalBri, LLC, have owned the property since October 21, 2009. The property is a mixed-use development consisting of commercial operations (two small business operations and one beauty salon) on the first floor and one residential unit on the second floor, which continues to have high tenant turnover due in part to the need for aesthetic improvements and advertising. The owners previously received a Facade/Property Improvement Grant for \$132,000 that required a 20% owner match of \$33,000 (total project cost \$165,000) to fund the removal and installation of existing doors and windows, patch and repair building stucco, installation of a stucco band, and overlay and re-sloping of the parking lot asphalt. The work under this grant was partially completed, and additional funding is required to correct certain aspects of the project.

OESBD requests additional funding be allocated for this project to correct parking lot drainage issues exacerbated after the parking lot work was completed, replace awnings and cover fabric with the colors approved by the owners, and purchase and install business signs. The projected total cost for drainage improvements, awnings, and signage is \$197,125. If this item is approved, the County will fund 100% of the drainage improvements and awnings replacement cost to remediate the flooding issues and install the correct awning colors, which is \$172,477. The purchase and installation of business signs will be funded in part by County as per the BMSD Economic Development Program facade/property improvement grant guidelines, the total cost of which is \$24,648, with a County contribution of 80% (\$19,718) and owner match of 20% (\$4,930). The County's financial commitment will not exceed \$192,195. The total County grant contribution for the whole project would be \$324,195, including the previously approved and funded grant in the amount of \$132,000.

Source of Additional Information

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

Fiscal Impact

Fiscal Impact/Cost Summary

The fiscal impact to the County for this portion of the project is \$192,195.24.