

APPROVED
MEETING MINUTES
NORTHWEST PROGRESSO – FLAGLER HEIGHTS
REDEVELOPMENT ADVISORY BOARD
FORT LAUDERDALE
8TH FLOOR CONFERENCE ROOM, CITY HALL
APRIL 11, 2017 – 3:00 P.M.

Cumulative Attendance
May 2016 - April 2017

<u>Members Present</u>	<u>Attendance</u>	<u>Present</u>	<u>Absent</u>
Ron Centamore, Chair	P	11	0
Sonya Burrows, Vice Chair	P	11	0
Jessie Adderley (arr. 3:44)	P	8	3
Leann Barber (arr. 3:44)	P	10	1
Alan Gabriel	P	8	2
John Hart	P	6	2
Mickey Hinton (arr. 4:15)	A	7	3
John Hooper (arr. 3:37)	P	7	4
Dylan Lagi (arr. 3:38)	P	11	0
Steffen Lue (arr. 3:32)	P	8	3
Scott Strawbridge	P	10	1
Tina Teague	P	1	0
John Wilkes	A	9	2

Currently there are 13 appointed members to the Board, which means 7 would constitute a quorum.

Staff

Jonathan Brown, Northwest CRA Manager
 Glendon Hall, Housing and Economic Development Manager
 Bob Wojcik, Planner III
 Vanessa Martin, CRA Business Manager
 Sandra Doughlin, CRA
 Thomasina Turner-Diggs, CRA Project Coordinator
 Karen Warfel, Principal Planner, Department of Transportation and Mobility
 City Commissioner Dean Trantalis
 Jamie Opperlee, Recording Secretary, Prototype, Inc.

Communications to City Commission

None.

I. Call to Order / Roll Call

Chair Centamore called the meeting to order at 3:30 p.m. Roll was called and it was noted a quorum was not yet present.

Mr. Brown advised that beginning with today's meeting, Redevelopment Advisory Board meetings will record video as well as audio. He also noted that the terms of Board members Ms. Adderley, Mr. Gabriel, and Mr. Hinton would technically end today; however, he asked that they continue to serve as Board members until Staff has received notice of reappointments or new appointments.

New Board member Tina Teague introduced herself at this time. She is a resident of Fort Lauderdale and owns an insurance agency in the city of Pembroke Pines.

Mr. Lue arrived at 3:32 p.m.

The following Items were taken out of order on the Agenda.

III. CRA Project Funding Update

CRA Business Manager Vanessa Martin provided the members with a project update handout, noting that \$9.9 million remains in CRA funds at this time.

IV. CRA Updates

a. Ambassador Program Update

Thomasina Turner-Diggs, CRA Project Coordinator, reported that an RFP will soon be issued to enhance law enforcement in strategic areas of the City. This includes not only the Northwest CRA, but the Downtown Development Association (DDA), and Beach Business Improvement District (BID), who have also expressed an interest in this program. A single RFP will cover all three target areas.

Vice Chair Burrows asked if a presence by off-duty Police Officers would be a part of the Ambassador Program. Mr. Brown explained that this is a separate initiative through which the CRA Board has approved up to 2000 hours in overtime pay for these additional Officers. Staff has met with the Chief of Police to discuss this further.

Mr. Hooper arrived at 3:37 p.m.

Mr. Lagi arrived at 3:38 p.m.

b. Utility Box Wraps Update

Ms. Turner-Diggs continued that an RFP has gone out for utility box wraps. Staff is working with a member of the Mosaic Group on this project, which will wrap 13 utility

boxes from NW 3rd Avenue to NW 24th Avenue. Many of these wraps will provide a historic perspective, as requested by the community. Staff is working with Broward County to obtain the necessary permits for this project. They will also need a permit from the FEC Railroad to wrap two large utility boxes in the Progresso Village area. This project should be completed in May 2017.

V. Mosaic Update

Ann Marie Sorrell, representing the Mosaic Group, advised that in addition to the planned utility box wraps, branding signs for Historic Sistrunk, Flagler Village, Progresso Village, and the Fort Lauderdale Village District are now being put into place. An RFP is underway for the remaining signs and an additional banner. "Available Property" signs are also being placed on properties for sale within the CRA. The next phase will include signs attached to projects that are being funded with CRA dollars.

