



Legislation Details (With Text)

File #: R-CRA-2020-43 **Version:** 1 **Name:** CRA Block 58 Development Agreement

Type: CRA Resolution **Status:** Passed

File created: 10/28/2020 **In control:** Joint/Special Commission and CRA Meeting

On agenda: 11/18/2020 **Final action:** 11/18/2020

Title: A Resolution Of The Hollywood, Florida Community Redevelopment Agency (“CRA”), Approving And Authorizing The Appropriate CRA Officials To Execute A Development Agreement Among The City Of Hollywood, Florida, The CRA-Downtown District, And BTI Land Acquisitions, LLC (“BTI”) Relating To The Block 58 Redevelopment Project Within The Downtown District Of The CRA.

Sponsors:

Indexes:

Code sections:

Attachments: 1. CRA-Block 58-RESO-Revised.pdf, 2. Block 58 Development Agreement FINAL.pdf, 3. Exhibit A-Block 58 BTI Project.pdf, 4. CRA-Block 58 Term Sheet-REVISIONS NEEDED.pdf

Date	Ver.	Action By	Action	Result
11/18/2020	1	Joint/Special Commission and CRA Meeting	adopted as amended	Pass

A Resolution Of The Hollywood, Florida Community Redevelopment Agency (“CRA”), Approving And Authorizing The Appropriate CRA Officials To Execute A Development Agreement Among The City Of Hollywood, Florida, The CRA-Downtown District, And BTI Land Acquisitions, LLC (“BTI”) Relating To The Block 58 Redevelopment Project Within The Downtown District Of The CRA.

Economic Vitality

Staff Recommends: Approval of the attached Resolution.

Explanation:

The Community Redevelopment Agency (“CRA”) adopted a redevelopment plan for the Downtown District which includes Block 58 located between Harrison and Van Buren Street, Federal Highway and 17th Avenue.

On May 18, 2007, the CRA entered into a Developer’s Agreement for the development of sections of Block 58 of the Plat of “Hollywood” as recorded in Plat Book 1, Page 21 of the public records of Broward County, Florida, including without limitation Lots 1 through 19 and Lot 24. The Developer of the Prior Agreement no longer exists, and the Developer’s Agreement is null and void and of no further force or effect.

The CRA and the City of Hollywood, Florida are desirous of entering into a Development Agreement with BTI Land Acquisitions, LLC (“BTI”) for the development of Lots 1 through 9 and Lot 24. BTI proposes to develop a portion of the property with a residential project and associated amenities in accordance with the approved site plan.

It is anticipated that the BTI Project, once developed, will significantly reduce blight in the Downtown CRA district and will significantly enhance the City and will, in turn, bring significant economic redevelopment to the area.

Starting when project generates TIF and ending 9/30/2025, the CRA agrees to pay the Developer, BTI, 95% of the TIF generated by project. Thereafter and ending 9/30/2030, the CRA will pay the Developer 95% of what the City’s portion of the TIF generated by project would be if the TIF was still being paid to the CRA, plus an amount equal to \$280,000.00 or what Broward County’s portion of the TIF generated by the project would be if TIF was still being paid to the CRA, whichever is less. Incentives will not be paid and there will be no financial obligation to the Developer if the project is not substantially complete by December 31, 2024.

Fiscal Impact:

The City and the CRA agree that 95% of the ad valorem or TIF revenue generated from the planned development will be annually reimbursed to BTI starting when the development generates TIF and ending 9/30/2025. Thereafter and ending on September 30, 2030, the CRA will pay the Developer 95% of what the City’s portion of TIF generated by project would be if TIF was still being paid to CRA, plus an amount equal to \$280,000.00 or what Broward County’s portion of the TIF generated by the project would be if TIF was still being paid to CRA, whichever is less.

The amount of the payments over the seven years is estimated to total \$7,125,000.00 based on an estimated assessed value of \$92,000,000.00. The actual annual reimbursements will be calculated based on 95% of the actual TIF revenue generated from the project for FY 2024 and FY2025 and the equivalent of the City portion of the TIF plus a portion of the County payments to the CRA from FY 2026 to FY2030.

The CRA will be responsible for making the incentive payments to BTI from the time of project completion, planned for FY 2024, through FY 2025, based upon 95% of the TIF generated by the Project, for an estimated amount of \$2,310,000.00. Thereafter and ending in 2030, the CRA will pay the Developer incentive payments based upon 95% of what the City’s portion of the TIF generated by the Project would have been if TIF was still being paid to the CRA, plus an amount equal to \$280,000.00 or what Broward County’s portion of the TIF generated by the project would be if TIF was still being paid to CRA, whichever is less, for a total estimated amount of \$4,815,000.00.

Recommended for inclusion on the agenda by:
Jorge Camejo, Executive Director