



## MEMORANDUM

DATE: September 12, 2016

TO: David Hebert, City Manager

FROM: Kathleen S. Margoles, Community and Economic Development Director

RE: CRA Update

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The monthly Downtown Meet & Greet was held on September 15<sup>th</sup> at Allied Kitchen and Bath. The agenda for this month included an update on P2bOP, City/CRA projects and brainstorming on a possible event for the Grand Plaza/Fountain Ribbon Cutting.

The Oakland Park/Wilton Manors/Uptown Council will hold their annual luncheon on September 29<sup>th</sup> at Hugh's Catering in Oakland Park. Tim Lonergan, the Mayor of Oakland Park will be a featured speaker. The Mayor of Wilton Manors and the Vice Mayor of Fort Lauderdale will also speak.

The Greater Fort Lauderdale Alliance Partners meeting was held on September 8<sup>th</sup>. Superintendent Runcie and his staff updated the members on the SMART bond program progress and a number of academic programs critical to workforce development. The School Board and Broward County will be launching a reading program shortly and will be asking cities to participate by promoting books at each of their events.

On August 26<sup>th</sup>, Karina Iglesias & the Nu-Thang was the featured band for Music on Main.

The future Music on Main lineup includes:

September 23- Maggie Baugh- Country

October 28- Slam Allen Band – Soul & Blues-combination Trunk or Treat event  
November – no Music on Main due to Thanksgiving Holiday and early December event  
December 9- Rockin with Santa- Mr. Nice Guy

Several new events are proposed in the FY17 Budget; the Holiday Village in December, Dancing in the Streets in January, The Taste of Oakland Park in February, the Wilton Manor/Oakland Park Culinary Tour in March or April.

The upcoming Moonlit Movie event at Jaco Pastorius Park was held on September 17<sup>th</sup>; “The Angry Birds” was the feature film. Another event is scheduled for November 19<sup>th</sup>.

Oktoberfest will be held on September 30<sup>th</sup> – October 2<sup>nd</sup> at Jaco Pastorius Park. This year, we have extended the participation with our our Oakland Park businesses. The City is partnering with Funky Buddha Brewery. Other local restaurants will also be providing food and beverages.

Several ribbon cuttings and grand openings are being scheduled for October. The MPO will be holding a Ribbon Cutting for the Quiet Zones on October 11<sup>th</sup> at 38<sup>th</sup> and Dixie. Posh Pets, a pet grooming business at 3531 N. Andrews Ave., will be hosting a Grand Opening on October 26<sup>th</sup> at 5pm. The Middle River Animal Hospital, located at 1300 E Oakland Park Blvd, is also scheduling a grand opening October 15<sup>th</sup> at noon. The new restaurant, Gordo’s Grill at 1388 East Oakland Park Boulevard, has also contacted us about scheduling a grand opening, details will be provided soon.

Allied Kitchen and Bath has two leases signed, a restaurant and a bar. The 1<sup>st</sup> amendment to their parking fee waiver is on the September 21<sup>st</sup> City Commission agenda.

Kelvin 3200 opened on Friday, July 29<sup>th</sup> at 3200 Main Street. The restaurant is a southern bistro and is open for breakfast, lunch and dinner. They received a great review in the Sun Sentinel.

The owner of 1101 NE 34<sup>th</sup> Court has leased all of his available spaces. The most recent tenant is Avi Ram, a professional airbrush artist, who is currently renovating his

studio located at 1103 NE 34<sup>th</sup> Ct. The landscape pottery business called “Pride Pottery”, which recently leased 1101 NE 34<sup>th</sup> Court, has ordered its building signage. The building at 3930-3948 NE 5<sup>th</sup> Avenue, where Elite Home Stagers is relocating to, has been painted and the old awnings have been removed. The new awnings are expected to be installed next week; and the landscaping is scheduled to be installed in October.

Green Cycle, the spinning and personal training studio at 3401 N. Dixie, expects to complete the renovations in the fall. They are planning on opening the studio in early winter.

The new owners of the Pearl Building, at 1033 East Oakland Park Boulevard closed on the building. They are negotiating with two very viable tenants for the downtown; Lucky’s Market and Living Room Theaters. Staff, including Building, Planning and Zoning, Code Enhancement and the CRA, had a meeting with Lucky’s on September 8<sup>th</sup> to discuss the process. Lucky’s has indicated they are very interested and wish to move quickly upon securing approvals within their company. A grocery store would not be a change of use so they would be able to proceed directly to submission for a building permit. Their timeline upon approval of the building permit is 22 weeks for construction and 3 weeks for setting up the store and training.