An Open House is scheduled for April 24, 2017. Ms. Sorrell encouraged the Board members to share this information on social media. Another social media campaign is an incentive program based on the CRA's seven incentive programs, targeting different audiences based upon the user. Window and door wraps will be placed on available spaces within the CRA.

Ms. Sorrell continued that a Financial Summit has been scheduled for June 9-10, 2017. This summit will focus on banking and small businesses on Friday, June 9, and on home ownership on Saturday, June 10. The Historic Sistrunk brand launch is planned for June 16-17, 2017, which is also Juneteenth weekend. Start weekend, which is a program of initiatives for companies that are recent start-ups or would like to re-start their businesses, will be September 8-9, 2017.

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

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

VII. Transportation & Mobility Items

Karen Warfel, Principal Planner with the Department of Transportation and Mobility, explained the Neighborhood Mobility Master Plan process, which has been completed for four neighborhoods thus far. Two additional neighborhoods are in the final stages of the process. The Department works with the neighborhoods to determine their concerns and then makes recommendations.

Each step in the Master Plan process includes a public meeting. Once concerns are identified, the Department performs a data analysis and determines potential improvements. They then put together a Master Plan and work with the neighborhood to prioritize it.

Data include demographics, land use, crash data, bicycle/pedestrian data, and traffic volumes and speeds. The Department also conducts a livability survey to identify how residents use existing systems, as well as which improvements or features the community does not want.

The result is a Neighborhood Master Plan including recommendations for the neighborhood showing the locations of planned improvements. The prioritization or implementation plan also helps residents determine how to accomplish their goals for the community beyond any seed money that may be provided by the Department.

Ms. Warfel advised that the Master Plan process typically takes 10-14 months and costs \$60,000 to \$75,000, depending upon neighborhood size. Neighborhoods are scheduled for this process based upon funding, availability, and the Department's capacity. The neighborhoods reach out to the Department if they wish to participate.

Mr. Strawbridge commented that the Neighborhood Master Plan process could increase the CRA's resiliency and help develop a multimodal community. Mr. Brown replied that this Item could be brought back for further discussion to anticipate the costs of adding it to the CRA budget.

a. NW 9th Avenue

Ms. Warfel also provided an update on NW 9th Avenue, noting that this area includes multiple issues regarding mobility, including lack of sidewalks or bike lanes, backout parking, and zoning. The City would like to apply for Broward Metropolitan Planning Organization (MPO) funding for the area. Up to \$2.3 million is available in Complete Streets and Other Localized Initiatives (CSLIP) funding from the MPO. The scope of the project is yet to be determined by residents and other stakeholders in the area. She concluded that the Department would like the CRA's participation in developing a design, and that they may potentially request contingency funding in the future.

II. Approval of Minutes from March 14, 2017 Meeting

Motion made by Vice Chair Burrows, seconded by Mr. Gabriel, to approve.

Mr. Lagi requested clarification of p.11, paragraph 3, which states that the CRA had never granted funding to a project that has already been completed. Mr. Brown explained that while this has not occurred, funding could, in theory, be given retroactively to a completed project, although there is no precedent for this.

In a roll call vote, the **motion** passed unanimously.

VI. CRA Funding Requests and Presentations

a. Startups.Club

Housing and Economic Development Manager Glendon Hall introduced Colin Campbell of Startups.Club, which will be an incubator program located in Flagler Village. He anticipated that it would bring 40 to 80 jobs to the CRA and bring exposure to the area within the tech industry.

Mr. Campbell explained that Startups.Club will work with small businesses and startups in order to help these companies become successful and accelerate their growth. The business includes shared office space, a boardroom facility, and a video/audio studio. It will also feature monthly speaking events for the community. The building is a former plastics factory, which will maintain the industrial feeling of the area.

Mr. Campbell continued that the monthly speaking events will be offered at no cost to the community. He also hoped to reach out to local high schools and other organizations in the area.

Mr. Hooper asked if Startups.Club plans to hire from within the Flagler Village area. Mr. Campbell replied that this would be ideal, noting that the company plans to work with Dickey Consulting Services on community outreach. Dickey Consulting has drafted an action plan for the business. Mr. Hall characterized their outreach as aggressive.

