

DRAFT MINUTES

6/14, 6/22 & 7/27

DRAFT
MINUTES
NORTHWEST PROGRESSO – FLAGLER HEIGHTS
REDEVELOPMENT ADVISORY BOARD
FORT LAUDERDALE
100 NORTH ANDREWS AVENUE
8th FLOOR CONFERENCE ROOM
JULY 27, 2016 – 3:30 P.M.

Cumulative Attendance

May 2016 - April 2017

Members Present

	<u>Attendance</u>	<u>Present</u>	<u>Absent</u>
Steve Lucas, Chair	P	3	0
Ella Phillips, Vice Chair	P	2	1
Jessie Adderley (arr. 3:44)	P	3	0
Leann Barber	A	2	1
Sonya Burrows	P	3	0
Ron Centamore	P	3	0
Alan Gabriel	A	2	1
Mickey Hinton	P	3	0
John Hooper	P	2	1
Dylan Lagi	P	3	0
Steffen Lue	A	1	2
Jacqueline Reed (arr. 3:57)	P	2	1
Scott Strawbridge	P	3	0
John Wilkes	A	2	1

Currently there are 14 appointed members to the Board, which means 8 would constitute a quorum.

It was noted that a quorum was present at the meeting.

Staff

Jonathan Brown, Northwest CRA Manager

Bob Wojcik, Planner III, NPFCRA

Sandra Doughlin, NPF CRA

Karen Mendrala, Department of Transportation and Mobility

Kevin Walford, Department of Transportation and Mobility

Mona Laventure, Recording Secretary, Prototype, Inc.

Communications to City Commission

Motion made by Vice Chair Phillips, seconded by Ms. Burrows, to send a communication to the CRA Board informing them that the Advisory Board has strongly requested greater transparency in the CRA budget process so they can make educated,

informed decisions about the budget. The Advisory Board also requests a full breakdown of the CRA budget. In a voice vote, the **motion** passed unanimously.

I. Call to Order / Roll Call

Chair Lucas called the meeting to order at 3:38 p.m. Roll was called and it was noted a quorum was present.

II. Approval of Minutes from June 14, 2016 Special Meeting & June 22, 2016 Regular Meeting

As some Board members had not received the June 14, 2016 and June 22, 2016 minutes, approval was deferred until the next scheduled meeting.

III. Cancellation of Next Month's Meeting – NPF CRA Board

Mr. Brown advised that the CRA budget would be discussed both at today's meeting and once more in September before it is presented to the City Commission for approval. He added that funding requests are also scheduled for upcoming meetings, but may be placed on the September Agenda if the Board wishes. It was determined that the Board would reach a decision on postponement by the end of today's meeting.

IV. Sun Trolley – TMA

Chair Lucas introduced Karen Mendrala and Kevin Walford, representing the Department of Transportation and Mobility, and Robyn Chiarelli, Executive Director of the Downtown Fort Lauderdale Transportation Management Association (TMA), which operates the Sun Trolley.

Ms. Mendrala explained that the request is for operating funds for the Sun Trolley routes located inside the Northwest CRA. These include the Neighborhood Link, the Northwest Link, and the Downtown Link. The fiscal year (FY) 2015-16 CRA budget includes a line item for this funding, which was approved by the Board; however, it was necessary to ensure that the CRA Plan may include this activity, and the Board wished to have additional discussion of the Item.

Ms. Mendrala continued that the TMA has requested funding for a portion of the Downtown Link that connects the CRA to the Downtown area. These three routes have the highest ridership within the Sun Trolley's system.

Chair Lucas requested clarification that the Board may legally provide funds to the Sun Trolley under CRA guidelines. Mr. Brown confirmed this.

Mr. Strawbridge recalled discussion at a previous meeting of amending the CRA Plan in order to fund projects such as the Ambassador Program or the Sun Trolley. Mr. Brown explained that the current CRA budget includes dollars for both the TMA and the Ambassador Program. He advised that funding may not be spent on any item not included in the CRA Plan, which is not the same as budgeting those dollars.

Ms. Mendrala clarified that the TMA is requesting that funds be spent in both the current fiscal year and the next fiscal year. The funding would apply to the entire fiscal year now that the CRA Plan has been amended.

Ms. Adderley arrived at 3:44 p.m.

Mr. Strawbridge expressed concern with the governance issues affecting the CRA, pointing out that he did not feel that the U. S. Department of Housing and Urban Development (HUD) would find the funding of this and other Items to be acceptable. Mr. Brown responded that these plans may be made retroactive.

Mr. Centamore also recommended caution in proceeding with retroactive funding, stating that he did not find it possible to provide funding for an Item during the time before the CRA Plan was amended to include that Item. Ms. Mendrala observed that the Sun Trolley has been operating throughout the current fiscal year using funds from City and other sources; accepting CRA dollars at this point would serve to relieve some City funds from this use.

Chair Lucas suggested that the funding request could be separated into funding for the current fiscal year and funding for the next year, which would allow the Board to table funding for the current year based on their concerns.

Ms. Burrows recalled that another issue is the provision of a route that extends down Sistrunk Boulevard. Ms. Mendrala replied that the TMA is reviewing its Transit Master Plan with a consultant in order to reconsider all existing routes. She also noted that funding restrictions state that TMA routes may not conflict with Broward County Transit (BCT) routes. BCT does not have issues with a TMA route that includes Sistrunk Boulevard, which means it is possible that the routes within the CRA may be restructured when the Master Plan is complete.

Mr. Brown confirmed that the TMA's proposal is eligible for funding in accordance with the CRA Plan. Vice Chair Phillips stated that she did not feel confident that an extension on the Sistrunk Corridor would be planned, as the Board has requested this extension in the past.

Ms. Chiarelli explained that the TMA is a private nonprofit entity with a budget of approximately \$2.5 million, which draws from City, State, and federal sources as well as

private sponsorships and fare box revenue. Without CRA funding, the TMA would have to discuss the use of reserve funds to afford operation of the Downtown Link.

Ms. Reed arrived at 3:57 p.m.

Mr. Centamore asked if the routes operating within the CRA have been funded through the present date. Ms. Mendrala confirmed this. She added that the TMA consultant is expected to recommend modified routes in September or October 2016. Mr. Brown pointed out, however, that if the TMA must budget funds from another source in its FY2016-17 budget, CRA funds may not supplant them. He recommended that the Board make a recommendation at today's meeting so the TMA may proceed with alternative budgeting if necessary.

Mr. Strawbridge commented that in the past, the Board has funded these three TMA routes with CRA funds, whether or not it was allowable at the time. He asked if the other Board members felt it was equitable to provide CRA funds for their operation, which in turn allows monies from other funding sources to be used for routes outside the CRA. He asked how much funding is provided by the Downtown Development Authority (DDA).

Ms. Chiarelli replied that the DDA provides \$24,000 in funding, and pointed out that in FY17 the TMA is facing a \$300,000 budget shortfall throughout its system, even if funds are provided from the CRA. Cuts in funding may result in cutbacks to service within the CRA and elsewhere. The CRA does not pay the full cost of all miles operated within the CRA: the TMA also pursues grants that assist with funding these routes, as well as County, State, and federal funds.

Ms. Chiarelli explained that funding for the routes within the CRA comes from other sources as well, including the City. Mr. Strawbridge emphasized the need for the Board to be aware of other funding partners for these routes, pointing out that the DDA makes a lesser contribution than the CRA for the Downtown Link. He concluded that he was not certain the CRA's dollars are being equitably spent or that the TMA's funding of its routes within the CRA are sufficiently transparent. Ms. Chiarelli stated that she can provide information on per-route funding.

Mr. Strawbridge continued that during his service on the Board, the Sun Trolley's funding requests have quadrupled, although no route has been extended down Sistrunk Boulevard. He asked why the request has grown without demonstrable changes in service. Ms. Mendrala pointed out that an additional trolley now serves the Northwest Link, which was served by only one vehicle at an earlier time. New vehicles have also been added to the Neighborhood Link and are planned for the Downtown Link.

Mr. Brown advised that the Board should consider whether or not there is a benefit to operating the Sun Trolley within the CRA. Chair Lucas clarified that the Board members

wished to know the other funding sources for routes within the CRA, as well as the amount of funds they provide, in addition to more work on the possibility of a Sistrunk Boulevard extension. He noted that this will mean the TMA must come before the Board again in August, as the budget goes before the City Commission in September.

It was decided that the next Board meeting would be held on August 24, 2016 to discuss this and other topics. Ms. Burrows pointed out, however, that the TMA would not have the results of its consultant's study available until after the August meeting. Mr. Strawbridge asserted that the primary issues at stake are fiscal governance and equity of funding and service to CRA residents. He indicated that the Board's concern is to align its funding of the TMA with the needs of the community.

V. Wave Update

Chair Lucas advised that this Item will be deferred to a later date; however, he recalled that a presentation was made at a previous meeting regarding a study of the proposed Wave Modern Streetcar extension. He noted that a recent report stated that the Wave could be extended down Sistrunk Boulevard, but greater density would be required to make this extension. He proposed that a full update be presented to the Board at its August meeting to discuss how much density would be necessary for the extension. Ms. Burrows pointed out that the study was intended to address ridership rather than density, as the lack of density had already been determined.

Chris Wren, Executive Director of the Downtown Development Authority (DDA), advised that he and the City had discussed the possibility of extending the Wave down Sistrunk Boulevard, which was part of the DDA's original plan for a circulator with extensions to Sistrunk Boulevard as well as the airport and seaport. The City studied the potential Sistrunk Boulevard connection through a grant funded by the Broward Metropolitan Planning Organization (MPO). The conclusion of this study was that there would not be enough ridership for an extension. Mr. Wren suggested a pilot program, in which the Wave is extended down Sistrunk Boulevard to 7th Avenue or 9th Avenue to determine if greater density is necessary to result in sufficient ridership.

