

DRAFT
MEETING MINUTES
NORTHWEST-PROGRESSO-FLAGLER HEIGHTS
REDEVELOPMENT ADVISORY BOARD
FORT LAUDERDALE
8TH FLOOR CONFERENCE ROOM, CITY HALL
April 10, 2018 – 3 :00 P.M.

Cumulative Attendance

May 2017-April 2018

Members Present

	<u>Attendance</u>	<u>Present</u>	<u>Absent</u>
Ron Centamore, Chair (Phone)	P	8	1
Leann Barber	P	9	0
Alan Gabriel	P	8	1
Rhoda Glasco Foderingham, Vice Chair	P	8	1
John Hart	A	6	3
Mickey Hinton (Arrived at 3:25 p.m.)	P	4	5
John Hooper	P	6	3
Dylan Lagi (Arrived at 3:15 p.m.)	P	8	1
Steffen Lue	A	8	1
Christopher Murphy	P	2	0
Diane Randolph	A	5	1
Scott Strawbridge	P	9	0
Tina Teague	P	9	0
John Wilkes	A	6	3

Staff

D'Wayne Spence, NPF-CRA Manager
 Vanessa Martin, CRA Business Manager
 Thomasina Turner, NPF CRA Project Coordinator
 Sandra Doughlin, NPF-CRA
 Bob Wojcik, Housing and Economic Development Manager
 Glendon Hall, Housing and Economic Development Manager
 Eleni Ward Jankovic, Project Coordinator
 Jaimie Opperlee, Prototype-Inc.

I. Call to Order/Roll Call

NPF CRA Chair

Vice Chair Glasco Foderingham called the meeting to order at 3:09 p.m. and roll was called.

II. Approval of Minutes

NPF CRA Chair

- March 13, 2018

Motion made by Mr. Gabriel, seconded by Mr. Strawbridge, to approve the March 13, 2018 minutes. In a voice vote, the **motion** passed unanimously.

III. Project Funding Update

**Vanessa Martin,
Business Manager**

Ms. Martin provided a brief project funding update and noted there were no changes. The balance is currently \$1.6 million.

IV. Information Item

**Glendon Hall,
Housing &
Economic Dev.
Manager**

(a) Commercial Façade Funding Request – European Auto

Mr. Hall indicated that at the previous meeting there was discussion regarding projects up to \$50,000, which are Administratively approved, and do not need to come to the Advisory Board for approval; however, the idea was to make sure the Board was aware of the projects in the pipeline.

Mr. Hall provided a brief Power Point presentation as follows:

- European Car Specialists has been around since 2008 about four or five blocks west of the Brightline Station on Broward Boulevard.
- Eric Rutherford is the current operator of the business.

When Mr. Rutherford first came to Mr. Hall a few months ago the project was not very strong. Mr. Rutherford wanted to do some work on the place due to damage from Hurricane Irma but the lease had expired and it did not make any sense to do anything. Sometimes the value of the CRA comes into play by putting projects and relationships together. Mr. Rutherford was trying to get a project done with the owner and the owner did not know what he wanted to do. Mr. Rutherford approached Mr. Hall with the project and scope so the owner could see that the application process had been started as well as getting funding from the CRA. As part of this project, the owner was convinced to give Mr. Rutherford a five-year lease with an option to buy, based on the work being done and the type of project, which was very high-end. The value the CRA brought to the project without funding was to get a five-year lease executed with an option to buy the property. There is documentation, lien releases, and cancelled checks. The tenant has already funded upgrades of the interior and is installing a new mural on the side of the building. The request is for \$59,000; 75% of that is the \$44,493 request. The first stage of the project is a total interior rebuild. As part of that, five new jobs would be created. Mr. Rutherford is very open to an apprentice program. This is a high-end garage; they do strictly Land Rover, BMW, Porsche, etc.

Vice Chair Glasco Foderingham questioned the timeframe for the apprenticeship program.

Mr. Hall stated that after the project is finished it would probably be another year.

Mr. Strawbridge would like specifics regarding the apprenticeship program and would like to know if Mr. Rutherford is working from a type of formal curriculum.

Mr. Hall advised that Mr. Rutherford is E-Certified; he worked for Audi Fort Lauderdale for about ten years.

Mr. Strawbridge commented that many recipients and proposers have been asked to work on job creation. For example; Triangle Services; 300 jobs that have been in play for over a year. He questioned how many jobs have been reported thus far.

Mr. Hall stated that they have not finished construction from his understanding. The CRA will know how many jobs were created one year after the completion of the construction project. They are in the location; however, the number of employees or new jobs created are unknown. There will be a report over five years.

Mr. Strawbridge questioned how long the apprenticeship program would last.

Mr. Hall replied that it would go for at least the five years.

Mr. Spence indicated the mortgage on the property is held for a five to seven-year period, depending on the dollar amount, and that is usually the performance indicator companies give as the job creation and retention component. The company is required to report on an annual basis and if they fail to comply with the agreement the loan can be in default.

V. Communication to CRA Board – None

NPF CRA Board

VI. Public Comment – None.

Additional Comments from Staff

Mr. Spence mentioned that based on the State Statute, there are certain limitations on the fund amount; therefore, certain dollars must be returned to the Taxing Authorities if they are not spent in some way by the end of the fiscal year. Traditionally, there has been a look at many capital projects that have been sitting on the books. The State Statute provides for about a three-year period for those monies to be spent and a lot of the projects are managed by City departments. Unfortunately, a lot of the projects are not coming to fruition so a new cycle of capital improvements around the area will be looked at. The auditor has opined that those dollars cannot be moved back into the Incentive Program, which the CRA personally manages. Mr. Spence would be interested in discussing some of the things the Board thinks the Northwest and the Progresso area could use as far as capital improvement funding that some of these dollars could be moved towards. Perhaps this discussion could be in about two months so everyone can give it some thought.

Vice Chair Glasco Foderingham requested a list of the projects that have not been done.

Mr. Spence replied yes. If a similar type project is recommended a determination can be made as to why it has not been done. All the projects were identified as needs but if it is something that keeps coming up it can be reviewed.

Mr. Hooper questioned if there is a timeframe if the same project keeps coming up.

Mr. Spence advised that there is a three-year timeframe. The name of the project is not changed; the funds are encumbered to keep the project alive. Three years is the limit to when the amount of money can roll over.

Ms. Teague questioned a rough number of how many projects there were.

Mr. Spence did not know at the time.

Mr. Strawbridge questioned that one project be given as an example and what types of programs are being looked at.

Mr. Spence advised that Public Works type projects are being looked at. An example would be an underground electric project at a shopping center located at Sistrunk Boulevard and 7th Avenue so the adjacent property could be redeveloped into multi-family.

Ms. Barber questioned why something like that is on the list.

Mr. Spencer stated those are incentive programs.

Ms. Barber requested an update regarding the YMCA.

Mr. Spence indicated that it is stuck in Legal; they are very close to an agreement.

Mr. Hall announced that he is leaving the City and going to Hallandale Beach as the Economic Development Manager.

