

**APPROVED**  
**MEETING MINUTES**  
**NORTHWEST-PROGRESSO-FLAGLER HEIGHTS**  
**REDEVELOPMENT ADVISORY BOARD**  
**FORT LAUDERDALE**  
**8<sup>TH</sup> FLOOR CONFERENCE ROOM, CITY HALL**  
**OCTOBER 10, 2017 – 3 :00 P.M.**

**Cumulative Attendance**

**May 2017-April 2018**

**Members Present**

	<b><u>Attendance</u></b>	<b><u>Present</u></b>	<b><u>Absent</u></b>
Ron Centamore, Chair	P	3	1
Leann Barber (arrived at 3:12 p.m.)	P	4	0
Brad Cohen	NP	2	2
Alan Gabriel	P	4	0
Rhoda Glasco Foderingham	P	4	0
John Hart	P	4	0
Mickey Hinton	NP	2	2
John Hooper	P	3	1
Dylan Lagi (arrived 3:20)	P	3	1
Steffen Lue (arrived at 3:12 p.m.)	P	4	0
Diane Randolph	P	1	0
Scott Strawbridge	P	4	0
Tina Teague	P	4	0
John Wilkes	NP	3	1

**Staff**

Vanessa Martin, CRA Business Manager  
Lizeth DeTorres, Administrative Aide  
D'Wayne Spence, NPF-CRA Manager  
Christina Fanchi, PE, PTP Transportation Engineering Design Manager  
Bob Wojcik, Planner II  
Glendon Hall, Housing and Economic Development Manager  
Jamie Opperlee, Prototype-Inc.

**I. Call to Order/Roll Call**

**NPF CRA Chair**

Chair Centamore called the meeting to order at 3:06 p.m. and roll call was called.

**II. Approval of Minutes**

**NPF CRA Chair**

- July 18, 2017

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

**III. Introduction of NPF-CRA Manager**

**D'Wayne Spence**  
**NPF-CRA Manager**

Chair Centamore introduced Mr. D'Wayne Spence, who came from the Legal Department.

Mr. Spence is the new Northwest Progresso Flagler Village Area Manager. A little biography was provided and it was noted that Mr. Spence was a planner then an attorney in land use. Now that he

is with Planning and Administration, Mr. Spence is going to work with the NPF CRA. One of the rules and functions of interest is seeing the mission of the plan move forward. As an Advisory Board, the Board is advisors to the CRA Board of Commissioners, which is also the City Commission. Mr. Spence functions as the manager of the area and responds to and is responsible to the Executive Director, who is the City Manager, Lee Feldman. Mr. Spence's direction is to implement the plan and administrate to the staff and members associated with the direction of the plan. The Board's function is to review recommendations that are technical to staff and make suggestions to the CRA. There is also a role of making suggestions and recommendations as to how to move this plan forward in this area. The City Commission has outlined a couple of mandates. The Flagler Village area has the momentum in that the goals set for that area have been met; therefore, there is a direct request to start concentrating on Progresso in the northwest area with regards to incentive programs. The Flagler Village area is still a part of the CRA area and there are still some issues with some patches in the area. The direction from the Board of Commissioners is that the incentive programs be directed towards the northwest and the Progresso area. Mr. Spence read a couple of the objectives from the plan and noted that the goals in mind are preservation, rehabilitation, and redevelopment. Technical staff will be pushing for strategy keys that have been approved and that are viewed as directives in implementing the plan within the CRA. It is believed that a lot can be accomplished in the eight years left to work.

NOTE: Ms. Barber and Mr. Lue arrived at 3:12 p.m.

Chair Centamore welcomed Diane Randolph, new member.

Ms. Randolph works with Representative Barring Russell in District 95.