Mr. Wren continued that the consultant determined there would not be enough future ridership with the existing density, and noted that the Northwest area relies heavily on transit but lacks new transit opportunities. He has asked that the City review the study to determine what changes, including land use, would be necessary to increase ridership in the area.

The following Item was taken out of order on the Agenda.

VIII. Ambassador Program vs Policing Initiatives – Jonathan Brown, NPF CRA Manager, and Bob Wojcik, Planner III, NPF CRA

Mr. Wren recalled that when the proposed Ambassador Program came before the Board at an earlier time, it was approved for funding; however, because the CRA Plan has been amended, it is being presented once more. He noted that backup materials on the program were provided to the Board members.

Although the DDA Board has directed Mr. Wren to request Flagler Village security ambassadors, he advised that both City Staff and community members are considering the program. He has reached out to various segments of the Northwest community to make individuals aware that this is a community discussion.

Mr. Wren recalled that in previous discussions of the Ambassador Program, the possibility of extending the program as far as the African American Research Library and Cultural Center if funds were allocated. The program is requesting an allocation of up to \$400,000 from the Board for a mixture of security ambassadors and Police, which would extend from Flagler Village to the African American Research Library. This would be a pilot program. The Downtown Ambassador Program would be folded into this effort so there is a single unified program.

Mr. Brown observed that there are benefits to implementing both the Ambassador Program and policing initiatives; he noted, however, that CRA funding could only extend as far as its western boundary, which would not include the African American Research Library. These initiatives would provide greater security throughout the entire CRA rather than only in specific areas, and ambassadors would be available in "hot spots" within the district. In other portions of the CRA, he noted that policing would be preferential to the Ambassador Program.

Mr. Centamore requested additional information on how the Ambassador Program and policing initiatives would be divided with regard to payment. Mr. Wren acknowledged that this has not yet been determined, and that the cost of Police Officers would be significantly higher than the cost of ambassadors. Ambassadors are also instructed to avoid confrontations in certain parts of the CRA, which would mean that Police Officers would be necessary in these areas.

Mr. Brown added that he has approached the CRA's District Commissioner regarding this program and the Commissioner is in favor of it if grant funds are awarded to cover the cost of Police Officers. He recalled that the overtime necessary to engage off-duty Police Officers would be between \$90,000 and \$100,000 to cover 2000 hours per year, with separate costs for vehicles. No CRA dollars would be necessary to pay for Officers already assigned to the area.

Mr. Strawbridge noted that resources would remain focused south of Broward Boulevard, with boundaries extending as far as 4th Street. The request of the CRA would be for \$200,000 for the Ambassador Program and an additional \$100,000 for

Police Officers. He was not certain this would provide sufficient assistance to the Northwest community.

Chair Lucas observed that another issue is the leveraging of infrastructure and technology. Mr. Strawbridge agreed, asserting that the current plan is not sustainable, as \$6 million of the CRA's \$9 million budget is already committed.

Mr. Wren stated that he has discussed the proposal with the Mayor and the City Commissioners, not all of whom are in agreement about the program at present. He suggested that he could bring more accurate figures back to a subsequent Board meeting, as it has not yet been determined that the program the City Commission may want is the same as the program the Board would like to see.

Mr. Wren continued that the Ambassador Program has gone through adjustments during the past eight months, as it began with half the current number of ambassadors. These changes included modifying shifts in order to be less predictable. He explained that he was not certain of how the program might evolve in a different area, such as west of Flagler Village. The ambassadors have been successful at working closely with the existing Police force.

Mr. Wren noted that seven "hot spots" in the CRA have been identified in the CRA, and the proposed pilot program would slowly build up until there is a presence in each of them. The full requested amount would not be spent at the beginning of the program. The current Ambassador Program costs \$200,000. He added that the DDA does not experience a cash flow similar to that of government, which means the processing of invoices can take longer. The DDA would keep the Board apprised of how funds are spent on the program.

Mr. Brown noted that because the cost of the program would be greater than \$25,000, it would be necessary to put forth a request for proposal (RFP) to find an agency to administer the project. Mr. Wren stated that he would like the program to be administered through the building in which Mr. Brown's office is located. He was confident that the Police Department would work well with the Ambassador Program.

Mr. Strawbridge commented that the Board has been provided with multiple crime statistics for the CRA, while the DDA has only anecdotal information on the success of the Ambassador Program. He recommended that the DDA provide statistical information on the program's success, as they are asking the CRA to make a recurring investment in it. Mr. Wren explained that the program is currently undergoing staffing changes, which was why only anecdotal evidence was available at present.

Ms. Reed requested additional information on the DDA's experience in hiring members of the community to serve as ambassadors. Mr. Wren replied that while the goal is to hire from within the community, the area for the existing program is managed by a

parent company, PCS, which hires employees. He was not certain how many of the current ambassadors were from the surrounding community. Ms. Reed advised that while she is typically in favor of hiring from within the community, she did not feel this would be the best practice for the Ambassador Program.

Ms. Burrows asked if it would be possible for the Board to fund only the pilot portion of the program. Mr. Wren pointed out that it may not be economically feasible to go through the RFP process for a program that might last only a short time. Mr. Brown recommended that the program be in operation at least one year.

Mr. Strawbridge advised that he could support the proposal if it is managed by the DDA and funds are provided on a reimbursement basis rather than up front. He pointed out that if the program experiences unexpected difficulties, the CRA would not be able to recoup funds provided up front.

Motion made by Mr. Strawbridge to recommend the \$250,000 amount, with \$100,000 to go to detail and \$150,000 to go to a pilot project to enhance the Ambassadors [Program] and that funds need to be procured and administered by the CRA Staff. [The **motion** died for lack of second.]

Motion made by Mr. Centamore, seconded by Ms. Reed, to accept [the program] as presented, with a few add-ons, including that they have to come back every month and give a report on what has been accomplished; if they feel as a Board that this is not successful, that they have a right to terminate it, and [the program] has to return any unspent funds.

Ms. Lagi asked which portion of the CRA budget would cover this particular program. Mr. Brown replied that it would be considered an operating expense. Ms. Burrows added that the Board does not typically provide funds up front for the projects or incentives it assists. Mr. Brown advised that the request must still be presented to the City Commission and the City Attorney's Office for approval before it can be funded.

Mr. Centamore asked if it would be possible to provide the funds on a month-by-month basis rather than up front. Mr. Brown stated that this would be determined by the City Attorney's Office. Mr. Centamore **withdrew** his **motion**, stating that he would like this and other questions answered before approving the program.

Vice Chair Phillips commented that the Board should consider refining its proposal to fund the program, including how the program would be administered, before it is sent to the City Commission for final approval. Mr. Brown noted, however, that it would not be possible to continue to re-hear various proposals such as the Ambassador Program as well as hearing development requests at the same meeting.

Mr. Strawbridge asked if it would be possible for the DDA to provide the CRA with \$200,000 so the CRA may administer the program. Mr. Wren stated that he would like to see the DDA's \$200,000 match with \$400,000 from the CRA for an expanded Ambassador Program as well as a Police presence. He also noted that the \$250,000 previously approved by the Board would have only covered Flagler Village.

Motion made by Mr. Strawbridge that the DDA donate \$200,000 and merge this \$200,000 with \$250,000 of Northwest CRA funds for a total of \$450,000, and reallocate that \$250,000 for ambassadors and \$150,000 for Officers. [The **motion** died for lack of second.]

Mr. Wren explained that the DDA's Board of Directors had asked him to request \$250,000, which was the amount the Board originally allocated to the Ambassador Program in Flagler Village; however, he confirmed that the program is more necessary west of Federal Highway than it is in Flagler Village. This would require more funds than the original \$250,000. He felt the program would need a total of \$500,000 to cover the area west of Flagler Village with both ambassadors and Police Officers.

Motion made by Mr. Centamore, seconded by Mr. Hinton, to approve the \$400,000, not to be paid up front, that would have to be determined by the CRA Board.

It was clarified that the DDA's existing Ambassador Program would merge with the program approved for the entire CRA, to be administered by CRA Staff. Mr. Brown noted that the CRA must make sure that it can administer a program that falls partially outside the CRA's boundaries. Mr. Wren explained that the DDA has contributed \$100,000 to the existing program, while the City has contributed an additional \$100,000.

In a roll call vote, the **motion** passed 9-1 (Mr. Strawbridge dissenting).

It was determined that the Board would discuss the proposed \$100,000 for additional Police presence at another time.

VI. Mosaic Update

Mr. Brown reported that CRA Staff is working with the Mosaic Group on a marketing plan. Once this plan has been finalized, it will be presented to the Board.

VII. Streetscape Program – Discussion – Jonathan Brown, NPF CRA Manager and Bob Wojcik, Planner III, NPF CRA

Mr. Brown advised that questions have been raised by the City Attorney's Office regarding work within the City's public rights-of-way and whether or not a developer must send this work out for bid and provide necessary documentation. He noted that the CRA's incentive program is intended to cover work above and beyond Code

requirements and may not necessarily be spent on water or sewer lines. A decision on this issue will determine whether or not the Board may proceed with funding projects such as the Flagler Village Hotel, which was presented to the Board in June 2016.

Mr. Brown pointed out that the Board may need to shift their funding of this and similar projects from the Streetscape Program to the Development Incentive Program, which would allow the CRA to fund another part of the project(s) not located within the public right-of-way for the same amount of money. This would prevent any legal concerns from halting redevelopment.