Vice Chair Glasco Foderingham questioned if the City would bring someone in from another department.

Mr. Spence advised that the City will be looking for an individual with the right skill set; since it is a specialized type of work.

VII. Adjournment

There being no further business to come before the Board at this time, the meeting was adjourned at 3:32 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.]

Northwest Progresso Flagler Heights Project Tracking
COMMUNITY REDEVELOPMENT AGENCY (Beginning Balance as of 10.1.2017)

As of 4/26/2018

FY 2018 REPORT SUMMARY



Color indicates process was completed FY 2018 FUNDS
 Color indicates assistance will be paid in FY 2019/FY 2020
 Color indicates PROPOSED FY 2018 Incentive Projects
 Color indicates PROJECTS WILL BE DISCUSSED WITH THE ADVISORY BOARD

NPI Incentive Summary	Fiscal Year 2017	Fiscal Year 2018
Beginning Incentive Balance	\$ 12,390,000	\$ 5,953,727
Less FY 17 Obligated/Spent & FY 18 Projected Spend	\$ (10,728,116)	\$ (5,351,993)
Transfer in Funds from P11987 (Mizell Center Upgrade)	\$ -	\$ 1,050,529
FY 17 Remaining & FY 18 Projected Remaining Funds	\$ 1,661,884	\$ 1,652,263

TOTAL APPROVED INCENTIVE AMOUNT	BUSINESS INCENTIVES	Assignee	CAM #	CAM DATE	BASIS	% Done	FY 18 PROPOSED Incentive Projects	Advisory Board Recommended Funding	CRA Board Approved Funding	Total \$ Approved / Encumbered for Payment to Date	Appropriated Balance	FY 18 Obligated & Proposed Obligated Funds	Incoming Funds 4.3.2018	Proposed FY 18 Remaining Funds	
Property Tax Reimbursement CRA091805											Annual reduction based on approval		\$ -		
Development Incentive CRA091804											Terms based on approval		\$ 4,000,000		
\$10,000,000	YMCA - Year 2	G. Hall	17-0875	8/22/2017	Funding Assistance	0.0%		\$ -	\$ -	\$ 1,250,000		\$ 4,000,000	1,050,529	\$ 1,050,529	
\$ 7,000,000	The SIX13 - Year 2	G. Hall	17-0633	6/6/2017	Funding Assistance	0.0%		\$ -	\$ -	\$ 2,000,000					
\$ 1,400,000	Sistrunk Market Project (NW 6th Investment LLC)	B. Wojcik	17-1331	12/5/2017	Forgivable Loan	0.0%		\$ -	\$ 1,400,000	\$ 400,000					
\$ 350,000	StartUps.Club (East FLL Rentals)	B. Wojcik	17-1140	10/3/2017	Forgivable Loan	0.0%		\$ -	\$ -	\$ 350,000					
	Howard's Upholstery	G. Hall				0.0%		\$ 350,000							
	Hoover Architectural Products	G. Hall				0.0%		\$ 1,000,000							
Streetscape Enhancement CRA091803											Up to 70% or 90%/\$500,000		\$ 453,727		
	15th Avenue Church of God	G. Hall			Funding Assistance	0.0%	\$ 50,000					\$ 50,000		\$ 403,727	
Property & Business Improvement CRA091802											Up to 75% or 90%/\$500,000		\$ 777,500		
\$ 225,000	Solid Soccer LLC-MAS Café Project	B. Wojcik	17-0938	10/3/2017	Funding Assistance	0.0%		\$ -	\$ -	\$ 225,000		\$ 875,000		\$ (97,500)	
	Gail Hyatt - Sistrunk Retail Center	B. Wojcik		2019	Funding Assistance	0.0%	\$ 225,000								
\$ 225,000	CHDS LLC (Smitty's) - 1134 LLC (Split Costs)	B. Wojcik	18-0077	1/23/2018	Funding Assistance	0.0%		\$ -	\$ 225,000						
\$ 225,000	Dales Tires	G. Hall	18-0003	4/17/2018	Funding Assistance	0.0%		\$ -	\$ 225,000						
	Rechter Holdings (835 LLC)	B. Wojcik		2019	Funding Assistance	0.0%	\$ 50,000								
	Rechter Holdings (837 LLC)	B. Wojcik		2019	Funding Assistance	0.0%	\$ 50,000								
	Bo Persaud	B. Wojcik	18-0321	4/3/2018	Funding Assistance	0.0%	\$ -	\$ -	\$ 50,000						
	MAR Holdings LLC	B. Wojcik		2019	Funding Assistance	0.0%	\$ 50,000								

	Joelo Holdings	B. Wojcik		2019	Funding Assistance	0.0%	\$ 50,000						
	GFC Enterprises LLC	B. Wojcik		2019	Funding Assistance	0.0%	\$ 50,000						
	Builders Bargin	B. Wojcik		2018	Funding Assistance	0.0%	\$ 50,000						
	New Hope Church	G. Hall		2018	Funding Assistance	0.0%	\$ 50,000						
	Dan Levy	B. Wojcik		2018	Funding Assistance	0.0%	\$ 50,000						

Commercial Façade Improvement CRA091801		<u>Up to 75% or 90%/\$125,000</u>										\$ 722,500			
	Aero Tech	B. Wojcik			Funding Assistance	0.0%	\$ 7,500					\$ 331,993		\$ 390,507	
	Rechter Holdings	B. Wojcik			Funding Assistance	0.0%	\$ 7,500								
\$ 125,000	CHDS LLC (Smitty's) - 1134 LLC	B. Wojcik	18-0077	1/23/2018	Funding Assistance	0.0%		\$ -	\$ 125,000						
\$ 125,000	Dales Tires	G. Hall	18-0003	4/17/2018	Funding Assistance	0.0%	\$ -	\$ 125,000							
\$ 44,493	European Auto	G. Hall	Memo	4/17/2018		0.0%		\$ 44,493							
	Rechter Holdings 913 NE 4 Ave Restaurant /Retail	B. Wojcik			Funding Assistance	0.0%	\$ 7,500								
	Searstown Warehouse LLC	B. Wojcik			Funding Assistance	0.0%	\$ 7,500								
	Scott Hoffman- Aero Tech Labs	B. Wojcik			Funding Assistance	0.0%	\$ 7,500								

*** BUSINESS INCENTIVES FUNDING TOTAL: \$ 5,953,727 \$ 5,256,993 \$ 1,050,529 \$ 1,747,263

TOTAL APPROVED INCENTIVE AMOUNT	RESIDENTIAL INCENTIVES	Assignee	CAM #	CAM DATE	BASIS	% Done		Advisory Board Recommended Funding	CRA Board Approved Funding	Total \$ Approved / Encumbered for Payment to Date	Appropriated Balance		Budget Transfer	FY 18 Remaining Funds
	Residential Rehabilitation Program (Single-Family homes)				<u>Up to \$55,000/\$75,000</u>									\$ -
	Infill Housing	B. Wojcik			Funding Assistance	0.0%	\$ 95,000		\$ -	\$ -	\$ 95,000			\$ (95,000)
	Purchase Assistance Program (Single-Family homes)				<u>Up to \$45,000/Affordability need</u>									\$ -
								\$ -	\$ -	\$ -				\$ -
*** RESIDENTIAL INCENTIVES FUNDING TOTAL:											\$ -	\$ 95,000.00		\$ (95,000)