Vice Chair Burrows reviewed the plans for the building, which will be repurposed rather than replaced. Mr. Campbell confirmed that the business will use a CRA-approved contractor for the work. The funding request is \$225,000 for the interior of the building and \$125,000 for the exterior, totaling \$350,000.

Ms. Barber pointed out that due to its limited budget, the CRA typically prefers to fund initiatives that would otherwise not take place within the community. She also noted that Startups.Club is not planned within the CRA's focus area. Mr. Campbell replied that the project will dramatically change the look and feel of the surrounding neighborhood. Mr. Hall further clarified that while the CRA's focus area is within one block both north and south of Sistrunk Boulevard, the project is located west of the railroad tracks.

Mr. Hinton arrived at 4:15 p.m.

Mr. Gabriel asked how Startups.Club fits into the CRA Plan. Mr. Hall advised that the project's total investment is \$1.6 million, including a building purchased without debt. The business may apply through the Property and Business Improvement Program for a \$225,000 loan, as well as \$125,000 from the Commercial Façade Program. Each loan would be a five-year forgivable loan. Mr. Brown added that the business is also expected to benefit the surrounding community by creating businesses and jobs, as well as by working with local schools and providing tax increment financing (TIF) revenue.

Motion made by Vice Chair Burrows, seconded by Mr. Gabriel, for the Property and Business Improvement Program at a maximum of \$225,000. In a roll call vote, the **motion** passed 11-1 (Ms. Barber dissenting).

Motion made by Mr. Lagi, seconded by Mr. Hooper, for the Commercial Façade Improvement Program for the \$125,000. In a roll call vote, the **motion** passed 11-1 (Ms. Barber dissenting).

b. Invasive Species

Mr. Wojcik, CRA Planner, explained that Invasive Species Brewing has requested \$110,353, which includes \$24,796 from the Commercial Façade program and \$85,557 from the Property and Business Improvement Program. They have leased the subject property since January 2016. Invasive Species has spent over \$200,000 of their own funds to build out the property, including renovations to the interior. An additional \$60,000 for interior and exterior improvements and approximately \$100,000 for additional brewing equipment are still needed. The requests would be secured through a lien against the property and equipment, as well as a personal guarantee by all four business owners. Staff supports the project.

Josh Levitt, representing Invasive Species Brewing, showed a PowerPoint presentation on the business, noting that Florida is the number-one state in the country for new brewery growth. Two of the business partners also own Laser Wolf, a local craft beer bar. There is no outside investment in Invasive Species. Mr. Levitt advised that the City has asked the business to make improvements for which they had not originally budgeted, including trees, planters, a mural, parking upgrades, and a new façade for the building. The requests would provide funds for these and other improvements.

Phil Gillis, also representing Invasive Species, pointed out that a brewery can have unique effects on the surrounding community, as it can tie itself to other local businesses, provide local jobs, and contribute to local charities. The increase in equipment is expected to significantly increase annual production.

Mr. Lue asked how many people would be employed by the facility. Mr. Levitt replied that there will be four to five employees right away, with up to 15 employees eventually. Mr. Gillis clarified that the funds requested through the Commercial Façade Program would be used not only to improve the building's façade, but to change the facility's backout parking to parallel on-street parking, add shade trees, provide irrigation and ground cover, improve doors and windows, and add a mural. The business has requested a 100% parking reduction, as there are 26 spaces available within a 100 ft. radius of the building.

Mr. Wojcik clarified that the building is currently owned by a company affiliated with Metro1 Realty, which also owns a building across the street. Invasive Species is negotiating with the owner of an adjacent empty lot to lease it for parking after 5 p.m. The facility is still in the permitting phase and will open in summer 2017.

Motion made by Mr. Gabriel, seconded by Mr. Lagi, for [funding from] the Property and Business Improvement Program, not to exceed \$85,557. In a roll call vote, the **motion** passed 8-2 (Mr. Strawbridge and Ms. Teague dissenting). (Chair Centamore abstained. A memorandum of voting conflict is attached to these minutes.)