Mr. Strawbridge observed that the intent of the City Attorney's Office may be to ensure greater transparency. He suggested that the City could secure an independent cost estimate and scope of the work being funded and ask the developer to pay for this work out of his/her own funds.

Mr. Brown explained that the CRA reimburses a development for work done based on the documentation that developer provides them. Mr. Strawbridge felt this did not sufficiently hold builders accountable for the dollars spent; if the dollars are tied to a particular piece of work, he felt an independent cost analysis could ensure that the expense is fair and equitable. Mr. Brown replied that if the Board feels this cost is appropriate, they may choose to fund an independent analysis.

Mr. Wojcik stated that the City Attorney's Office has previously issued a legal opinion that addresses this issue; recently, newer Legal Staff has re-evaluated the requirements of the program and has come up with 12 specific conditions that must be satisfied in order to allow the project to proceed. Some of these conditions cannot be satisfied for specific projects, particularly if the developers are smaller and work with affiliated agencies instead of operating as a single large company.

In order to support these projects, CRA Staff is considering moving support from one incentive program to another at the same level of funding. A 10-year mortgage is recommended on these properties to ensure the CRA can recoup its funds if the property is sold, foreclosed, or not in operation.

Mr. Brown stated that the Flagler Village Hotel will go before the City Commission on September 7, 2016, while the Quantum at Flagler Village project will be on the August 16, 2016 City Commission Agenda.

IX. NPF CRA Capital & Operating Budget – Jonathan Brown, NPF CRA Manager

Mr. Brown advised that Northwest CRA budget discussions at the City Commission level are still ongoing. Budget documents reflecting the tax increment financing (TIF) revenue projected for the CRA were provided in the members' backup materials. The

2017 budget totals slightly over \$9 million, including roughly \$28,000 in earned interest. Personnel expenditures include new CRA Staff that will be hired to administer programs. Office operating expenditures include rent and utilities, among other costs. Programs such as the Ambassador Program and Police expenditures are considered to be operating expenses.

Mr. Brown concluded that the document was presented in a simple format because the CRA Ordinance does not require a vote by the Advisory Board. Mr. Strawbridge recalled that the previous year, no Board member was willing to vote upon the budget as presented in a similar format.

Ms. Burrows asked why the Advisory Board no longer sees a full breakdown of the Northwest CRA budget. Mr. Brown replied that he wished to ensure that the CRA is operating in a manner consistent with its governing Ordinance; knowing exact rent or salary costs, for example, has no bearing on capital projects, programs and incentives, or other CRA programs and their impact on the community. He reiterated that the Ordinance does not require a vote on the budget, although the Board may elect to vote on it if they wish.

Mr. Strawbridge asserted that he would reach out to his City Commissioner with his concerns regarding the transparency of the budget process. He recalled that the Board requested greater transparency following inappropriate manipulation of funds in the past, and that the City Commission had communicated its reliance on the advice of the Board. He concluded that he could not support the budget as presented.

Ms. Reed requested that the Board be presented with the percentage of the budget spent on each item, particularly in the operating budget. Mr. Brown confirmed that this could be done. He further explained that the budget includes transfers to the General Fund to reimburse City Staff members on loan to the CRA, as well as transfers on revenue bonds in relation to the Wave. \$3.5 million is set aside for business incentives, including those recommended by the Board and approved by the City Commission. Capital outlay funds are set aside for dedicated Police vehicles inside the CRA.

Motion made by Vice Chair Phillips, seconded by Ms. Burrows, to send a communication to the CRA Board that this Advisory Board has asked that this Ordinance idea that was [Mr. Brown's], that they be transparent in the budget so [the Advisory Board] can make educated, informed decisions about anything that they do, and they would like a breakdown of [the budget]. In a voice vote, the **motion** passed unanimously.

Mr. Brown asked if the Board would like to recommend changes to the Ordinance itself. Ms. Burrows replied that a change was not necessary, but emphasized that because a full breakdown of the budget was not required by the Ordinance, this does not mean a full breakdown cannot be provided.

Mr. Centamore asked how the incentive programs could be used to encourage redevelopment when a significant portion of incentive program funding would be allocated to residential projects. Mr. Brown explained that assistance to developers was included under business incentives, such as streetscape, façade, and other programs.

It was noted that the budget provided to the Board members did not include a year-over-year comparison of funds spent on various incentive programs. Mr. Brown added that a member of the City Commission had expressed concern with the amount of incentives provided in the past; by breaking these down into two separate accounts, it allows the Board to gauge where the greatest interest in incentive programs lies.

X. Communication to CRA Board – NPF CRA Board

It was noted that Vice Chair Phillips' **motion** would be sent as a communication to the CRA Board.

XI. Old / New Business

Mr. Lagi advised that the incentive application is a single document that is applied to every incentive program. He pointed out that the single application requires individuals seeking small grants, such as the façade program, to fill out the same application more suitable for a major development project. He suggested that simpler grant programs offer simpler applications. Mr. Brown replied that the application itself is relatively simple, but requests additional documentation based upon the amount of funding requested. He confirmed that all questions on the application are not applicable to every incentive program.

XII. Public Comment

None.

XIII. Adjournment

There being no further business to come before the Board at this time, the meeting was adjourned at 5:35 p.m.

Any written public comments made 48 hours prior to the meeting regarding items discussed during the proceedings have been attached hereto.

[Minutes prepared by K. McGuire, Prototype, Inc.]

**DRAFT
MINUTES
NORTHWEST PROGRESSO – FLAGLER HEIGHTS
REDEVELOPMENT ADVISORY BOARD
FORT LAUDERDALE
100 NORTH ANDREWS AVENUE
8th FLOOR CONFERENCE ROOM
JUNE 22, 2016 – 3:30 P.M.**

**Cumulative Attendance
May 2016 - April 2017**

<u>Members Present</u>	<u>Attendance</u>	<u>Present</u>	<u>Absent</u>
Steve Lucas, Chair	P	2	0
Ella Phillips, Vice Chair (4:13-5:54)	P	1	1
Jessie Adderley (4:00-5:21)	P	2	0
Leann Barber	P	2	0
Sonya Burrows	P	2	0
Ron Centamore	P	2	0
Alan Gabriel (dep. 5:45)	P	2	0
Mickey Hinton	P	2	0
John Hooper	A	1	1
Dylan Lagi	P	2	0
Steffen Lue	A	1	1
Jacqueline Reed	A	1	1
Scott Strawbridge (via phone; dep. 5:13)	P	2	0
John Wilkes	P	2	0

Currently there are 14 appointed members to the Board, which means 8 would constitute a quorum.

It was noted that a quorum was present at the meeting.

Staff

Jonathan Brown, Northwest CRA Manager
 Bob Wojcik, Planner III
 Sandra Doughlin, NPF CRA
 Thomasina Turner-Diggs, Project Coordinator
 Officer Karl Maracotta, Fort Lauderdale Police Department
 Elizabeth Van Zandt, Department of Transportation and Mobility
 Lisa Edmondson, Recording Secretary, Prototype, Inc.

Communications to City Commission

None.

- I. Call to Order / Roll Call

Chair Lucas called the meeting to order at 3:38 p.m. and roll was called. It was noted a quorum was present.

Chair Lucas advised that Board member Scott Strawbridge wished to participate in the meeting via telephone. Board approval of this request is required. The Chair also clarified that Mr. Strawbridge would not be able to vote during the meeting, nor would his participation count toward a quorum.

Motion made by Mr. Centamore, seconded by Ms. Burrows, to permit participation. In a voice vote, the **motion** passed unanimously.

II. Approval of Minutes from May 25, 2016 Regular Meeting

Motion made by Mr. Gabriel, seconded by Mr. Lagi, to approve. In a voice vote, the **motion** passed unanimously.

Chair Lucas requested an update on the 6th Street property for which the Board had held a special meeting earlier during the month. Mr. Brown reported that the City Commission has deferred this item permanently, as an offer has been made on the property and the bank which owns the property is performing its due diligence regarding the offer.

III. Mosaic Update – Mosaic Group

Ann Marie Sorrell, representing the Mosaic Group, showed a PowerPoint presentation to the Board, explaining that there are continuous updates underway on the website that has been in development during recent months. The site includes a list of available properties within the CRA, including their zoning districts.

Ms. Sorrell continued that a CRA tool kit is nearly complete, with the exception of its incentive page. She noted that a member of CRA Staff attended a recent Urban Land Institute (ULI) summit in Miami.

Small Business Week was a recent three-day event attended by over 60 individuals and including a Small Business Conference at the Old Dillard Museum, as well as Small Business Saturday, which included sponsored outdoor events. The City was well-represented during the Conference. Ms. Sorrell reviewed several of the events held on Small Business Saturday, many of which were used to activate various locations within the CRA. Over 500 visitors came to the Fort Lauderdale Village District during Small Business Week.

Mosaic continues to work on additional deliverables, including the newsletter and preparation for the upcoming Florida Redevelopment Association Conference. June

accomplishments include finalization of the newsletter, which highlights opportunities available within the CRA. Mosaic is also developing a marketing plan for the years 2016 through 2019, which will be presented to CRA Staff and to the Board at the next scheduled meeting.

With regard to public relations, a feature in the *South Florida Times* focused on four different redevelopment agencies in South Florida, including the CRA. Mosaic has also met with participants in various community projects, including the President of the Greater Fort Lauderdale Chamber of Commerce and the Greater Fort Lauderdale Alliance. Ms. Sorrell concluded that Board Vice-Chair Ella Phillips will host a group of Florida women legislators within the CRA.