Community Redevelopment Agency - North Progresso Flagler Heights
Capital Improvement Projects

As of April 30, 2018 (FY18)

Project #	Project Name	Unspent Balance	STATUS
11988	Fat Village Corridor Improvements	\$ 583,638	The project is still on hold pending further direction on how to proceed in light of the larger budgetary need.
11989	NPF CRA Wireless Camera and Wi-Fi	\$ 120,179	The Information and Technology Mobile Division and Police Department teams met with the Community Redevelopment Agency (CRA) Advisory Board on June 13, 2017 to discuss the status of the project funds. The CRA Advisory Board agreed that the remainder of the funds should be spent on additional cameras within the CRA boundaries. Priority has been placed on addressing damage caused by hurricane Irma, wireless backhaul has interim solution in place and cameras are starting to be brought back online.
11487	NW 9 Avenue Enhancement Project	\$ 785,853	Completed
12166	Off-Street Parking	\$ 2,910,794	The project provides for the design and construction of up to three parking lots on Sistrunk Boulevard for economic development of the corridor. The Community Redevelopment Agency's (CRA) private design consultant is Kimley Horn. A Board of Adjustment variance was approved for the site at 1136 Sistrunk Boulevard on July 12, 2017 (Final Order B17015). The plans for all three sites have gone through Development Review Committee. A presentation of the project by Transportation and Mobility who manages the consultant contract was made to the CRA Advisory Board who recommended proceeding with parking lots at all three locations. The CRA Board on Jan 23, 2018 approved proceeding with two of the three surface lots at NW 12th Ave and Sistrunk and at NW 19th Avenue and Sistrunk.
10932	BCIP Flagler Village Improvements	\$ 93,938	Funds transferred (CRA) at November 5, 2013 Commission. Combined with P11107 Flagler Village Improvement Project managed by the Public Works Department. Contractor had finished punch list items. Final acceptance was pending. Damage has occurred during Hurricane Irma. Some signs were damaged. Contractor and the City project manager will discuss a remedy.Hurricane Irma. Contractor and the City project manager will discuss a remedy.
12116	Carter Park Renovations	\$ 622	The City staff is working on the scoreboard replacement and awaiting cost estimates for required electrical repairs to accommodate scoreboard replacement and verify if existing funds will cover estimated costs.
12167	Lighting Provident Park	\$ 38,881	The contractor confirmed on 3/19/18, that the electrical panel and the breakers will be delivered by next week. The wind load calculations and the ship dates for the new poles were requested to the vendor on 3/15/18. As of March 2018, we are waiting on the vendor to confirm the delivery date to proceed with the installation.
09295	Northwest 7/9 Connector	\$ 14,480	Terminated
11485	NW Neighborhood Improvements	\$ 437,624	Completed

11486	Progresso Neighborhood Improvement	\$ 1	Completed
11705	2011 BCIP Midtown Bus Asso Streetscape	\$ 600	Completed
11608	2010 NCIP River Garden/Sweet Monument	\$ 35,000	Meeting with the Home Owners Association representative took place on March 15, 2018. The original scope of the project was modified and Neighbor Support is scheduling a meeting with the HOA and engineering to fine tune the details of the new scope.
11956	2014 NCIP River Gdns Perimeter Priv Wall	\$ 35,000	The Sound wall is adjacent to the River Gardens Sweeting Estates neighborhood. The construction began in 2018 and is completed.
11941	Flagler Village Community Garden	\$ 30,000	The Flagler Village Community Garden, Inc. was provided a Notice to Terminate their Agreement with the Community Redevelopment Agency (CRA) on December 29, 2016. They have not responded to the Notice. The property proposed for the garden site has been sold for redevelopment along with the adjacent church therefore, the project can no longer move forward at that location. The Flagler Village Community Garden, Inc. may reapply for funding in the future once a replacement site has been identified. The staff will work to close out this project.
12097	New Carter Park Senior Center	\$ 2,075,214	Consultant has submitted revised task order for review. A meeting with Parks was held on April 10, 2018 to address all the comments regarding the scope of the project.
11849	Property Purchase Dorsey Riverbend	\$ 49,972	Proposal to build Monument. Request made to Advisory Board in FY2018.
12096	Sistrunk Enhancement PH II - Underground Utilities	\$ 2,005,135	This project is tied to redevelopment and revitalization along the Northwest-Progresso-Flagler Heights (NPF) and CRA along the Sistrunk Boulevard where moving utility lines are needed. The CRA has a contract with Milton Jones Development Corporation for Phase II of Shoppes on Arts Avenue, where utility line relocation is anticipated and along with redevelopment of other vacant sites on the south side of Sistrunk Boulevard between the railroad tracks and NW 9th Avenue by private developers. Once these private development projects are better defined, the utility line improvement can be coordinated for implementation.