Motion made by Mr. Gabriel, seconded by Mr. Lagi, to approve the façade grant, not to exceed \$24,796. In a roll call vote, the **motion** passed 9-1 (Ms. Teague dissenting). (Chair Centamore abstained. A memorandum of voting conflict is attached to these minutes.)

c. Affiliated Companies

Mr. Hall characterized this project as unprecedented, stating that Affiliated Companies, a local developer, has requested gap funding for the construction and development of a new mixed-use project, The Six13, located within the CRA focus area. It is an 11-story, 142-apartment building with workforce rental units, 240 parking spaces, and 8300 sq. ft. of retail. The project is expected to spur growth, as well as social and economic improvements along Sistrunk Boulevard. Units are intended to be affordable to teachers, nurses, and City employees, many of whom are priced out of the Downtown market.

The site is currently owned by a nonprofit entity and pays no property taxes. After purchase, the building is expected to produce over \$18 million in property tax revenue over the next 30 years. It will create 260 construction jobs and 15 management jobs in addition to those generated by retail components. It represents a \$42 million investment in the Sistrunk Corridor.

The \$7 million request from the CRA would come from the Development Incentive Program, which is a custom incentive program designed to meet the needs of specific development projects within the CRA. Staff recommends funding the project.

Jeff Burns, representing Affiliated Companies, showed a PowerPoint presentation on the project. The building is intended to serve as a catalyst that will spur economic and social improvements along the historic Sistrunk Corridor.

The building will offer ground-floor commercial space that will be active during both day and night. Mr. Burns emphasized the importance of attracting the right mixture of commercial tenants. Affiliated Companies will move its offices to the building. He

showed renderings of the planned lobby and ground floor, as well as a fifth-floor elevated pool deck and a rooftop dog park.

Steve Reynolds, also representing the Six13, advised that strategies for safety include active ground-floor space, amenities, and activity on the street edge. Parking is located in the back of the building and will be screened from view. The project is located near both proposed and existing public transit access. The building includes parking in five different areas.

Key factors of the development include the location, which is intended to create momentum for other properties west of the FEC railroad tracks. It also creates density, which will bring public transportation farther west, and provides a quality building for individuals who may otherwise be priced out of the market. There has been a great amount of previous CRA investment in the area, which the building hopes to capitalize upon. The developers are local and have a record of working with communities to provide job opportunities. Previous developments have included public-private partnerships with city and county governments.

Ms. Barber requested information on the apartments' rental costs. Mr. Hall replied that units will rent from approximately \$1100-\$1400/month for a one-bedroom unit and \$1700/month for two-bedroom units. A one-bedroom unit is roughly 550 to 700 sq. ft. and a two-bedroom is 800 to 850 sq. ft. Mr. Burns added that Affiliated Companies' research shows that this is market rate within the subject neighborhood.

Vice Chair Burrows stated that the design of the proposed building does not seem to fit into the surrounding historic community. Mr. Brown characterized the mass of the building as similar to that of structures found in the FAT Village area. Vice Chair Burrows did not agree, pointing out that these buildings do not share the style of the proposed building. Mr. Reynolds advised that the building is intended to serve as homage to the South Florida style without copying that look. Mr. Burns concluded that the building's design has been well-received by both City Planning Staff and the surrounding neighborhood.

Mr. Strawbridge asked how the affordability of the building would be preserved. Mr. Burns replied that no restrictive covenant or other lasting step has been established thus far for the property, as the CRA does not wish to limit the property tax revenue that could be generated by the development. He confirmed that while no concrete steps are being taken to preserve affordability, as the developers feel the rents may rise in the future while continuing to be affordable.

Mr. Brown commented that the CRA's incentive programs are not geared specifically toward low- and moderate-income housing, as the City's Housing Authority and Department of Housing and Community Development are intended to address this

need. The programs are instead intended to reach developments of up to 160% of the average median income (AMI) of the area.

Ms. Barber asserted that the CRA should tie its funding to an assurance that the building will be marketed to the workforce, pointing out that the proposed rents are still out of reach for many residents of the surrounding neighborhood. Mr. Strawbridge agreed, asking if it would be possible to cap residents' income levels and/or establish an agreement related to local job creation.

Mr. Brown suggested that these agreements could be tied to a five-year lien. Mr. Strawbridge stated that a nine- or 15-year lien would be more appropriate due to the unique nature of the project. Mr. Brown pointed out, however, that any restriction would be limited to the life of the CRA, which now has fewer than nine years remaining.