Ms. Adderley arrived at 4:00 p.m.

Ms. Sorrell concluded that Mosaic is working to finalize dates for inclusion on the Upcoming Events calendar. The CRA brand launch is tentatively scheduled for Thursday, August 18 and Saturday, August 20, 2016.

Mr. Brown thanked the Board members who participated in these and other recent CRA events.

IV. Cameras on Sistrunk – Karl Maracotta, FLPD

Officer Karl Maracotta of the Fort Lauderdale Police Department (FLPD) stated that he is the Department's City-wide mobile data administrator. His team oversees all current and forthcoming cameras within the City, including supervision/direction of vendors and oversight of requests for proposal (RFPs). At present, there are 17 working cameras on Sistrunk Boulevard. These cameras communicate with wireless networks on the corridor. Once renovations are complete on the City's water tower, additional antennae will be placed there so the wireless network can cover the entire CRA.

Officer Maracotta explained that another five to six cameras will be placed on Sistrunk Boulevard. Plans include establishment of a video wall at the Police Department, which will allow the Department a live view of any camera in the City. The FLPD plans to place approximately 76 cameras on the beach as well. Placement is subject to wind load and electrical studies to ensure that cameras can withstand the weather.

Officer Maracotta continued that Police Officers will have full access to these cameras within the month, once firewalls and other security protections are in place. Because these protections are not yet complete, the cameras are not currently live. He noted that license plate reader (LPR) cameras will also be implemented on Sistrunk Boulevard as a deterrent to crime. He observed that while cameras do not reduce the need for Police Officers, they are a tool that can be used to deter crime and promote public safety.

Officer Maracotta advised that there has been a great deal of discussion of the pros and cons of placing signage on the street to advise the public of the cameras. He pointed out that they can discourage individuals with potential criminal intent; however, it was noted that the signage could suggest to visitors and businesses that the area is one of high crime. He requested additional guidance from the CRA to determine the best approach to crime prevention in that area.

Vice Chair Phillips arrived at 4:13 p.m.

Chair Lucas recalled that at a previous meeting, the Board was presented with the option of funding the addition of Police Officers to the CRA, which was determined to be very expensive. He suggested that in the future, CRA Staff seek to leverage their existing investment in the area, such as cameras and other technology. Mr. Brown advised that the Board would discuss the possibility of additional Police Officers as well as the proposed Ambassador Program at next month's meeting.

V. Funding Request – Flagler Village Hotel – Dev Motwani

Mr. Brown noted that Dev Motwani has served as a member of the CRA Advisory Board, and reached out to the City Attorney's Office to recuse himself from presentation or discussion of this project; however, the City Attorney's Office has determined that it would constitute a prohibitive conflict of interest under Section 112 of the Florida Statutes for a member to appear before his own Board in order to seek grant funding. Due to this interpretation, Mr. Motwani resigned from the Board prior to submitting the request for funding.

Mr. Brown continued that the City Attorney's Office reported this issue to be the statutory purview of the Florida Commission on Ethics, from which Mr. Motwani could seek additional direction if he wished.

Mr. Motwani showed a PowerPoint presentation on the proposed Flagler Village Hotel, stating that the project will be located near the future Brightline/All Aboard Florida train station as well as a Wave Modern Streetcar stop. The site was originally considered for a residential project. The hotel will have active frontage on both 1st Avenue and 4th Street, with wide sidewalks and a shared multi-use path for pedestrians and cyclists. The garage will be screened with glass, lighting, and art installations or interactive projects to connect the location to the FAT Village area.

Mr. Motwani continued that the ground floor site plan includes heavy landscaping, decorative features, and increased setbacks. There is additional space in which a B-Cycle station may be placed. Landscaping will be developed in conjunction with the City with regard to the types of plants and shade trees used. The project's property line does not fully extend to the street, although the City requires the project to enter into a

maintenance agreement for the property. The entire sidewalk will be within the City's right-of-way.

Mr. Motwani noted that the property was not previously platted, and the development team platted it for either a residential or a hotel project. The team's goal is to enter into an agreement with Hilton for a dual-branded product including both hotels and suites for business travelers within the same building. He estimated that the project can create as many as 90 direct full-time jobs.

Mr. Motwani continued that the project could bring over \$2 million in tax increment financing (TIF) revenue to the CRA over its first five years of operation. He estimated that it would take five years for the hotel to stabilize, as the area is transitional and the Wave is not expected to be implemented until 2020. The funding request is intended to attract Hilton to the property. The yield-to-cost ratio without funding is 7.1%, while with funding it is 7.96%. Its debt yield is 11%.

Chair Lucas stated that the CRA has seen good returns on its streetscape investments. Ms. Barber noted that there are two requests: one for property tax reimbursement of \$1.7 million and another for streetscape funding. Mr. Brown further clarified that once the hotel is completed, the streetscape is one of the last aspects to be installed, which means funding would occur near the end of the project. The development is expected to be complete in early 2018.

Mr. Wilkes requested additional information on the project, noting that the timeline for beginning the project is within 12 months, followed by a construction period of 12 to 16 months. Mr. Motwani advised that the site plan has been approved by the City; once the deal with Hilton has been finalized, the site plan may require minor adjustments based upon the company's specific requirements. The project may be permitted later in 2016.

Mr. Wilkes also asked if the programs proposed for the CRA at the Board's May 2016 meeting have been approved by the City Commission/CRA Board. Mr. Brown confirmed that the Commission has approved these programs, explaining that the Commission has made some changes to them. The Board members have been provided with copies of the programs so they can review the information when projects come before them to request funding.

Mr. Brown continued that in the year 2018, the CRA budget is estimated to bring in approximately \$10 million total in TIF revenue; however, the request for streetscape funding would obligate current dollars, not 2018 dollars. The property tax reimbursement would be based on TIF revenue generated, which pays for itself. He noted that there is currently between \$5 million and \$6 million in the CRA budget, which can be further clarified once changes are made to set aside monies for neighborhoods instead of incentives. He stated that the requested funding would come out of funds set aside for the Flagler Village area.

Mr. Brown added that discussions are ongoing with the City Auditor, Finance Department, and City Manager's Office regarding how to make appropriate changes while ensuring that the CRA meets statutory requirements. He pointed out that information from the Florida Redevelopment Agency shows that a holding account does not technically meet these requirements.

Mr. Wilkes asked what percentage of the current budget would go toward the funding request. Mr. Brown replied that the Flagler account currently has \$2.5 million, which would be used to fund the Quantum project, the Flagler Village Hotel project, and any other project from the Flagler Village area before the fiscal year ends on September 30, 2016. TIF revenue, however, must be provided to the CRA by January 1 of each year. Mr. Wilkes asserted that the Board would need to see numbers for each category within the budget in order to better evaluate funding requests.

Mr. Lagi commented that funding for the Flagler Village area in 2016 includes the Quantum streetscape project, as well as transit-oriented development (TOD) for the Flagler Village train station. Mr. Brown reiterated that funding must be committed to specific projects in accordance with Florida Statutes.

Ms. Barber requested clarification of how TIF revenue would be reimbursed. Mr. Brown explained that TIF reimbursements are made based on the increase in the tax base brought forward by a specific project.

Motion made by Mr. Gabriel, seconded by Mr. Wilkes, to approve the streetscape as proposed.

Mr. Wilkes asserted that if both the streetscape request and the TIF request were granted, the CRA would ultimately receive no benefit from the project. He also felt the incentive for the first project within an area should be high, but should decrease for subsequent projects, as these represent less risk. For this reason, he stated that the streetscape request should be for a lesser amount.

Mr. Brown pointed out that the benefit of a large development of this nature extends beyond its financing, as it is expected to create 93 permanent jobs in addition to the jobs created by its construction phase. Ms. Barber observed, however, that these jobs are not tied to the CRA, and that hotel jobs are primarily minimum wage. She suggested that construction jobs be allocated to firms within the CRA.

Mr. Motwani replied that the average wage of hotel jobs is significantly higher than minimum wage, and noted the economic activity created by the presence of the first hotel to the west of Andrews Avenue. He added that the City audits the figures put forth in the funding requests and may determine that the actual cost is less than the current

estimate. Mr. Centamore commented that the City also receives a benefit from the bed taxes generated by hotels.

In a roll call vote, the **motion** passed 9-1 (Ms. Barber dissenting).

Motion made by Mr. Wilkes, seconded by Mr. Gabriel, to approve the project for the tax incentive program calculated based upon the TIF in the year that they start.

Mr. Wilkes explained that the reason behind the **motion's** language was to clarify that the purchase price for the property would increase the land value of the TIF base by at least \$1.2 million, resulting in additional money for the CRA. Mr. Motwani agreed that the beginning of the project could be established as January 2017, with plans to open in 2018.

Mr. Wilkes restated his **amended motion** as follows: **motion** to approve the project for the property tax incentive program calculated based upon the tax year commencing 2017. Mr. Gabriel accepted the **amendment**.

In a roll call vote, the **motion** passed unanimously (10-0).

Mr. Strawbridge left the meeting (telephonically) at 5:13 p.m.

VI. Wave Presentation – Elizabeth Van Zandt, TAM

Elizabeth Van Zandt of the Department of Transportation and Mobility advised that preliminary results are available from the Streetcar Feasibility Study, which was first presented to the Board in 2015. The study considered three alternatives for the Wave's east-west movements within the CRA. Sistrunk Boulevard was determined to have lower costs for both the capital and operations and maintenance phases of the project, although ridership for this alternative may be low.

