



CITY OF FORT LAUDERDALE

APPROVED
REGULAR MEETING MINUTES
NORTHWEST-PROGRESSO-FLAGLER HEIGHTS
REDEVELOPMENT ADVISORY BOARD
CITY OF FORT LAUDERDALE
FEBRUARY 8, 2022 – 3:00 P.M.
FORT LAUDERDALE, FLORIDA

<u>Board Members</u>	<u>Attendance</u>	Cumulative Attendance	
		<u>Present</u>	<u>Absent</u>
Rhoda Glasco Foderingham, Chair	A	6	1
Dylan Lagi, Vice Chair	P	6	1
Leann Barber	P	5	2
Sonya Burrows	P	7	0
Kenneth Calhoun	A	3	4
Lisa Crawford	P	7	0
Matt Habibi	A	4	3
John Hooper	P	6	1
Michael Lewin	P	5	2
Steffen Lue	P	5	2
Lorraine Mizell	P	6	1
Christopher Murphy	P	5	2
Alfredo Olvera	P	4	0
John Quailey	P	5	2
Tina Teague	A	3	4

Staff

Lizeth DeTorres, Sr. Administrative Assistant
Clarence Woods, III, NPF CRA Manager
Eleni Ward Jankovic, Project Coordinator
Bob Wojcik, Housing and Economic Development Manager
Corey Ritchie, CRA Project Manager
Jamie Opperlee, Prototype Inc. Recording Secretary

Public

Beverly Chambers
James Carras

Currently there are 15 appointed members on the Board, which means eight (8) would constitute a quorum.

I. Call to Order/Roll Call

Dylan Lagi, Vice Chair

Vice Chair Lagi called the meeting to order at 3:02 p.m. and roll was called.

II. Approval of Minutes

NPF CRA Board

- December 14, 2021 Minutes

Motion by Mr. Lue, seconded by Ms. Crawford, to approve the minutes of December 14, 2021. In a voice vote, the motion passed unanimously.

III. Project Funding Update

Vanessa Martin

Ms. Martin reported \$72.4 million had been awarded and there was a \$52 million balance.

Mr. Wojcik provided a brief update on ongoing projects.

**IV. Request for Proposal for Planning and
Implementation Study for the Arts and Cultural
District**

CRA Staff

Mr. Woods said they wanted to create an Arts and Cultural tourist destination and the projects in the pipeline were directed toward that end. He stated they needed to tie the projects together and have a theme. The idea was to create a district that would be recognized by the City. They had started trying to do this study in-house, but quickly realized they needed professional assistance. Mr. Woods said two firms had responded to the RFP and the review committee had selected one to recommend to the Board of Commissioners. He requested the Board's approval for the RFP to go to the Board of Commissioners.

Ms. Crawford asked what the goal was and Mr. Woods explained they wanted to codify the language regarding the district, which would include entitlements and make them eligible for certain grants. The location was on Sistrunk from Avenue of the Arts to the City line on 24th Avenue. Mr. Woods said zoning language and development guidelines would be part of the study.

Ms. Barber asked how Board members could get access to what was proposed to the consultant and to provide input into what they were proposing. Mr. Woods stated the Board and the community would have input, as many times as needed, to ensure cooperation and buy-in.

Vice Chair Lagi asked if the Villages brand would survive in this. Mr. Woods said anything that worked would be kept. There must consensus about what would represent the area going forward. Mr. Woods confirmed that the EDC would tie into this too, so it would survive the sunset of the CRA.

Mr. Lue said it was very important for Mom-and-Pop shops to benefit. Mr. Woods said the CRA had to play a role in sustaining the projects, not just getting businesses into spaces.

Ms. Barber was frustrated by the lack of interest in Board members' direct input in vendor selection. Mr. Woods did not feel it would be appropriate for an advisory board member to sit on a selection committee for the consultant. Ms. Barber was interested in creating cultural destinations downtown. She remarked on the cultural opportunities near the Brightline station in West Palm Beach and the shuttle offered to Clematis Steet. She suggested everyone make this visit to see how easy it was to access downtown activities. Ms. Barber said they had discussed having tours from the Fort Lauderdale Brightline station to neighborhoods and the beach as a way to activate neighborhoods. Ms. Barber said the African American Research Library was not included in the scope of this plan, even though it was a foundation of the cultural district.

Mr. Woods said he welcomed the Board to provide as much input as they wished. Regarding the West Palm Beach experience, he said Brightline owned the surrounding land in Fort Lauderdale and they intended to develop it, but the City did not have much to do with that. He recalled the CRA had funded Sun Trolley in the past, but there was insufficient ridership to sustain it. He said there were not sufficient destinations to support a trolley service yet.

Mr. Woods stated the African American Research Library would be identified, but pointed out it was not located within the CRA boundaries. He said what Ms. Barber was seeking was coming. They would tie all of the community's assets together for a cultural heritage tour.