Total NPF CRA CIP Balance as of 4.30.2018 \$ 9,216,931

\$ -

Northwest Community Link and Neighborhood Link Public Meeting

April 2, 2018

CITY OF FORT LAUDERDALE

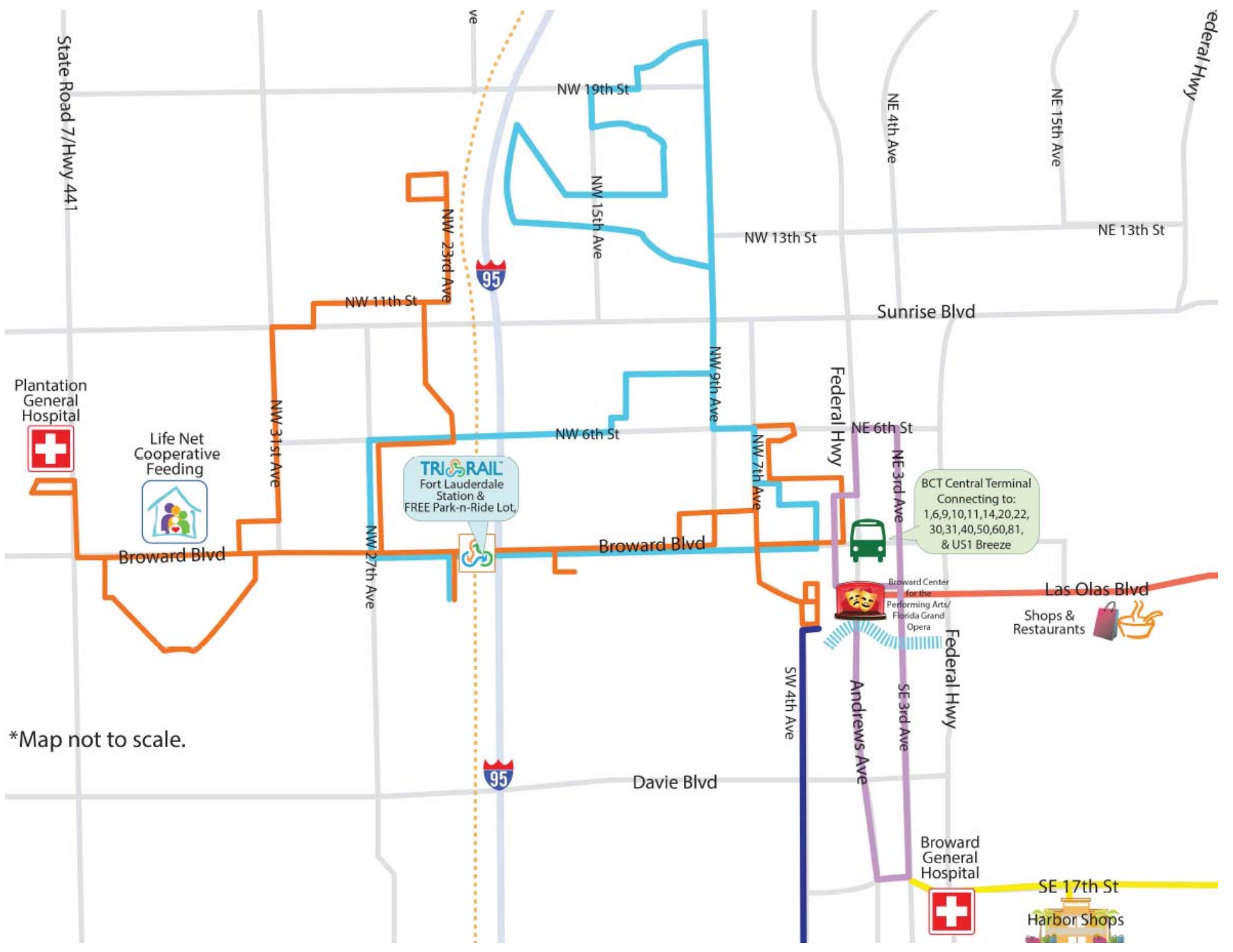
TRANSPORTATION & MOBILITY



History of Northwest Routes

- 2005-2009 - Tri Rail Weekend Connector, Lauderdale Manors, Northwest Circulator routes
- TMA Northwest Circulator and Lauderdale Manors routes merged in 2009 and renamed the Northwest Community Link.
- Until 2009 Neighborhood Link was known as United Residents Council (URC); then Housing Authority of the City of Fort Lauderdale (HACFL) from 2009 to 2012
- Renamed Neighborhood Link 2013-present





*Map not to scale.

Outreach

Results of Survey

- Distributed online and in hard copy, between Sep. 2017 and Mar. 2018
- 410 completed by community members
- Most responses were supportive of Sun Trolley service
- Respondents provided feedback indicating they would prefer physical bus stops, had new locations they would like to get access to, and improve the hours of service

Results of Community Meetings

- 10 HOA/Civic Association meetings
- 2 Charettes
- Reached 295 neighbors
- Attendees of the Charettes were asked to draw on city maps to show their preferred routes and destinations

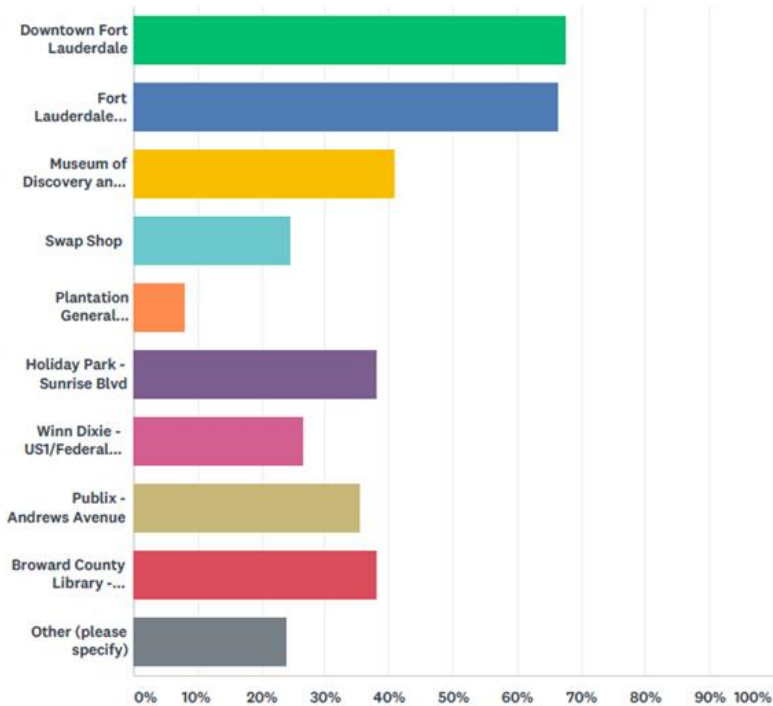


Outreach – Results

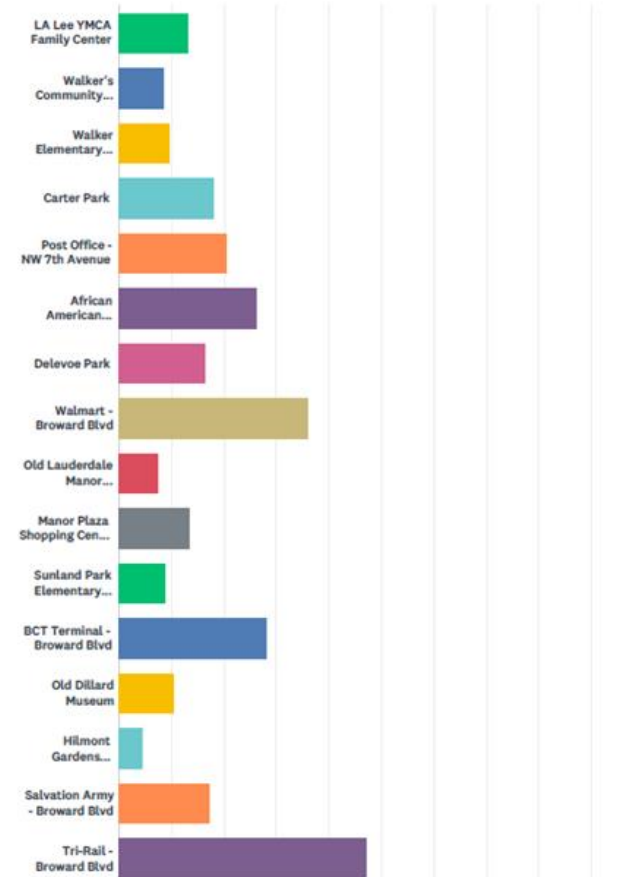
Q9 Below is a list of locations outside of the NW Community. Which locations would encourage you to use the Sun Trolley if it provided a route that stopped there? Check all that apply.