Mr. Hinton also did not feel the project was compatible with the surrounding neighborhood due to its height and the traffic it would generate. Mr. Lue expressed concern that there is no guarantee the unit prices would remain affordable. Mr. Burns explained that after the Board's vote, the developers had planned to create a development agreement that addressed affordability requirements for a set period of time.

Chair Centamore commented that the zoning of the neighborhood surrounding the project is not the same as the zoning on Sistrunk Boulevard, where the project would be located. In addition, residents are in favor of more amenities on Sistrunk Boulevard. He pointed out that the building's height will contribute to the density required in order to extend the Wave Modern Streetcar route along this area, while at the same time taller buildings will not intrude into the single-family neighborhood. He concluded that there is already a significant amount of affordable housing available in the area.

Mr. Lagi requested additional information on how a development agreement could be used to ensure the units are affordable. Mr. Brown responded that if the Board chooses to make this requirement, Staff would put together a development incentive program agreement outlining the recommended terms and listing the benefits to the area, such as a restrictive covenant or a commitment to job creation. He added that the tax income created by jobs in the area, as well as the need for workforce housing, must be factored into any such development.

Mr. Burns advised that the development team is in favor of workforce housing, and has no objection to a restrictive covenant that would hold rents to 160% of the AMI during the remaining life of the CRA. This means prospective residents of the building must show that their incomes are at or below a certain amount.

Mr. Gabriel asked when the first year of the project, in which the application seeks \$4 million of the total \$7 million in CRA funding, would occur. Mr. Brown clarified that the

incentive request would commit CRA dollars within the current year, as the specific U.S. Department of Housing and Urban Development (HUD) program that Affiliated Companies is using requires the developer to have funding in place before construction commences.

Ms. Barber asked if the development team would consider a redesign of the building, which she felt was out of place its surrounding neighborhood. Mr. Burns replied that the team will go through the Development Review Committee (DRC) process, which will ensure that the project is compatible with the Downtown Master Plan.

Vice Chair Burrows stated that the project has been shown only to the Progresso neighborhood rather than to the entire Northwest CRA, although the Northwest community extends further than a single neighborhood. She asked if the project could be modified to show greater compatibility with the entire historic area. Chair Centamore reiterated that the residents of Progresso are supportive of the project because they want greater access to amenities on Sistrunk Boulevard. Mr. Burns confirmed that the design phase of the project is still in its early stages and may be modified.

Ms. Barber expressed concern that the project may lead to gentrification of the neighborhood, and urged consideration of a project that is more appropriate for residents who already live nearby. Mr. Hall emphasized that these residents want the same quality of homes that are found in other neighborhoods of the CRA.

Motion made by Mr. Gabriel, seconded by Mr. Lue, to approve the Development Center Program for the \$7 million, based off the three years as recommended by Staff, with the condition that the workforce housing limitation be incorporated for the remaining life of the CRA. In a roll call vote, the **motion** passed 10-1 (Mr. Hinton dissenting).

VIII. Communication to CRA Board

None.

IX. Old / New Business

a. Gil Hyatt – Status Since Recommendation

Mr. Brown recalled that at a previous meeting, the Board voted to recommend a project brought forward by developer Gil Hyatt. The City has determined that they want to receive the full value of this property and will not entertain a modified cost. This means the Board now has the option to pay the full value of the property to the City and then sell it to Mr. Hyatt at a discounted rate as an incentive. The property has been appraised at roughly \$60,000 and Mr. Hyatt's offer was for \$4300.

Mr. Brown continued that if the recommendation proceeds to the CRA Board in its current state, it will have been recommended by both the Redevelopment Advisory Board (RAB) and CRA Staff. He explained that the reason for this is that the CRA would be asked to pay the full value of any of the commercial lots they may wish to purchase. It was determined that this Item would proceed to the CRA Board with the recommendation previously made by the RAB.

Mr. Brown also reported that developer Milton Jones has secured a loan for a CRA project, and that the Pilgrim Group has closed on a building located on Sistrunk Boulevard. Developer Steven DePuzo has closed on the 115 Sistrunk Boulevard property as well.

X. Public Comment

None.

XI. Adjournment

There being no further business to come before the Board at this time, the meeting was adjourned at 6:22 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.]