



**CITY OF FORT LAUDERDALE  
COMMUNITY REDEVELOPMENT AGENCY**

April 11, 2025

Ms. Monica Cepero  
County Administrator  
Office of the County Administrator  
Broward County  
115 S. Andrews Avenue  
Fort Lauderdale, FL 33304

**RE: Request to Extend the Term of the Fort Lauderdale Community  
Redevelopment Agency Northwest-Progresso-Flagler Heights  
Redevelopment Area within the City of Fort Lauderdale ("NPF CRA" or  
"CRA")**

Dear Ms. Cepero:

This letter is in response to your April 1, 2025, letter supporting the City's request for an extension of the Fort Lauderdale Community Redevelopment Agency Northwest-Progresso-Flagler Heights Redevelopment Area and the Tax Increment Financing (TIF) for the City's portion without including the TIF extension to any other taxing authority. The City desires to pursue the extension in alignment with the condition that only the TIF for the City's portion is included.

While I am disappointed that you are not supportive of including a grant dedicated to increasing the supply of affordable and workforce housing and/or infrastructure within the NPF CRA, I look forward to working together to seek opportunities to leverage the County's Affordable Housing Trust Fund and City incentives towards these efforts within the NPF CRA.

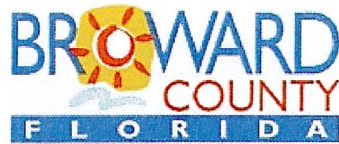
Please move forward with the extension and interlocal agreement, without the affordable housing grant component. We appreciate your sensitivity to our timeline and the goal to expeditiously bring the agreement before the City Commission/CRA Board and the Broward County Board of County Commissioners County Commission. Our staff stands ready to assist in meeting the associated deadlines.

Sincerely,

Rickelle Williams  
CRA Executive Director

## Attachments

- February 25, 2025, letter from City of Fort Lauderdale Acting Executive Director Susan Grant to Broward County Administrator Monica Cepero. RE: Request to Extend the Term of the Northwest-Progresso-Flagler Heights Community Redevelopment Agency within the City of Fort Lauderdale.
  - April 1, 2025, letter from Broward County Administrator Monica Cepero to City of Fort Lauderdale Acting Executive Director Susan Grant. RE: City of Fort Lauderdale Northwest-Progresso-Flagler Heights Community Redevelopment Agency (CRA) Extension Request.
- c: Christopher Cooper, Acting Assistant City Manager  
Clarence Woods, Fort Lauderdale CRA Manager  
D'Wayne M. Spence, Interim City Attorney  
Lynn Solomon, Assistant City Attorney  
Dr. Kimm Campbell, Deputy County Administrator  
Ralph Stone, Director, Housing Finance Division  
Lisa Wight, Senior Program Project Coordinator, Housing Finance Division



MONICA CEPERO, County Administrator

115 S. Andrews Avenue, Room 409 • Fort Lauderdale, Florida 33301 • 954-357-7354 • FAX 954-357-7360

April 1, 2025

Ms. Susan Grant  
Acting City Manager and CRA Executive Director  
City of Fort Lauderdale  
914 Sistrunk Boulevard, Suite 200  
Fort Lauderdale, FL 33311

**Re: City of Fort Lauderdale Northwest-Progresso-Flagler Heights Community  
Redevelopment Agency (CRA) Extension Request**

Dear Ms. Grant:

This letter is in response to your February 25, 2025, letter expressing interest in a ten-year extension of the City's CRA from its current expiration date of November 7, 2025. Your request specifies that the City would continue its Tax Increment Financing (TIF) contributions for the extension period but would not include any contributions from the other taxing authorities beyond the original 2025 sunset date.

I would support your request for an extension of the CRA and the TIF for the City's portion only so long as there is no TIF extension to any other taxing authority. The letter also requests that Broward County provide a grant dedicated to increasing the supply of affordable and workforce housing and/or infrastructure within the Northwest Progresso Flagler Heights Community Redevelopment Area. Please be advised that on March 7, 2024, the Broward County Commission approved the allocation of 90% of expiring TIF funds toward the production of affordable housing for Fiscal Year 2025 and determined to revisit the allocation for future years in conjunction with the annual budget process. The expiring TIF funds will be directed to the County's Affordable Housing Trust Fund to provide gap funding for affordable housing development. Given that the affordable housing crisis is experienced countywide and in conjunction with the Board's previous funding decision regarding expiring TIF revenue, I am unable to support the provision of the County providing funding directly to the City/CRA.

Please advise if the City would like to pursue the extension without the affordable housing grant component, and I will have staff draft an interlocal agreement that your City Commission/CRA would approve and then forward to the County for Board of County Commission approval. Please be advised that if approved, the CRA

Broward County Board of County Commissioners  
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Ms. Susan Grant, Acting City Manager  
City of Fort Lauderdale  
Northwest-Progresso-Flagler Heights Community Redevelopment Agency (CRA) Extension Request  
April 1, 2025

Redevelopment Plan must be amended to incorporate the terms of the new ILA, including the new termination date.