Q8 Below is a list of destinations in the NW Community. Which locations would encourage you to use the Sun Trolley if it provided a route that stopped there? Check all that apply

Answered: 302 Skipped: 108



Answered: 265 Skipped: 145

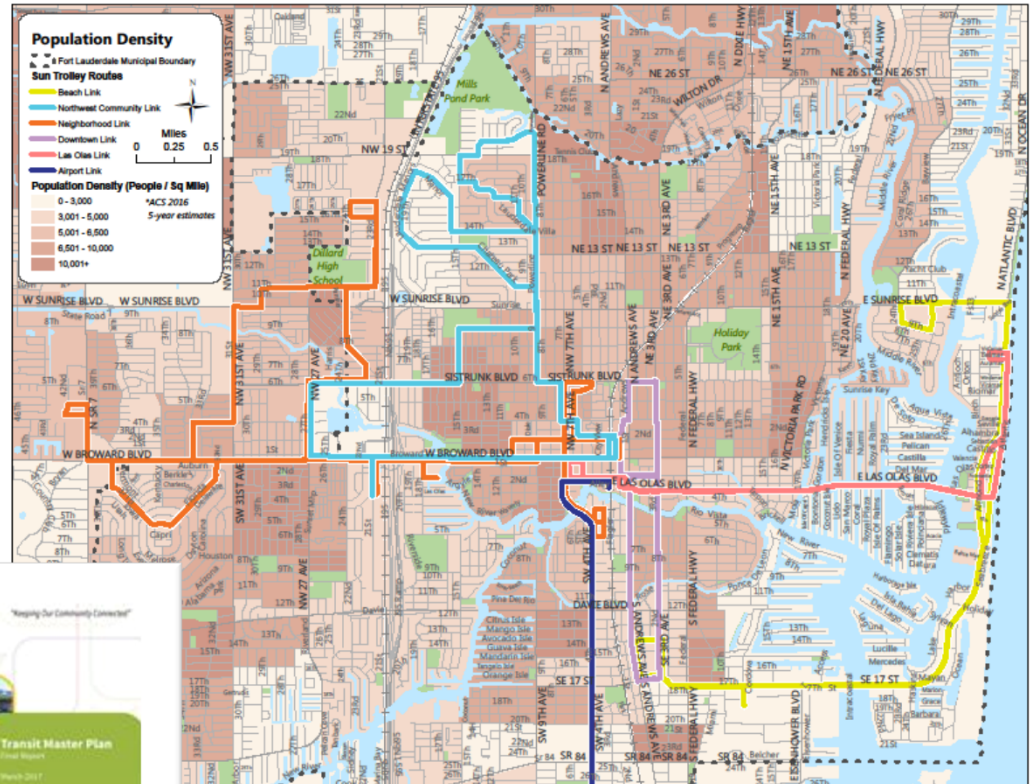


Outreach – Results

Does not go where I need to go	27.44%
Driving is more convenient	39.63%
Does not run at times convenient for me	10.37%
Takes too long	14.02%
Does not run often enough	13.41%
Buses are unreliable/late	7.93%
Don't know where it the bus goes	38.41%
I do not want to take public transportation	12.80%
Concerned with personal safety on trolleys	7.93%
No bus stops so don't know where to get bus	25.61%
It is too hard to get to the bus route (no sidewalks/crosswalks)	10.98%
Other (please specify)	22.56%

Analysis and Constraints

- Demographics
- Ridership
- Geography
- Funding



Transit Master Plan Recommendations



Broward County Transit Bus Routes & Sun Trolley Routes

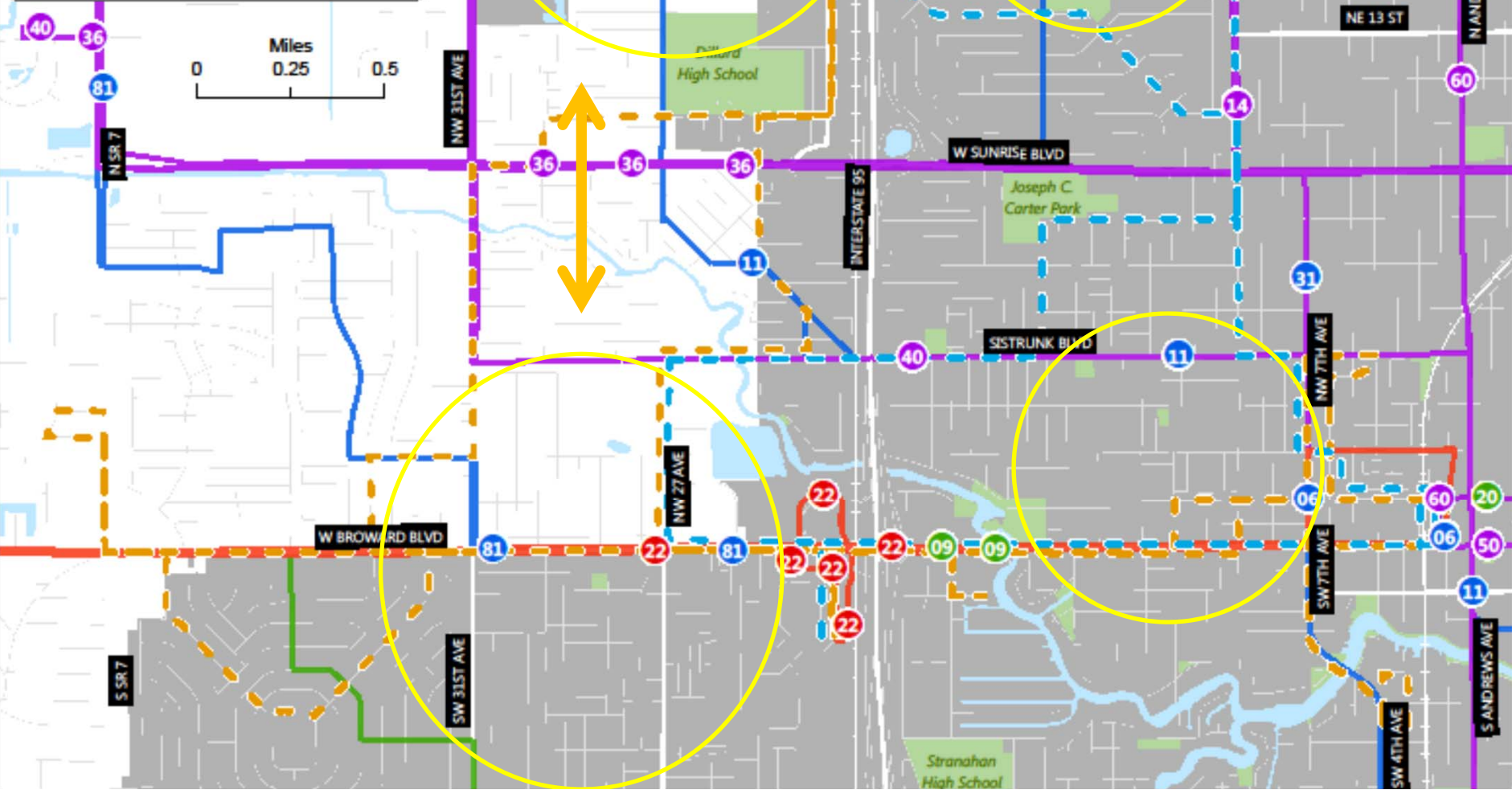
Fort Lauderdale Municipal Boundary

BCT Routes by Peak Headway (Mins)