#### **IV. Sistrunk Crosswalk Project**

**Christina Fanchi, PE, PTP  
Transportation Engineering  
Design Manager**

Ms. Fanchi advised that attempts are being made to resurrect the Sistrunk Crosswalk project. The first order of business is to go back out to the public and determine where people need to cross and the conditions that exist today. Ms. Fanchi attended the Home Beautiful Homeowner's Association meeting last week and is planning to go to the Progresso Homeowner's Association meeting next Monday. She is reaching out to Durrs and Dorsey to get on their agendas for the next meeting and she reached out to the Merchant's Association today to see if a joint meeting could be done between the Midtown Council, the Chamber of Commerce, the Sistrunk Council, and the Negro Chamber. The crosswalk infrastructure could mean stripes and signs, flashing lights, or a signal. An analysis of what level of infrastructure will be done. Parking or trees may need to be shifted and all of that will come after it is decided where they need to go. Ms. Fanchi will be working with the Board to get out and get the public outreach needed to identify locations and where crosswalks can go. The Board will go out and count to see where pedestrians are crossing so the facility can be designed correctly.

Ms. Glasco questioned where the boundaries are located.

Ms. Fanchi stated that the boundaries are between the FEC tracks and NW 19<sup>th</sup> Avenue, which is the priority area.

Mr. Strawbridge questioned whether there would be consideration for providing ADA compliant landings for the trolley that circulates up and down.

Ms. Fanchi believed that should be discussion for the public outreach.

Mr. Strawbridge commented that new transit plan calls for ADA compliance of the Sun Trolley by 2028. If streetscape improvements are going to be done on Sistrunk Boulevard it would seem as though that is what the Board should work on.

Ms. Fanchi indicated that there is a ribbon cutting next week in the Central City Alliance area down to 13<sup>th</sup> Street.

## **V. Fiscal Year 2018 Incentive Budget Discussion**

**Vanessa Martin  
Business Manager**

Ms. Martin mentioned that 2017 went very well. Of the \$12.3 million they had last year, about \$10 million was spent, with spent meaning put on hold, reserved, or obligated. In fiscal year 2018, the projection to spend is approximately \$6.6 million in incentives. Moving forward with November, the breakdown will be seen of what is projected to be spent. Some of those numbers will come for approval recommendation. A basic snapshot of revenues are expenditures. Funds are available for incentives of \$5.9 million and there is overtime for Police Officers of \$103,000 to help ensure the public is safe within the northwest area.

Mr. Strawbridge commented that the budget breakdown for the beach compared to the northwest and noted that staffing for the beach has comparable revenues and staffing the northwest was nine. Mr. Strawbridge questioned if there is a reason so many more people are needed to administer the same amount of funds.

Ms. Martin believed, from her perspective of the northwest, there are three Administrative staff, which is herself and two others as a support group. They assist the beach and the northwest; costs are split. There are project managers who were hired to help ensure with the incentives and capital projects that are underway.

Mr. Strawbridge indicated that the beach required four full-time employees and the northwest required nine.

Ms. Martin stated that the beach sunsets in a couple of years and even trying to bring on new staff is difficult because who is going to take the risk of having a job for two years. The northwest sunsets in about nine years so that gives more leverage to hire people to get the work done within that timeframe.

Mr. Spence mentioned that is not a fair comparison. The beach projects are fully underway. The challenges west of the tracks is substantial work that needs to be done within the eight years left. There are different types of programs administrated and they do not have the same incentive programs as the CRA area.

## **VI. Communication to the CRA Board**

**NPF CRA Chair**

None.

## **VII. Old/New Business**

There was no new business.

With regard to old business, Ann Marie Sorrell, Manager of the Mosaic Group, provided an update. Since the last time she was here the lodge has been done and a new Historic Sistrunk website; [HistoricSistrunk.com](http://HistoricSistrunk.com). or [FortLauderdaleCRA.com](http://FortLauderdaleCRA.com) website, has been launched, which means all

neighborhoods now have a functioning website. Information is needed from the neighborhoods to update the websites. Ms. Sorrel mentioned a few events as follows:

- Last weekend was START weekend. There was initially about 167 registrants. Months ago, there was discussion about having a startup initiative that targeted food, art, and retail type businesses. Winners would receive a \$5,000 grant or multiple \$5,000 grants.
- After meeting with the BEAM program, it was realized it was not a good fit from a flexibility and scheduling standpoint as well as their curriculum.
- The next meeting was with the Urban League of Broward County and Metro Broward. It was decided to do a partnership with the Urban League of Broward County to deplete the long-range Technical Assistant Training Institute, because Metro Broward was targeting the CRA to do the program versus the Urban League, who was not charging the CRA. It was a true partnership where the participants, as a part of their grant and programming, would be utilized and it was felt that was the best fit.
- The Urban League of Broward County was there for the START weekend and there were 89 registrations. There was about 60+ participants and a total of 26 pitches Friday night, which was the initial first round pitch. It was narrowed down to 13 businesses that would go onto Saturday to do Part 2, which was a longer ten-minute pitch in which participants had about six hours to come up with a watered-down version of a business plan. There was a panel of judges, which included Wells Fargo, Thomasina from the CRA, St. Thomas University and the Community Investment Alliance of South Florida, and Cornell Cruise on the Board.
- The first-place winner was RX Restorative Skin and Hair; hair products for those who lose their hair, and a \$5,000 grant was received.
- The second-place winner was Easy Peasy Vege Blends, which is more nutritional organic food retail, and a \$2,500 grant was received.
- The third-place winner was PSLR Construction, and a \$2,500 grant was received.
- All winners will go on to participate in the Institute and must complete the six-week Institute program in order to receive the grant funding. The grant funding must be spent on CRA approved expenses and the businesses must be located within the CRA.
- A piece of the Detroit's Motor City Match Program will be taken to match property owners with the three winners as well as inviting the other participants to participate in a six-week program as well. Hopefully that will attract three to five new businesses to the area. Participants can work with the property owner to apply for additional CRA incentives and funding to get their business going.
- The Sun Sentinel wants to do an exclusive story for the winners so that information will be sent out today along with photographs. Ads have been placed since June in Legacy Magazine, which was distributed over the past few months. Through the Sun Sentinel an advertorial was placed, which highlights some of the various projects the CRA has funded this year as well as where the opportunities are. The upcoming guide is distributed through the Alliance as well as through the South Florida Business Journal. Other than that, social media updates on hurricane, community, and new information have been done as well as any types of stories coming from the agency.

Ms. Barber questioned the budget for the small businesses.

Ms. Sorrell advised that a little over \$10,000 was spent putting the event together and then two \$2,500 grants and a \$5,000 grant, which is not an actual cash exchange. The grants are either for services the CRA hired or for the approval of vendors; the total was about \$21,000. Ms. Sorrell stated this is probably her second to last meeting with this Board because her contract officially ends on November 3, 2017 and she was informed that the contract will not be renewed. A final wrap up

and a close out report will be provided at the next CRA Advisory Board meeting. All the passwords and files will be turned over to Thomasina and the rest of the team.

## **VIII. Public Comment**

None.

Chair Centamore advised that the City will be holding a meeting in the downstairs Chambers on the Comprehensive Plan on October 24, 2017, between 6:00 p.m. and 8:00 p.m. This plan was initiated by the Council Civic Associations and has been ongoing for approximately three years. The flyer is not yet available; however, it will be forwarded to staff upon receipt.

Mr. Gabriel questioned upcoming projects.

Mr. Hall mentioned two upcoming projects:

- Dale's Tires
- The Upgrade to the strip mall will tie into some of the development going through there as far as WaWa at Andrews Avenue and Sunrise Boulevard. Just west of WaWa is a new Dunkin' Donuts.
- Howard Upholstery has been in business for about 30 years and his son is going to take over the business. Three sets of plans have been done based on the footprint of the building, to expand the building, to help the operations, and to have more of a showroom.

Mr. Spence mentioned the Fast Casual Wing spot could be in the corridor as well.

Mr. Wojcik indicated that the RFP is moving forward.

Chair Centamore commented that the two mid-rise apartment buildings in Progresso on Andrews Avenue being designed has not yet come before the Board. Mr. Centamore stated that the WaWa shopping center complex says they are not going to ask for any funding, they are doing it on their own.

## **IX. Adjournment**

There being no further business to come before the Board at this time, the meeting was adjourned at 3:37 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 C. Guifarro, Prototype-Inc.]