The County looks forward to supporting the City's efforts to continue the revitalization of the Northwest Progresso Flagler Heights Redevelopment Area. If you should have any additional questions, please let Ralph Stone or myself know.

Sincerely,

A handwritten signature in blue ink, appearing to read 'MC', with a stylized flourish at the end.

Monica Cepero  
Broward County Administrator

cc: Dr. Kimm Campbell, Deputy County Administrator  
Norman Foster, Broward County Budget Director  
Ralph Stone, Director, Housing Finance Division  
Lisa Wight, Senior Program Project Coordinator, Housing Finance Division  
Andrew J. Meyers, County Attorney  
Rene Harrod, Deputy County Attorney  
Clarence Woods, Fort Lauderdale CRA Manager



**CITY OF FORT LAUDERDALE  
COMMUNITY REDEVELOPMENT AGENCY**

February 25, 2025

Ms. Monica Cepero  
County Administrator  
Office of the County Administrator  
Broward County  
115 S. Andrews Avenue  
Fort Lauderdale, Florida 33304

RE: Request to Extend the Term of the Northwest-Progresso-Flagler Heights Community Redevelopment Agency within the City of Fort Lauderdale ("NPF CRA" or "CRA")

Dear Ms. Cepero:

In 1989, pursuant to Resolution No. 89-1132, the Board of Commissioners of Broward County, Florida delegated authority to the City of Fort Lauderdale to create a Community Redevelopment Agency. In 1995 under Resolution No. 95-86, the City Commissioners of the City of Fort Lauderdale made several findings of "slum or blighted" based on a Neighborhood Conditions and Finding of Necessity Report; declared a need for a Community Redevelopment Agency and appointed the City Commissioners as the governing body for the Northwest-Progresso-Flagler Heights Community Redevelopment Area. During the same year, the Redevelopment Trust Fund was created under Ordinance No. C-95-67. The NPF Redevelopment Plan, which was adopted and approved in 1995, by the City pursuant to Resolution No. 95-170 and by Broward County pursuant to Resolution No. 95-1084, provides the framework for rehabilitating, conserving or redeveloping the NPF area. Since that time, the CRA has judiciously carried out redevelopment activities that have improved the area's infrastructure, built affordable housing, and provided incentives to small businesses that have fostered a robust environment for retail and commercial activity. The CRA's investments in large-scale projects has attracted private sector capital that will continue transforming the community into a cultural and entertainment district. The combined public and private sector activities will also serve to create a diverse, mixed income community. As evidence of the phenomenal work of the CRA, the Florida Redevelopment Association has recognized the Agency three times for best-in-class awards in several categories. In 2023, the City of Fort Lauderdale was recognized by the National Civic League for the CRA's premier project, the YMCA's LA Lee/Mizell Center, a community center which provides recreational, fitness, theatrical, educational and entertainment activities for the community.

February 25, 2025  
Ms. Monica Cepero  
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While we have enjoyed significant success, there is still more work to be done. Blighting conditions such as vacant lots on the main corridor (Sistrunk Blvd), old and decrepit buildings that attract vagrancy and crime, inadequate streetscapes, inadequate drainage and other hazardous conditions still exist and would benefit from the continuing work of the CRA. In addition, the CRA has made a commitment to a number of private mixed use, mixed income projects which will increase the supply of workforce housing but will not be completed by the current sunset date.

Pursuant to Part III, Chapter 163 of the Florida Statutes and in accordance with the Plan, the NPF CRA is scheduled to sunset on November 7, 2025. Given that revitalization of this area is not complete, the Board of Commissioners of the CRA respectfully request authorization to extend the term of the NPF CRA for ten (10) years to allow the CRA to continue its redevelopment activities and to delegate authority to the City of Fort Lauderdale to continue its tax increment contribution to the NPF CRA Trust Fund at levels determined by the City in its sole discretion.

Finally, I am requesting that Broward County provide a grant dedicated to increasing the supply of affordable and workforce housing and/or infrastructure within the NPF CRA on terms and conditions mutually acceptable to both parties.

We look forward to working with Broward County to continue our revitalization activity in the Northwest-Progresso-Flagler Heights Redevelopment Area.

Sincerely,



Susan Grant,  
Acting Executive Director

#### Attachments

- Resolution No. 89-1132- Delegation of Authority from Broward County (BC) to The City of Fort Lauderdale (City) to Create the Agency
- Resolution No. 95-86- City's Approval of Finding of Necessity Study
- Resolution No. 95-170- City's Approval of the Redevelopment Plan
- Resolution No. 95-1084- Broward County Approval of the Redevelopment Plan
- Ordinance No. C-95-67 -Established the Redevelopment Trust Fund

Cc: D'Wayne M. Spence, Interim City Attorney  
Clarence Woods, NWPFH Area Manager  
Laura Reece, Acting Assistant City Manager