- 15
- 20
- 30
- 45

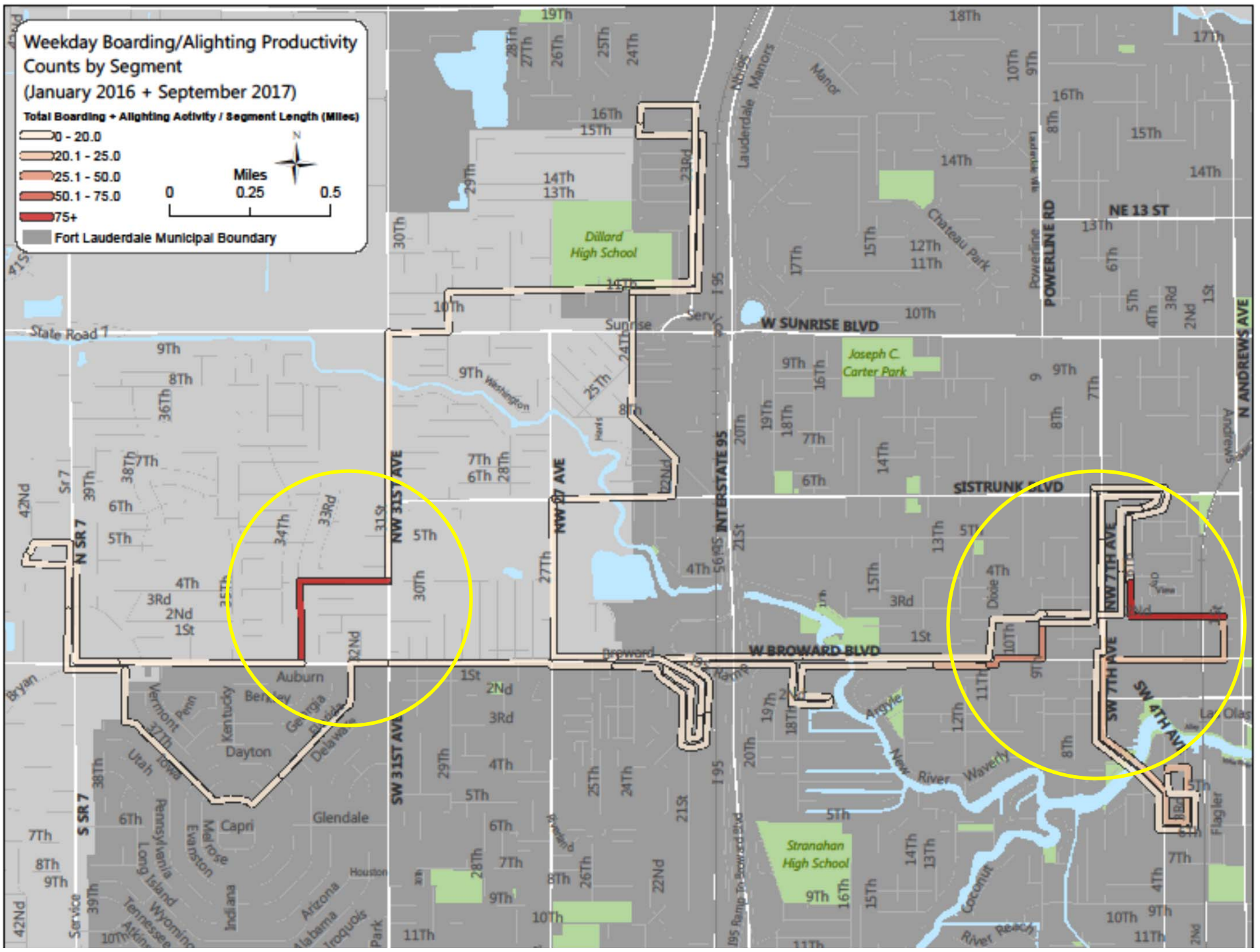
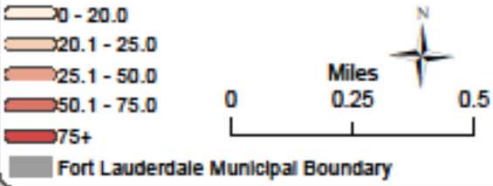
Sun Trolley Routes

- Northwest Community Link
- Neighborhood Link



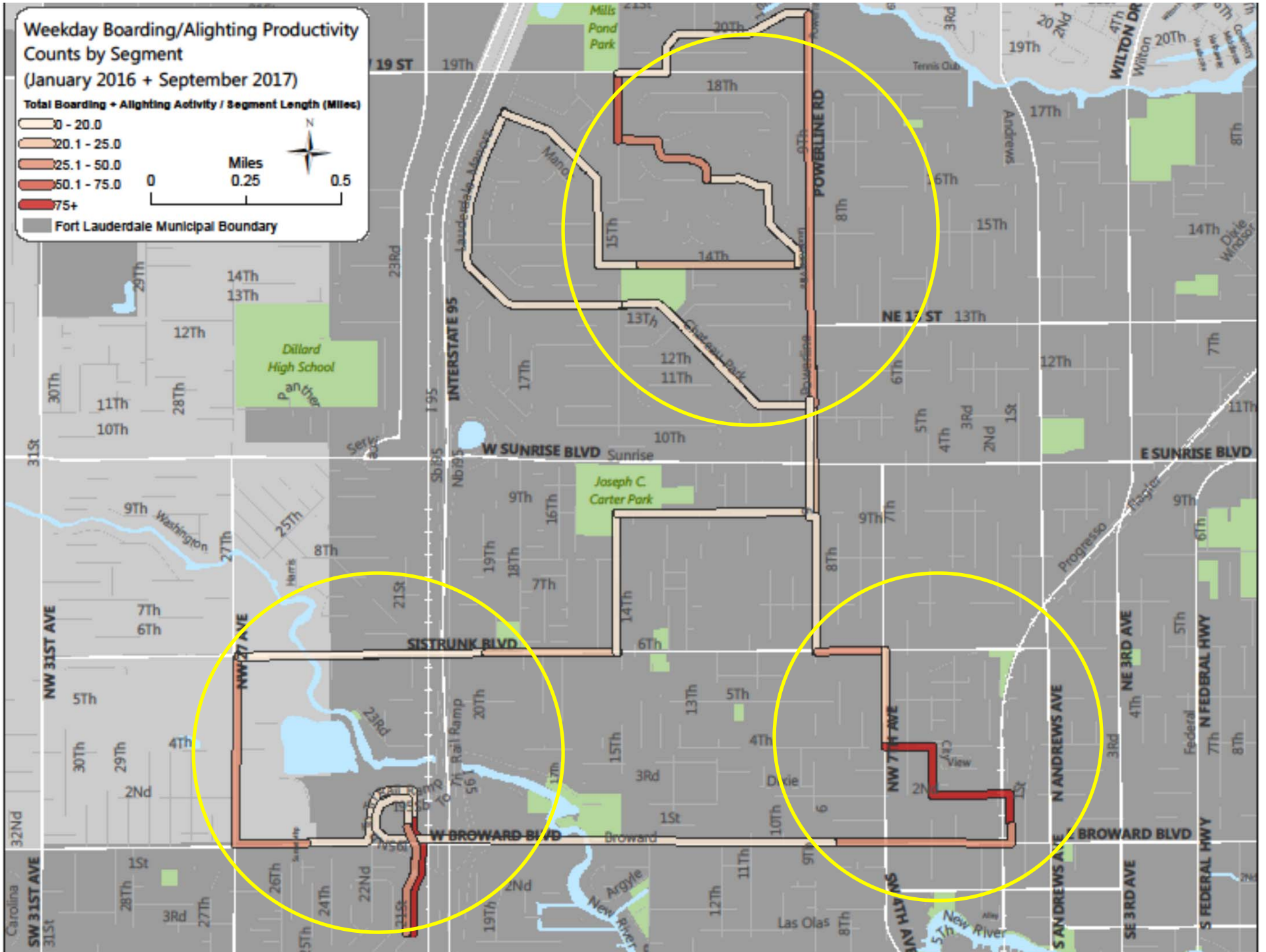
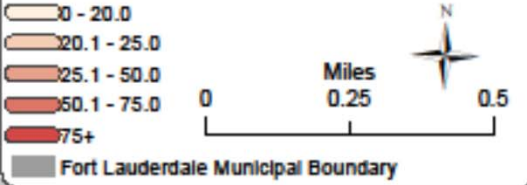
**Weekday Boarding/Alighting Productivity Counts by Segment
(January 2016 + September 2017)**