Ms. Burrows asked about the Villages branding and Mr. Woods said nothing was off the table and they made no decisions in isolation.

Mr. Woods stated they would have public forums, but there was no timeline yet. He explained that the review committee had selected Carras Community Investment for the study.

Ms. Crawford asked about getting a farmers' market on Sistrunk and Mr. Woods said there was a piece of property to the west of 613 Sistrunk that he wanted just for CRA activation for a variety of uses.

Beverly Chambers, Historic Dorsey Riverbend Homeowners' Association, said they were discussing a farmers' market at their meeting and suggested the old Save-A-Lot location owned by Milton Jones. She noted that CRA money had been spent on this development but some of it had never been occupied. Regarding community involvement, Ms. Chambers asked if whoever won the bid could involve community leaders in the process.

Mr. Woods reported no CRA money had been used toward Mr. Jones's Avenue of the Arts Plaza; he had been given the land by the City, not the CRA. Regarding the RFP, Mr. Woods said the scope included that the consultant would be required to engage the community. They would host charrettes to obtain community input. Ms. Chambers suggested going to the HOAs and Mr. Woods agreed. Mr. Woods stated they wanted to ensure they were collaborative with the community and that communities endorsed the projects.

Mr. Woods said the end goal was bringing cultural tourism to this community and creating growth opportunities for people who live here.

Mr. Woods said prior to the contract being signed, the consultant could make a presentation to the Board.

James Carras, Carras Community Investment, said his company had conducted the Downtown Himmarshee and Fort Lauderdale Business Improvement designation studies.

Motion made by Ms. Crawford, seconded by Mr. Lewin:

The Board accepts the recommendation of the staff review committee for the consultant for the Arts and Cultural District Implementation Study: Carras Community Investment, to be brought back to the Northwest-Progresso-Flagler Heights Redevelopment Advisory Board prior to the final contract.

In a roll call vote, motion passed 11-0

V. Communication to CRA Board of Commissioners

NPF CRA Staff

None

VI. Old/New Business

Ms. DeTorres said she would confirm the time for their joint workshop with the City Commission when the Commission office informed her.

Ms. Burrows asked about the 7th Ave/7th Terrace development and Mr. Woods said this was the Adderly project, to which the Board had voted to give \$12 million. This was 420 residential units, a 500-space parking garage and 14,000 square feet of retail, 4,000 square feet of which the CRA would be the credit tenant at \$12 per square foot. The developer had also agreed to give back \$3.6 million of the \$12 million the CRA gave the developer. This would be \$360,000 per year for ten years. When the CRA was gone, the funds would go to the EDC. The project would break ground in June 2022.

Ms. Burrows asked about the property on Sistrunk on the west side of 7th Terrace and Mr. Wojcik said this RFP was with purchasing now.

Ms. Burrows asked what was going on with the property at the southeast corner of Sistrunk and 9th Avenue. Mr. Woods said the CRA owned part of this property. Mr. Wojcik recalled they had put out an RFP for that property a year ago and received one proposal.

Status Report on Blue Tree Café Project

Mr. Ritchie reported the café was moving and should be relocated in April. Interior framing was complete and the roof was being done. They should pour the floors and begin the rough-in in another week or so. He had met with the owner regarding the outstanding balances or unforeseen conditions to determine the “real price” and would return to the Board regarding an additional funding request.

Neighbor Support Night on February 10

Vice Chair Lagi referred to flyers for Neighbor Support Night the following evening at City Hall.

Vice Chair Lagi had a flyer for the Thrive Progresso groundbreaking ceremony and party on February 17. Mr. Woods said the CRA had put \$2.5 million into this project plus \$340,000 for streetscaping. Mr. Wojcik said this was originally a \$4.5 million construction, but once they determined what was needed to make the buildings occupiable, the cost had become considerably higher. They wanted an additional \$150,000 for streetscape. They were working with Planning to get permissions for the uses they wanted. Mr. Wojcik noted there was a lot of interest right now in this development.

Mr. Lue objected to giving the project an additional \$150,000 for streetscape. Mr. Wojcik noted the streetscape was in the public right-of-way, so it benefited the community, not just this project. Mr. Lue felt the developer would find a way to make the streetscape happen if the CRA did not provide it.

Mr. Lewin felt that going forward, they should prioritize below-market rents and affordability for residents. He recalled the CRA had given the Adderly \$12 million and the developer had taken the project and sold the site with the funds given to them by the CRA. He was certain the rents on the finished project would not be as affordable as the Board believed when they gave the project the funding.

Mr. Woods stated there was a stipulation with that project: to gain an additional story, Planning and Zoning had mandated that 20% of the units must be affordable.

Ms. Barber hoped that the rents and quality of space would be included in the scope of work for the Arts and Cultural District implementation study.

VII. Public Comments

None

VIII. Adjournment

There being no further business to come before the Board at this time, the meeting was adjourned at 4:46 p.m.

The next regular NPF-CRA meeting will be held, **Tuesday – March 8, 2022.**

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