The City proposes exploring an extension from the original Phase 1 at the station at Sistrunk Boulevard and Andrews Avenue, moving west to Sistrunk Boulevard and NW 7th Avenue. This would be consistent with the higher-density zoning recently adopted in this area. Costs over the Phase 1 alignment have not yet been determined. This alternative would add one station.

The Central Broward East-West Project is a Florida Department of Transportation (FDOT) project that would extend Wave service to the Fort Lauderdale-Hollywood International Airport, Port Everglades, and the Convention Center. This study determined that the locally preferred alternative for an east-west connection to Tri-Rail would move along Broward Boulevard. If this alternative is completed within the next five to 10 years, a direct Wave connection could be made from Sistrunk Boulevard/7th Avenue to Broward Boulevard.

Next steps include taking this plan before the City Commission for additional input to determine if there is sufficient support for working with partner agencies toward the proposed extension. Phase 1 of the Wave will be released through the City's Procurement Department within the next 30 to 45 days.

The Board discussed the presentation, clarifying that the land use has a significant effect on the Wave's projected ridership numbers. The higher density in the Downtown Regional Activity Center (RAC) contributes to higher ridership for this area. The Sistrunk Boulevard, Broward Boulevard, and Sunrise Boulevard areas do not share the same underlying land use.

Ms. Adderley left the meeting at 5:21 p.m.

Ms. Van Zandt advised that the City hopes to explore the proposed east-west route and propose it as the next extension of the Wave, once partner agencies are informed and additional incremental costs are determined for the additional track and station. She explained that Staff hopes to provide the City Commission/CRA Board with information about the will of the Redevelopment Advisory Board.

Ms. Barber asked if the proposal was being mapped with consideration of the need of transit users without cars in the subject area. It was clarified that the ridership study did not consider removing existing bus service on the Sistrunk corridor, but intended the Wave to complement this service, contributing to a more efficient system.

Ms. Van Zandt added that BCT will be a partner agency in the Wave; the study considered what could happen if some BCT bus routes were consolidated and the Wave used to provide this service. The buses could then be redeployed to serve other neighborhoods, and the TMA's Sun Trolley could also be used in the Sistrunk Boulevard area. Chair Lucas commented that there has been interest from the Board in the past regarding deployment of the Sun Trolley along Sistrunk Boulevard, as well as along 7th Avenue and 9th Avenue, where there is significant density.

Ms. Burrows observed that the Sistrunk area, while a historic community, did not have or want greater density, which meant the study would focus on ridership instead. She felt the study supports an assumption that greater density should be built in the Sistrunk area. She concluded that she hoped to see numbers based on ridership within the Sistrunk corridor. Ms. Barber added that transit ridership in this area may be low because of its cost, and asserted that she would like to see more stops and a low-cost solution.

Ms. Van Zandt stated that the Department of Transportation and Mobility can focus on ridership projections and station locations if that is the Board's desire, and bring this information back to a subsequent meeting.

Motion made by Mr. Gabriel, seconded by Ms. Burrows, to continue the discussion until the next meeting. In a voice vote, the **motion** passed unanimously.

The following Item was taken out of order on the Agenda.

VIII. CRA Project Report Update – Jonathan Brown, NPF CRA Manager

Mr. Brown advised that as the CRA monitors various projects, it is important to develop the appropriate systems to remain in compliance with the CRA Statute. He provided a handout reflecting projects currently underway, the CRA funds appropriated for them, the year in which these dollars were awarded, and their remaining balance.

Mr. Brown continued that the handout includes official guidance from the Florida Redevelopment Agency, which outlines the responsibilities of a CRA. This report clarifies that funds left in a redevelopment trust fund on the last day of the fiscal year shall be either returned to the taxing authorities, used to reduce debt, deposited in an escrow account for later use in reducing debt, appropriated to a specific project included in the CRA Plan that must be completed within three years, or carried over into the next year as an undesignated fund balance.

He continued that projects must be reviewed to ensure that they are consistent with these requirements of the Florida Statute. There may be times in which funds for a project are committed, but extend into a fourth or fifth year. He reviewed specific projects included on the handout, noting the year in which the funds were committed and the amount of funds appropriated.

Mr. Gabriel left the meeting at 5:45 p.m.

Mr. Brown added that if funds are committed to expired projects or programs, these items must be communicated to the City Commission, which will make a decision about them. These dollars will need to be reassigned to different incentives. He reiterated that CRA funds are not intended for placement within holding accounts.

Chair Lucas recommended the addition of a status column in the report, which would indicate a project's progress toward completion. Chair Lucas stated that this document should be a regular Agenda Item at subsequent Board meetings. Mr. Brown concluded that this issue would also be discussed further at the next Board meeting.

Vice Chair Phillips left the meeting at 5:54 p.m.

VII. CRA Ordinance – Jonathan Brown, NPF CRA Manager

Mr. Brown provided the members with a copy of the Ordinance governing the Board, stating that he wished to ensure that all actions taken by the Board are consistent with this Ordinance.

IX. Communication to CRA Board – NPF CRA Board

None.

X. Old / New Business

None.

XI. Public Comment

None.

XII. Adjournment

There being no further business to come before the Board at this time, the meeting was adjourned at 6:00 p.m.

Any written public comments made 48 hours prior to the meeting regarding items discussed during the proceedings have been attached hereto.

[Minutes prepared by K. McGuire, Prototype, Inc.]

DRAFT
 NORTHWEST PROGRESSO – FLAGLER HEIGHTS
 REDEVELOPMENT ADVISORY BOARD
 FORT LAUDERDALE
 100 NORTH ANDREWS AVENUE
 8th FLOOR CONFERENCE ROOM
 JUNE 14, 2016 – 10:30 A.M.

**Cumulative Attendance
 May 2016 - April 2017**

<u>Members Present</u>	<u>Attendance</u>	<u>Present</u>	<u>Absent</u>
Steve Lucas, Chair	P	2	0
Ella Phillips, Vice Chair	A	0	2
Jessie Adderley (arr.10:43)	P	2	0
Leann Barber (arr.10:48)	P	2	0
Sonya Burrows	P	2	0
Ron Centamore	P	2	0
Alan Gabriel	P	2	0
Mickey Hinton (arr. 10:38)	P	2	0
John Hooper	A	1	1
Dylan Lagi	P	2	0
Steffen Lue	P	2	0
Dev Motwani	P	2	0
Jacqueline Reed (arr. 10:45)	P	2	0
Scott Strawbridge	P	2	0
John Wilkes	P	2	0

Currently there are 15 appointed members to the Board, which means 8 would constitute a quorum.

It was noted that a quorum was present at the meeting.

Staff

Jonathan Brown, Northwest CRA Manager
 Sandra Doughlin, CRA
 Bob Wojcik, Planner III
 Vanessa Martin, Financial Analyst
 Lisa Edmondson, Recording Secretary, Prototype, Inc.

Communications to City Commission

Motion made by Ms. Burrows, seconded by Mr. Centamore, to send a communication to the Commission asking that the CRA Board be given adequate time and backup information to make informed, intelligent decisions. In a voice vote, the motion passed unanimously.

I. Call to Order / Roll Call

Chair Lucas called the meeting to order at 10:37 a.m. Roll was called and it was noted a quorum was present.

II. Discussion – Purchase of 6th Street Plaza

- **Allied Appraisal Services --\$1,850,000**
- **Meacham and Associates Inc. -- \$1,700,000**

Chair Lucas explained that today's meeting was called because the prospective purchase of this property is on the City Commission's Agenda for June 21, 2016. The property currently houses the CRA offices.

Mr. Brown advised that to date, the CRA has invested \$1.795 million in the subject property, including both lease payments and capital improvements. The CRA Executive Director and the City Commissioner for the CRA district have requested that the Advisory Board provide a recommendation to the CRA Board regarding this property.

Mr. Hinton arrived at 10:38 a.m.

Mr. Brown continued that either the CRA itself or a responsible developer should purchase the property, as this site is important to the overall redevelopment of Sistrunk Boulevard and the Northwest CRA. The building was lost to its previous owner in foreclosure and is currently owned by Regent Bank, which may be purchased by Stonegate Bank. A number of investors have expressed interest in purchasing the property. Mr. Brown pointed out that while developers may have strong feelings about the community, investors are less likely to share these concerns.

Once the CRA sunsets, all assets owned by the CRA will become City assets. There have been two appraisals thus far, as listed on the Agenda. The bank will entertain offers beginning at \$1.8 million. Regent Bank has expressed a desire to move the property before the bank itself is purchased.

Building 1 of the subject property is partially occupied and includes over 12,000 sq. ft. Building 2, which includes the CRA offices, is roughly 8000 sq. ft. The CRA occupies its top floor and a portion of the bottom floor. Approximately 2000 sq. ft. of the building are unoccupied. The City's Department of Housing and Community Development will ultimately move into the property as a paying tenant once its buildout is complete. Building 3 is partially occupied.

Ms. Adderley arrived at 10:43 a.m.

Mr. Brown stated that another item on the June 21, 2016 City Commission Agenda will renew or extend the CRA's lease for the site throughout the life of the agency. The current lease is set to expire at the end of June 2016. The terms of lease renewal have not yet been finalized.

Appraisers have expressed various concerns regarding the site, which they appraised as a whole rather than on a property-by-property basis. If the CRA acquires the site, local businesses that wish to relocate, expand, or grow within the district will have the opportunity to lease space within the building. Another option is allowing City offices to lease space within the building.

Ms. Reed arrived at 10:45 a.m.

The property consists of 1.201 acres, commercially zoned, with a total square footage of approximately 52,000 sq. ft. Mr. Wojcik advised that the CRA's investment in the property began as forgivable loans but ultimately became deferred loans. These investments have been wiped out by the property's foreclosure. As of 2009, there have been \$916,334.50 in grants and deferred loans, as well as \$695,000 in leases and an additional \$250,000.