Eastside Village, on North Dixie just north of Jaco Patorius Park, is reporting they have sold 35 units since March. The prices of the townhomes are ranging between \$315,000 - \$345,000. The building at 4206 North Dixie Highway has a certificate of occupancy (CO), there are 9 townhomes in the building. Four homeowners have moved in. Certificates of Occupancy continue to be issued when the developer is fully compliant with requirements for the individual unit, and the sitewide systems (sewer, paving, site lighting, site drainage ) that support the building are sufficiently complete to allow the safe use of the building.

Urbn Village on Fifth Avenue, located south of Park Lane East, is also having positive sales. They have sold out of Phase 1 and 2, and are starting to sell Phase 3. Phase 1

consists of three buildings, 15 townhouses, 2 bedrooms, 2.5 bathrooms and 2 car garages. It is 50% constructed, and is expected to be completed this October. Phase 2 will consist of two other buildings with 12 townhouses, also 2 bedrooms, 2.5 bathrooms and 2 car garages. It is expected to be completed in December 2016. Phase 3 will be one building and is a combination of townhouses and apartment lofts. This building is expected to be completed in the spring of 2017.

QStraint, a wheelchair restraint manufacturing business, has purchased the building at 4031 NE 12<sup>th</sup> Terrace. They are moving from Davie and will employ 150 people.

The new season of the Urban Farmer's FarmShare Adventure CSA program begins in November. Robert Kane, commercial fisherman out of Pompano will be supplying locally caught fresh fish and stone crabs at the Urban Farming Institute. An upcoming workshop: Hydroponics at Home: Growing Up in the Garden will be held on September 17<sup>th</sup> at 10am at the Discover Farm and Garden. The Discovery Farm and Garden Warehouse Market is also open from 10:00am – 2:00pm on Saturdays. The season runs through May.

The Grand Plaza at Jaco Park is under construction. The Jaco Grand Plaza and fountain is progressing as scheduled and will be completed by the contract deadline of October 31. We will be scheduling a ribbon cutting for the Grand Plaza when construction is completed.

The lighting and landscaping of the Prospect Plaza Parking Lot has been completed. The walkthrough with the City's Engineering Division staff and the contractor, MBR, was scheduled for Wednesday, September 14<sup>th</sup>. The final layer of asphalt will be done in October; the exact date will be subject to weather conditions. We will be scheduling a ribbon cutting for Prospect Plaza upon completion. We are working with the businesses on the event.

The year round tree lights on Main Street Lights have been installed by Bardano Lighting. The City has a two year contract with this vendor on these lights.

The Ross store located at 921 East Commercial Boulevard has changed their entry sign. The sign that used to read “Fort Lauderdale, Florida Store” now reads “Oakland Park, Florida Store. The Proud to be Oakland Park (P2bOP) campaign will be introduced to the volunteers’ corps on September 22nd, at Switchbox Coffee Roasters. On September 29th, The CRA will hold a workshop with business owners citywide to launch the P2bOP and to train them on how to put their Oakland Park address on Google Search and Maps. A P2bOP award will be awarded monthly beginning in October at the second meeting of the month.

I attended the Florida International Council of Shopping Centers convention in Orlando on August 21-23<sup>rd</sup>. The attendees were major developers, retailers and municipal representatives. I met with several developers interested in shopping center and mixed use development. We also met with retailers, including Lucky’s. We distributed information packets on Oakland Park demographics and opportunities. We continue to look for retail that is compatible with our City vision.

I also attended the 2016 Florida Local Food Summit on October 9<sup>th</sup> and 10<sup>th</sup> at the East End Market in Orlando. The Summit was titled “Transparency in our Food System” and featured farmers, chefs and organizations involved in the production, preparation and sale of florida food products.

We received submissions from nine (9) artists for the Utility Box Wraps. Staff has reviewed the submissions and will present to the Arts and Culture Board on September 15<sup>th</sup> for their input. Staff will work with the artist on the final artwork. The City is required to submit an application with the artwork to the utility box owner, either the Florida Department of Transportation or Broward County, for approval of the installation.