Total Boarding + Alighting Activity / Segment Length (Miles)

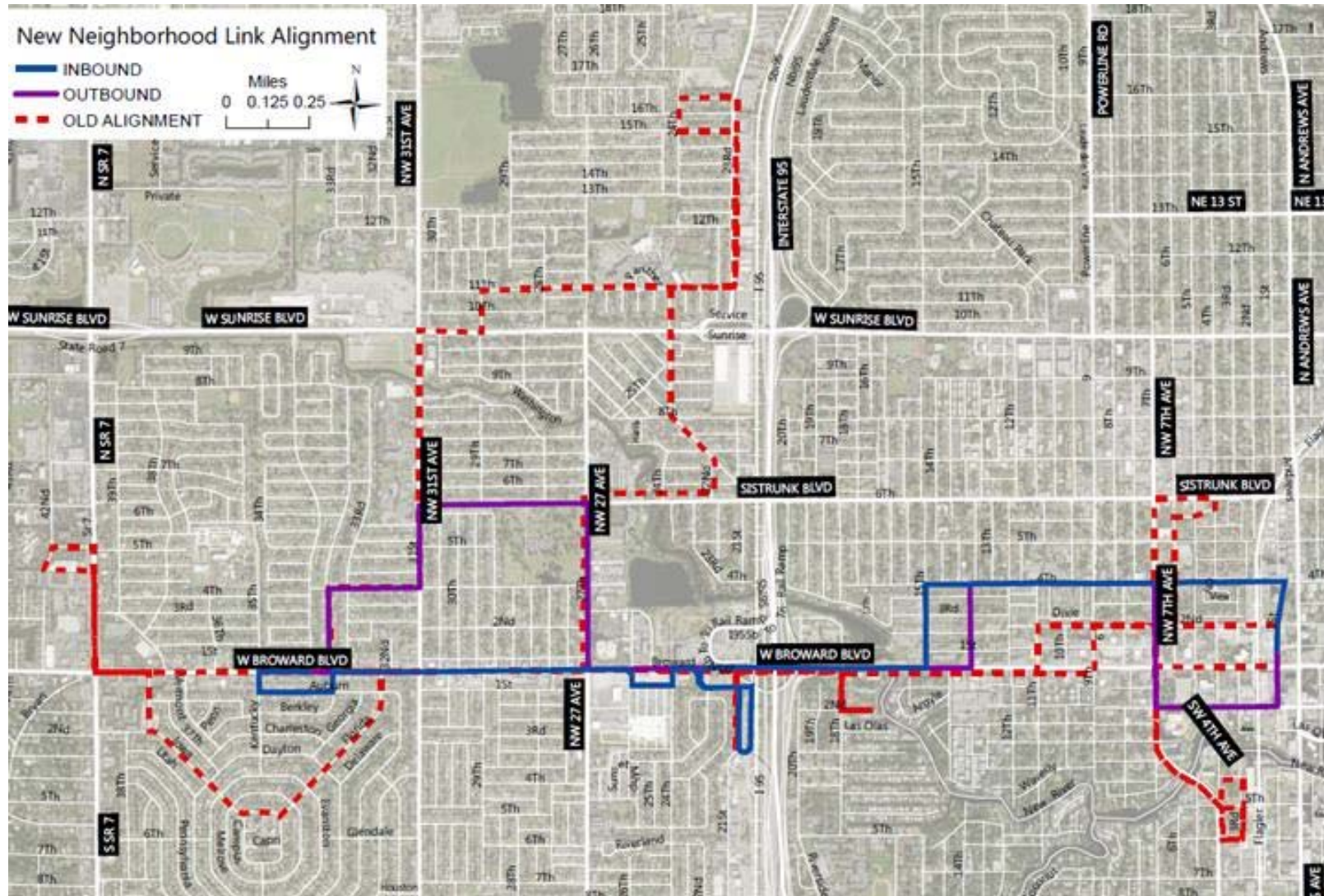


**Weekday Boarding/Alighting Productivity Counts by Segment
(January 2016 + September 2017)**

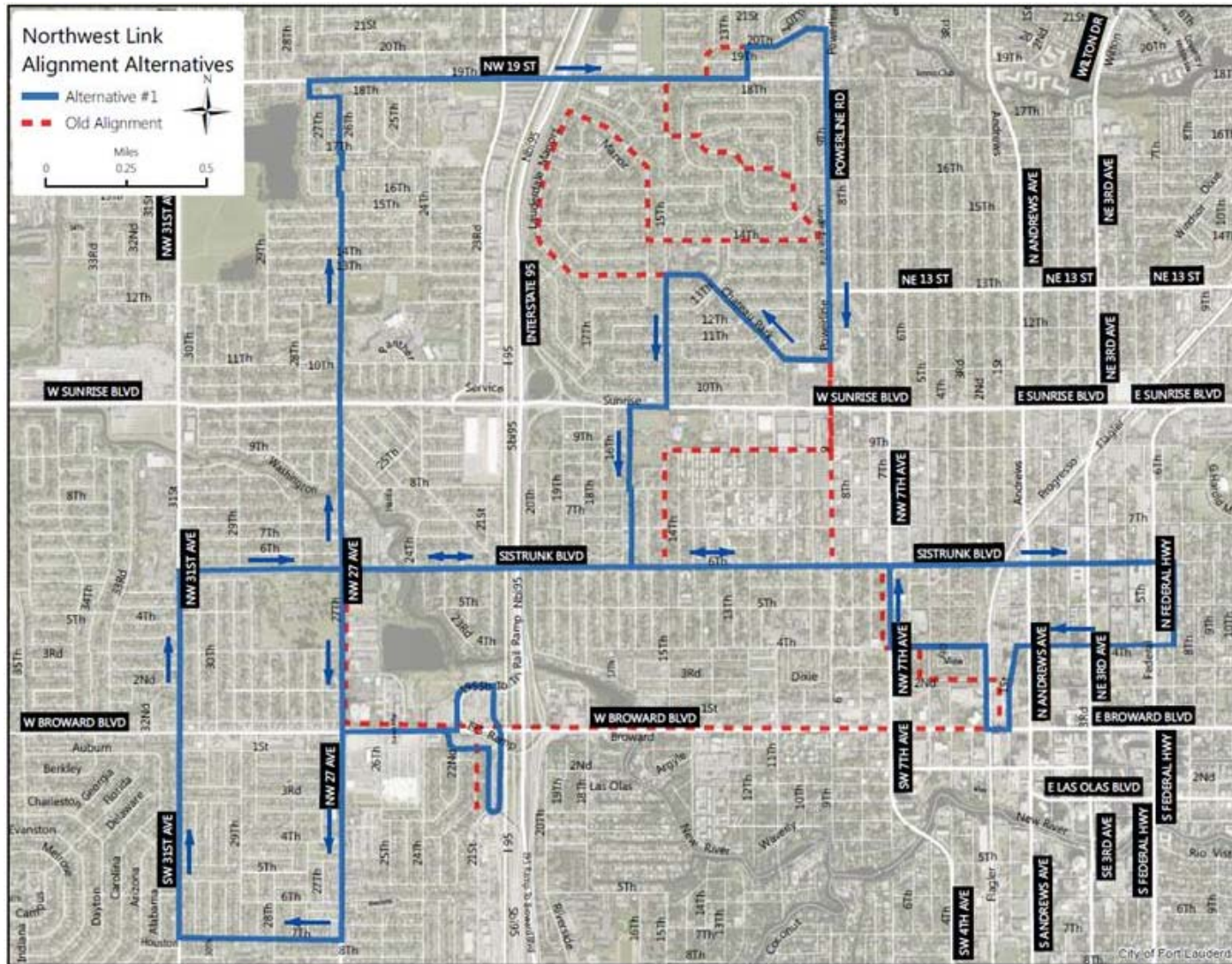
Total Boarding + Alighting Activity / Segment Length (Miles)