Ms. Barber arrived at 10:48 a.m.

The lease to be discussed by the City Commission is for Building 2 only. Leases on the two remaining buildings are between the tenants and Regent Bank; the City has no involvement in them. The \$1.8 million purchase cost is for all three buildings on the site. Mr. Brown advised that over the nine years remaining on the lease, the City can expect to spend nearly \$1 million for lease of a single building.

Mr. Wilkes stated that there was insufficient information on hand for the Board to make a financial analysis. He did not feel the return on investment based on the subject property's square footage was significant, and asserted that the assessments provided reflected neither the property's worth nor what the City could do with it.

It was clarified that the lease under negotiation did not include right of first refusal, as the bank has received other potential offers for the building.

Mr. Centamore agreed with Mr. Wilkes, pointing out that purchasing the property would remove it from the tax rolls and result in loss of tax increment financing (TIF) revenue for the CRA. He also lacked confidence in the City's ability to manage the property. He felt the money proposed for the purchase of the property could be used toward bringing in a developer who would introduce new projects into the community.

Ms. Barber asked if the City had a vision for leasing the vacant property. Mr. Brown replied that he could not speculate on this without first discussing the issue with the

CRA Board; however, there have been conversations with regard to leasing the property to other businesses as well as City offices. Mr. Gabriel commented that the best interest of the surrounding community should be taken into consideration. He did not feel that placing additional City government at the site would be of benefit in comparison to retail or other uses that could be brought forward by a private developer.

Ms. Reed asked where the CRA offices would be relocated if the property is purchased by another developer. Mr. Brown stated that the City hopes to renew or extend the lease throughout the life of the CRA, which is acceptable to the bank. If the City purchases the property, they will have control of the site; however, if an investor makes the purchase, the City will have no control over what is done with the buildings.

Ms. Burrows asked if an investor purchasing the property would be bound to the terms of any lease the City negotiates with the bank. Mr. Brown reiterated that the City hopes to arrive at a lease for the remaining life of the CRA. Any buyer of the property would be subject to the restrictions of zoning, which limits height to three stories.

Mr. Wilkes stated that it would be impractical for a developer to demolish the existing building(s) from a value standpoint. He continued that it was unlikely any purchaser of the building would want the CRA offices to relocate. He emphasized the need to attract private development to the Sistrunk corridor, and questioned whether or not the purchase was within the CRA's legal abilities.

Mr. Motwani observed that the City should not be in the business of managing property unless it was a critical component of managing slum and blight. He felt if the property is sold to an investor, the City may still have influence over how it is developed through incentives. He suggested that the \$1.8 million purchase price could be better spent improving the community without using Staff time and resources to manage the property.

Mr. Brown noted that the City has managed multiple properties for nearly 100 years, some of which have been successful and some of which were less successful. He did not feel the management of properties was a concern for the City.

Mr. Strawbridge advised that because the CRA is separate from the City, the City's expertise in managing properties could not be considered part of the deal. He suggested that the CRA work with the bank to attract private development to the site, asserting that management of the property would be a distraction from the business of the CRA. He concluded that there was no demonstrated need to purchase the property for office space.

Mr. Brown characterized the proposed purchase as a redevelopment question. Mr. Strawbridge disagreed, asking if the CRA has a business plan for the ownership and operation of the building.

Ms. Barber asked if there were liens on the building. It was clarified that because the building is in foreclosure and is bank-owned, all liens have been extinguished, as have the City's payments toward improvements of the building. Ms. Reed asked if the City would allow other developers to buy the building from them after a purchase. Mr. Brown replied that because this Item has not yet gone before the CRA Board, the ultimate plan for the property is not yet clear.

Mr. Strawbridge also expressed concern with the possibility of the City establishing rents for the property, which he felt could be detrimental in the long run. Mr. Brown stated that an analysis of these possible effects is currently underway.

Motion made by Mr. Wilkes, seconded by Mr. Centamore, to not move forward with the concept of purchasing the property.

Mr. Motwani suggested that the lease negotiations consider the possibility of a shorter-term lease with additional options for the CRA. He felt the CRA would have a strong position in these negotiations. The members discussed the possibility of alternative locations for the CRA offices if negotiations are not successful.

Ms. Burrows stated that she was concerned that the Board was not presented with this Item at an earlier time and now had to make a quick decision, with only limited information, at an emergency meeting. She felt the Board's input was not being sought appropriately for CRA projects.

In a roll call vote, the **motion** passed 11-2 (Mr. Hinton and Ms. Reed dissenting).

Motion made by Ms. Burrows, seconded by Mr. Centamore, to send a communication to the [CRA] Board that the Advisory Board be given adequate time and adequate backup information to make informed, intelligent decisions, as with [the above] vote.

Mr. Brown requested clarification of what would be considered adequate information. It was suggested that this would be justification of plans such as the proposed purchase of the property. Mr. Motwani agreed, stating that he would have liked to see financial information on today's Item, as well as a business plan, and at an earlier time. Mr. Brown pointed out that the CRA could not consider purchasing the property until it had gone through the foreclosure process, as its price would have been too high.

In a voice vote, the **motion** passed unanimously.

III. Adjournment

There being no further business to come before the Board at this time, the meeting was adjourned at 11:35 a.m.

Northwest Progresso-Flagler Heights
Redevelopment Advisory Board
June 14, 2016
Page 6

Any written public comments made 48 hours prior to the meeting regarding items discussed during the proceedings have been attached hereto.

[Minutes prepared by K. McGuire, Prototype, Inc.]

FUNDING REQUEST
FIREWALLS

Item #	Item	Qty	Unit	Extensys Inc.		AIP US LLC		Dataridge Tech Solutions		Graybar Electric		Alta Consulting Services		OM OFFICE SUPPLY INC.		US Software Group Inc.		Launch 3 Telecom		Synergy Telecom Inc.			
				Price	Total	Price	Total	Price	Total	Price	Total	Price	Total	Price	Total	Price	Total	Price	Total	Price	Total	Price	Total
762-11808-0101	FPR4120-BUN	1	each	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
762-11808-0102	FPR4120-NGFW-K9	2	each	75372.49	150744.98	80982.3	161964.6	82380.66	164761.32	82982.62	165965.24	89032.83	178065.66	92036.95	184073.9	95000	190000	122241.13	244482.26	0	0	90267	180534
762-11808-0103	FPR4K-PWR-AC-1100	2	each	2007.49	4014.98	2156.9	4313.8	2194.145	4388.29	2210.18	4420.36	2371.32	4742.64	2451.35	4902.7	2497.91	4995.82	0	0	0	0	2404.2	4808.4
762-11808-0104	CAB-TA-NA*	4	each	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
762-11808-0105	SF-FX054K-1.1-K9	2	each	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
762-11808-0106	SF-FPR-TD6.0.1-K9	2	each	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
762-11808-0107	FPR4120T-BASE	2	each	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
762-11808-0108	SF-10G-SR*	2	each	499.99	999.92	537.2	1074.4	546.48	1092.96	550.47	1100.94	590.6	1181.2	610.55	1221.1	615	1230	861.93	1723.86	0	0	598.8	1197.6
762-11808-0109	FPR4K-SSD-200	2	each	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
762-11808-0110	FPR4K-SSD-BLKD	2	each	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
762-11808-0111	FPR4K-RACK-MNT	2	each	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
762-11808-0112	FPR4K-PWR-AC-1100	2	each	0	0	2156.9	4313.8	0	0	0	0	0	0	0	0	2497.91	4995.82	3460.68	6921.36	2404.2	4808.4	0	0
762-11808-0113	GLC-T	2	each	0	0	0	0	216.94	433.88	0	0	0	0	0	0	0	0	342.18	684.36	0	0	0	0
762-11808-0114	FPR4K-FAN	12	each	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
762-11808-0115	FPR4K-ACC-KIT	2	each	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
762-11808-0116	FPR4K-NM-BLANK	2	each	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
762-11808-0117	FPR4K-NM-BLANK	2	each	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
762-11808-0118	L-FPR4120T-TM+	2	each	28830.94	57661.88	30976.76	61953.52	31511.66	63023.32	31741.91	63483.82	34056.19	68112.38	35205.3	70410.6	35500	71000	46758.79	93517.58	0	0	0	0
762-11808-0119	L-FPR4120T-TM-1Y	2	each	16368	32736	15358.08	30716.16	15718.13	31436.26	15832.99	31665.98	16072.61	32145.22	16407.61	32815.22	16707.61	33415.22	17007.61	34015.22	20602.39	41204.78	9547.2	19094.4
762-11808-0120	CON-SMTP-FPR4121R	1	each	5424.49	5424.49	5828.22	5828.22	5928.85	5928.85	5972.18	5972.18	6407.61	6407.61	6623.85	6623.85	6650	6650	9351.18	9351.18	0	0	0	0
762-11808-0121	FS-VMMW-SW-9*	1	each	5424.49	5424.49	5828.22	5828.22	5928.85	5928.85	5972.18	5972.18	6407.61	6407.61	6623.85	6623.85	6650	6650	9351.18	9351.18	0	0	0	0
762-11808-0122	CON-SAU-VMMW*	1	each	1533.65	1533.65	1439.02	1439.02	1472.76	1472.76	1483.52	1483.52	1472.88	1472.88	1459.35	1459.35	1486.33	1486.33	2051.88	2051.88	1431.29	1431.29	0	0
762-11808-0123	FPR4110-BUN	1	each	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
762-11808-0124	FPR4110-NGFW-K9	1	each	45222.49	45222.49	48588.3	48588.3	49427.31	49427.31	49788.47	49788.47	53418.51	53418.51	55220.95	55220.95	55100	55100	77958.1	77958.1	90267	90267	20716.97	20716.97
762-11808-0125	FPR4K-PWR-AC-1100	1	each	2007.49	2007.49	2156.9	2156.9	2194.15	2194.15	2210.18	2210.18	2371.32	2371.32	2451.35	2451.35	2497.91	2497.91	0	0	2404.2	2404.2	0	0
762-11808-0126	CAB-TA-NA*	2	each	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
762-11808-0127	SF-FX054K-1.1-K9	1	each	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
762-11808-0128	SF-FPR-TD6.0.1-K9	1	each	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
762-11808-0129	FPR4110T-BASE	1	each	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
762-11808-0130	SFP-10G-SR*	4	each	499.99	1999.96	537.2	2148.8	546.48	2185.92	550.47	2201.88	590.6	2362.4	610.55	2442.2	622.13	2488.52	861.93	3447.72	598.8	2395.2	0	0
762-11808-0131	FPR4K-SSD-200	1	each	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
762-11808-0132	FPR4K-SSD-BLKD	1	each	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
762-11808-0133	FPR4K-RACK-MNT	1	each	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
762-11808-0134	FPR4K-PWR-AC-1100	1	each	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
762-11808-0135	GLC-T*	1	each	0	0	0	0	216.94	216.94	0	0	0	0	0	0	0	0	342.18	342.18	2404.2	2404.2	0	0
762-11808-0136	FPR4K-FAN	6	each	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
762-11808-0137	FPR4K-ACC-KIT	1	each	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
762-11808-0138	FPR4K-NM-BLANK	1	each	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
762-11808-0139	FPR4K-NM-BLANK	1	each	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
762-11808-0140	L-FPR4110T-TM+	1	each	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
762-11808-0141	L-FPR4110T-TM-1Y	1	each	17298.56	17298.56	18586.06	18586.06	18906.99	18906.99	19045.15	19045.15	20433.72	20433.72	21123.2	21123.2	21400	21400	46758.79	46758.79	20716.97	20716.97	5728.32	5728.32
762-11808-0142	CON-SMTP-FPR4110	1	each	9820.8	9820.8	9214.85	9214.85	9430.88	9430.88	9499.79	9499.79	9894.78	9894.78	10304.78	10304.78	9517.82	9517.82	13139.28	13139.28	5728.32	5728.32	958.8	958.8
762-11808-0143	TRN-CLC-055	7	each	0	0	920	6440	808.29	5658.03	949.9	6649.3	818.72	5731.04	962	6734	951.66	6661.62	1250	8750	8750	8750	6711.6	6711.6
				\$332,465.20		\$361,961.63		\$363,836.75		\$366,789.63		\$373,387.02		\$397,317.35		\$415,611.75		\$558,965.59		\$350,898.78			

DISCUSSION
TRANSIT MASTER
PLAN

FUNDING REQUEST
SUN TROLLEY



Transportation and Mobility Department

Memorandum # 16-71

DATE: August 16, 2016

TO: Jonathan Brown, Northwest Progresso Flagler CRA Manager

FROM: Diana W. Alarcon, Director *DWA*

SUBJECT: Funding Request for TMA Sun Trolley Northwest Community, Neighborhood Link and Downtown Link Routes for Fiscal Years 2016 and 2017

At the July 27, 2016 meeting of the Northwest-Progresso-Flagler Heights Redevelopment Advisory Board (NW CRA), the Transportation and Mobility Department requested the NW CRA provide an additional \$64,903 of funding to the TMA Sun Trolley's community bus routes within the NW Community for the current 2015-16 and upcoming 2016-17 fiscal years, for a total funding amount of \$261,612. At the meeting, it was requested that additional supporting information be provided, including a complete breakdown of the funding sources for each route in question.

The Sun Trolley routes provide critical, free community bus service to the residents of Northwest Fort Lauderdale, carrying 146,988 passengers in fiscal year 2016. The ridership numbers for the current fiscal year reflect a 9.3% increase in ridership over last year. This transit service provides access to jobs, services, and education for the residents within the NW CRA as well as providing customers access to businesses within the NW CRA.

The FY16 and FY17 funding request is a level funding request from FY15 which was based on the percentage of mileage that the routes operate within the boundaries of the NW CRA, multiplied by the total cost to operate the route. While operating costs continue to increase, the proposed request for funding has not increased over last year. The table below illustrates the requested information that includes projected total operating costs for the TMA for the three routes in question, the percentage of each route that operates within the NW CRA, operating costs within the NW CRA, and how much is being requested. As the chart illustrates, the request is less than the total value of percentage of the operations of the Sun Trolley within the CRA.

DOWNTOWN FORT LAUDERDALE TMA							
PROJECTED FY 2017 NPF CRA FUNDING							
	TOTAL	TOTAL	CRA	CRA PERCENTAGE		TMA	
	OPERATING COSTS	MILEAGE	MILEAGE	RATE	COST	FUNDING	REQUEST
NW Community Link	\$ 359,211	13.17	6.15	46.70%	\$ 167,741	\$	150,066
Neighborhood Link	\$ 186,375	20.87	5.07	24.29%	\$ 45,277	\$	46,643
Downtown Link	\$ 351,039	4.87	1.00	20.53%	\$ 72,082	\$	64,903
TOTAL:	\$ 896,625				\$ 285,099	\$	261,612

*-TMA Operating Costs for FY17 are Draft Figures

At its last meeting, the Advisory Board also requested City staff clarify the funding structure for the three routes. The chart below illustrates the total costs for the three routes and their funding sources. All three routes, even with the requested funding from the NW CRA, are projected to operate at a deficit. The NW Community Link and the Neighborhood Link do not have the diverse portfolio of funding sources in place for the Downtown Link, making the NW CRA funding source more essential to the ability to provide service on these routes. City and TMA staff will continue to identify potential funding sources for the NW routes to offset funding burdens, including any options identified in the City's Transit Master Plan under development.

DOWNTOWN FORT LAUDERDALE TMA	
PROJECTED FY 2017 ROUTE-BY-ROUTE EXPENSE AND SOURCES	
NW COMMUNITY LINK	
	Annual FY17
TOTAL ROUTE COST	\$ 359,211
FDOT Grant - JPA (Admin)	\$ 4,217
NW CRA	\$ 150,066
Total Source Funds	\$ 154,283
Overage/Underage	\$ (204,928)
NEIGHBORHOOD LINK	
	Annual FY17
TOTAL ROUTE COST	\$ 186,375
BCT Community Bus (\$15/hr)	\$ 41,441
FDOT Grant - JPA (Admin)	\$ 2,193
NW CRA	\$ 46,643
Total Source Funds	\$ 90,277
Overage/Underage	\$ (96,098)
DOWNTOWN LINK	
	Annual FY17
TOTAL ROUTE COST	\$ 351,039
BCT Community Bus (\$15/hr)	\$ 39,357
DDA	\$ 12,000
FDOT Grant - Downtown Expansion	\$ 176,254
FDOT Grant - JPA (Admin)	\$ 4,151
NW CRA	\$ 64,903
Total Source Funds	\$ 296,665
Overage/Underage	\$ (54,374)

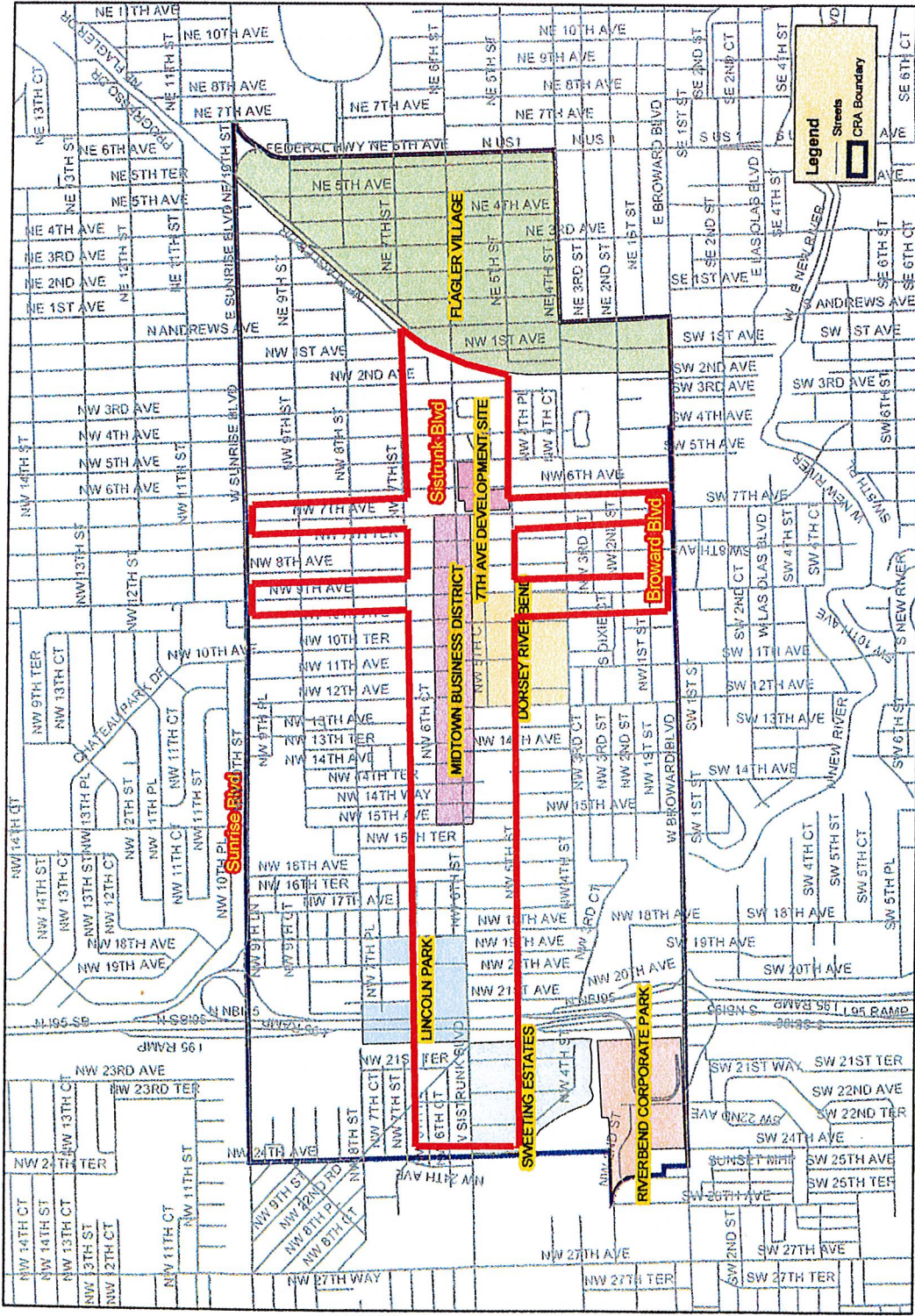
*-TMA Operating Costs for FY17 are Draft Figures