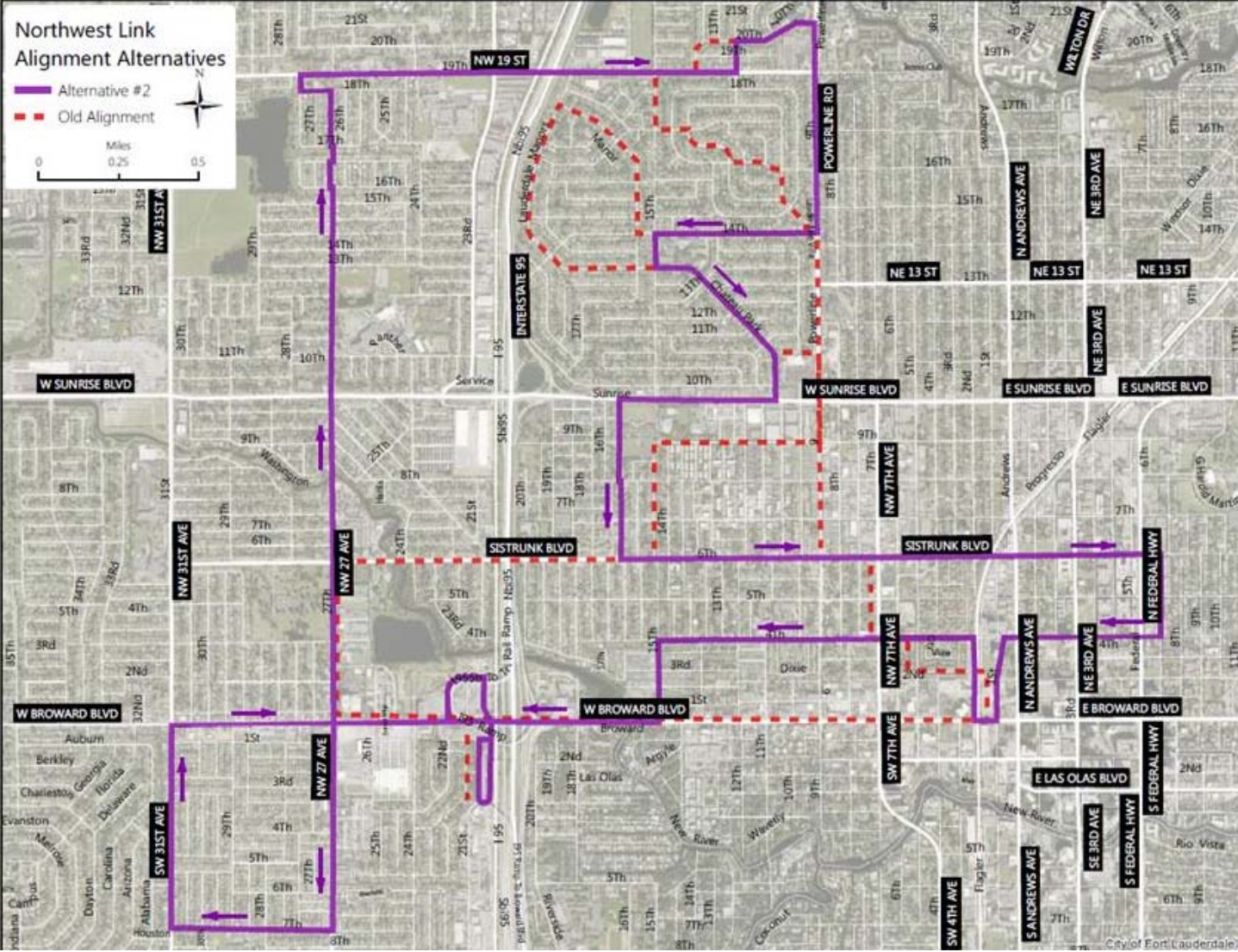
Neighborhood Link Proposal



Northwest Community Link Proposal #1



Northwest Community Link Proposal #2



Questions / Comments ?

transportation@fortlauderdale.gov

1 (954) - TROLLEY

Thank you for attending



CITY OF FORT LAUDERDALE
CONNECTING
THE BLOCKS