The NW CRA budget for Fiscal Year 2016 includes \$196,709 in funding to support the TMA Sun Trolley, \$150,066 for the NW Community Link and \$46,643 for the Neighborhood Link. An additional \$64,903 was requested to support the portion of the Downtown Link route that operates within the NW CRA boundaries. It is requested that the Advisory Board approve the full funding request for the Sun Trolley routes serving the NW CRA in the amount of \$261,612 for fiscal years 2016 and 2017.

Thank you for your consideration of this request and please let me know if you have any questions.

AMBASSADOR PROGRAM

CRA VISIONING



CRA Focus Areas

CRA Focus Areas Consists of:

1. Sistrunk Blvd from NW 24 Ave to the FEC Railway including one block north and south of Sistrunk Blvd;
2. NW 7th Ave from Broward Blvd to Sunrise Blvd; and
3. NW 9th Ave from Broward Blvd to Sunrise Blvd.

CRA BUDGET

Fort Lauderdale NPF Community Redevelopment Agency
 NW Progresso Flagler Heights Area Fund
 FY 2016 & FY 2017 Budget Summary Comparison
 8/17/2016

Revenue Sources	Amended FY 2016	Proposed FY 2017	FY 2016 Amended vs. FY 2017 % Change
Tax Increment Revenue (TIF)			
City of Fort Lauderdale	2,672,615	3,234,912	21.0%
Intergovernment Revenue	4,893,210	5,815,133	18.8%
Appropriated Fund Balance	1,723,270	-	-100.0%
Total Tax Increment Revenues	\$ 9,289,095	\$ 9,050,045	
Other Revenues			
Miscellaneous	135,437	28,025	-79.3%
Total Sources	\$ 9,424,532	\$ 9,078,070	
Expenditures			
Operating Budget			
Personnel Expenditures	765,679	400,381	-47.7%
Operating Expenditures	2,096,989	1,315,561	-37.3%
Transfer Out to General Fund	-	582,336	100.0%
Transfer Out to Tax Increment Revenue Bonds	582,531	849,093	45.8%
Transfer Out to Special Obligation	71,616	-	-100.0%
Transfer Out to Central Services	24,052	-	-100.0%
Total Operating Expenditures	\$ 3,540,867	3,147,371	
Capital Outlay Projects			
Capital Outlay - Police SUV's	-	104,000	100.0%
Transfer Out to Capital Projects	5,883,665	5,826,699	-1.0%
Total Uses	\$ 9,424,532	\$ 9,078,070	
	-	-	

Notes:

* Proposed FY2017 will change in Sept 2016: Operating Expenses to increase by \$400,000 (Ambassador Program). Transfer out to Capital Projects to decrease by \$400,000. Capital Outlay to increase by \$14,000 for add'l PD vehicle expense. Transfer out to C. Projects to decrease by \$14,000

** Transfer Out to General Fund - City Employees working for the CRA.

**** Transfer Out to Capital Projects will also decrease in FY17; Business Incentives (P10150), Infill Housing (P11740) & General Façade Program (P10665) will move to NWCRA Operating Account

CRA Budget Link: <http://www.fortlauderdale.gov/home/showdocument?id=16721>

North West Progresso CRA
 FY 2016 BUDGET DETAIL

Subobj	Description	Description
F951	TAX INCR-BROWARD COUNTY	TIF Revenue
F952	TAX INCR-HOSPITAL DISTRICT	TIF Revenue
F953	TAX INCR-CHILDRENS HOS(ITAL	TIF Revenue
	City Of FORT LAUDERDALE	TIF Revenue
1101	PERMANENT SALARIES	Personnel Expenditures
1113	VAC MGMT CONV	Personnel Expenditures
1201	LONGEVITY PAY	Personnel Expenditures
1401	CAR ALLOWANCES	Personnel Expenditures
1407	EXPENSE ALLOWANCES	Personnel Expenditures
1413	CELLPHONE ALLOWANC	Personnel Expenditures
1501	OVERTIME 1.5X PAY	Personnel Expenditures
1601	DIRECT LABOR CHARG	Personnel Expenditures
1604	DIRECT LABOR CREDI	Personnel Expenditures
1710	VACATION TERM PAY	Personnel Expenditures
2119	WELLNESS INCENTIVE	Personnel Expenditures
2204	PENSION - GENERAL	Personnel Expenditures
2290	PENSION - OTHER	Personnel Expenditures
2299	PENSION - DEF CONT	Personnel Expenditures
2301	SOC SEC/MEDICARE	Personnel Expenditures
2404	HEALTH INSURANCE	Personnel Expenditures
2407	UNEMPLOYMENT COMP	Personnel Expenditures
2410	WORKERS' COMP	Personnel Expenditures
3101	ACCT & AUDITING	Operating Expenditures
3104	ARCH/ENG SERV	Operating Expenditures
3116	INVEST MGMT SERV	Operating Expenditures
3199	OTHER PROF SERV	Operating Expenditures
3201	AD/MARKETING	Operating Expenditures
3203	ARTISTIC SERVICES	Operating Expenditures
3210	CLERICAL SERVICES	Operating Expenditures
3216	COSTS/FEES/PERMITS	Operating Expenditures
3222	CUSTODIAL SERVICES	Operating Expenditures
3228	DISPOSAL (TIP) FEE	Operating Expenditures
3231	FOOD SERVICES	Operating Expenditures
3237	LAWN & TREE SERVIC	Operating Expenditures
3249	SECURITY SERVICES	Operating Expenditures
3299	OTHER SERVICES	Operating Expenditures
3304	OFFICE EQUIP RENT	Operating Expenditures
3310	OTHER EQUIP RENT	Operating Expenditures
3319	OFFICE SPACE RENT	Operating Expenditures
3322	OTHER FACIL RENT	Operating Expenditures
3404	COMPONENTS/PARTS	Operating Expenditures
3407	EQUIP REP & MAINT	Operating Expenditures
3513	PHOTOGRAPHY	Operating Expenditures
3516	PRINTING SERV - EX	Operating Expenditures
3601	ELECTRICITY	Operating Expenditures
3613	SPECIAL DELIVERY	Operating Expenditures
3616	POSTAGE	Operating Expenditures
3628	TELEPHONE/CABLE TV	Operating Expenditures
3634	WATER/SEW/STORM	Operating Expenditures
3904	BOOKS & MANUALS	Operating Expenditures
3907	DATA PROC SUPPLIES	Operating Expenditures
3925	OFFICE EQUIP < \$50	Operating Expenditures
3928	OFFICE SUPPLIES	Operating Expenditures
3931	PERIODICALS & MAG	Operating Expenditures
3946	TOOLS/EQUIP < \$500	Operating Expenditures
3949	UNIFORMS	Operating Expenditures
3999	OTHER SUPPLIES	Operating Expenditures
4101	CERTIFICATION TRAI	Operating Expenditures
4104	CONFERENCES	Operating Expenditures
4110	MEETINGS	Operating Expenditures
4113	MEMBERSHIPS/DUES	Operating Expenditures
4116	SCHOOLS	Operating Expenditures
4204	OPER SUBSIDIES	Operating Expenditures
4213	RETIREE HEALTH BEN	Operating Expenditures
4299	OTHER CONTRIBUTION	Operating Expenditures
4304	INDIRECT ADMIN SER	Operating Expenditures
4319	SERVCHG-ADMIN SERV	Operating Expenditures
4337	SERVCHG-FIRE	Operating Expenditures
4343	SERVCHG-INFO SYS	Operating Expenditures
4349	SERVCHG-PARKS & RE	Operating Expenditures
4352	SERVCHG-POLICE	Operating Expenditures
4355	SERVCHG-PRINT SHOP	Operating Expenditures
4404	FIDELITY BONDS	Operating Expenditures
4407	EMP PROCEEDINGS	Operating Expenditures
4410	GENERAL LIABILITY	Operating Expenditures
4431	PUB OFFICIALS LIAB	Operating Expenditures
9237	TR TO SPECIAL OBLI	Transfer out to Special Obligation