

**CITY OF FORT LAUDERDALE
CENTRAL CITY REDEVELOPMENT ADISORY BOARD (CCRAB)**

REGULAR MEETING

WEDNESDAY – August 2, 2023

3:30 P.M.

**LOCATION: FIRE STATION ADMIN BUILDING- 3RD FLR CONFERENCE ROOM
528 NW 2 STREET
FORT LAUDERDALE, FL 33311**

I.	The Pledge of Allegiance	Christina Robinson Vice Chair
II.	Call to Order & Determination of Quorum	
III.	Introduction of Board Members and Staff	Christina Robinson Vice Chair
IV.	Approval of Regular Meeting Minutes June 7, 2023	Christina Robinson Vice Chair
V.	Fiscal Year 2024 Budget Recommendation	Clarence Woods CRA Manager
VI.	Program and Project Status Update <ul style="list-style-type: none">• Light Installation Project \$28,868.39	Cija Omengebar CRA Planner
VII.	Communication to City Commission	Christina Robinson Vice Chair
VIII.	Old/New Business <ul style="list-style-type: none">• September Agenda Suggestions• Miscellaneous	Cija Omengebar CRA Planner
IX.	Adjournment	Christina Robinson Vice Chair

THE NEXT CCRAB REGULAR MEETING WILL BE HELD ON WEDNESDAY – September 6, 2023

Purpose: To review the Plan for the Central City CRA and recommend changes; make recommendations regarding the exercise of the City Commission's powers as a community redevelopment agency in order to implement the Plan and carry out and effectuate the purposes and provisions of Community redevelopment Act in the Central City Redevelopment CRA; receive input from members of the public interested in redevelopment of the Central City Redevelopment CRA and to report such information to the City Commission sitting as the Community Redevelopment Agency.

Note: Two or more Fort Lauderdale City Commissioners or Members of a City of Fort Lauderdale Advisory Board may be in attendance at this meeting.

Note: If any person decides to appeal any decision made with respect to any matter considered at this public meeting or hearing, he/she will need a record of the proceedings and for such purpose he/she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. Anyone needing auxiliary services to assist in participation at the meeting should contact the City Clerk at (954) 828-5002, two days prior to the meeting.

Note: Advisory Board members are required to disclose any conflict of interest that may exist with any agenda item prior to the item being discussed.

Note: If you desire auxiliary services to assist in viewing or hearing the meeting or reading agendas or minutes for the meetings, please contact the City Clerk's Office at 954-828-5002 and arrangements will be made to provide these services.

I. The Pledge of Allegiance

**Ray Thrower
Chairperson**

THE PLEDGE OF ALLEGIANCE

"I pledge allegiance to the flag of the United States of America,
and to the republic for which it stands,
one nation under God,
indivisible,
with liberty and justice for all."

II. Call to Order & Determination of Quorum

III. Introduction of Board Members and Staff

**IV. Approval of Regular Meeting Minutes
June 7, 2023**



CITY OF FORT LAUDERDALE

DRAFT
REGULAR MEETING MINUTES
CITY OF FORT LAUDERDALE
CENTRAL CITY REDEVELOPMENT ADVISORY BOARD
WEDNESDAY, JUNE 7, 2023 – 3:30 PM
ADMINISTRATIVE FIRE STATION #11,
528 NW 2nd STREET,
FORT LAUDERDALE, FL 33311

Board Members	Present/Absent	Cumulative Attendance	
		September 2022-August 2023	
		Present	Absent
Ray Thrower, Chair	P	9	0
Edward Catalano	P	8	1
Linda Fleischman	A	6	1
Justin Greenbaum	P	8	1
Jason Hoffman	P	7	2
Christina Robinson	P	7	2
Scott Sheckman	P	4	3

At this time, there are 7 appointed members to the Board; therefore, 4 constitute a quorum.

Staff:

Cija Omengabar, CRA Planner/Liaison
Carla Blair, Recording Secretary, Prototype Inc.

Others:

Troy Liggett

Communication to the City Commission:

None

I. Pledge of Allegiance

Board members recited the pledge of allegiance.

II. Call to Order & Determination of Quorum

Chair Thrower called the meeting to order at 3:33 p.m. Roll was called, and it was noted that a quorum was present.

Chair Thrower stated the City Commission had unanimously approved the rezoning the previous evening.

III. Introduction of Board Members and Staff

Board members and staff introduced themselves.

IV. Approval of Meeting Minutes

- Regular Meeting: April 26, 2023

Chair Thrower noted changes to the minutes.

Motion by Mr. Greenbaum, seconded by Mr. Catalano to approve the minutes of the April 26, 2023 meeting as amended. In a voice vote, motion passed unanimously.

V. Program and Project Status Updates

1. NE 4th Avenue Streetscape Project

Chair Thrower stated this had been approved on second reading by the City Commission the previous evening. Ms. Omengebar said the next step was for procurement to execute contracts. Once that was done, staff would meet with the construction company to create a schedule. Ms. Omengebar reminded the Board they had 18 months to complete the project, and staff estimated they would finish in August 2024. Between August and December, they would collect the documentation to get funding from the County. She said the Central City permanent sign at the entryway was being removed but the banner pole for interchangeable banners would stay. Ms. Omengebar said she would bring this back to the Board.

2. Façade and Landscape Program

Ms. Omengebar had two applications for landscaping. She had left door hangers in the neighborhood and felt that once neighbors saw the results at these properties, more people would apply. Ms. Robinson wanted to expand right away to NW 3rd Avenue, starting with direct mail.

3. Commercial Incentive Programs

Ms. Omengebar said there were no applications yet.

4. Rezoning Project

a. Phase 1: NWQ Proposal June 6, 2023 Second Reading
Passed by the City Commission the previous evening.

b. Phase 2: Under Review Mixed Use District Proposal
Ms. Omengebar stated the consultant had the amendment and the City had added funds to the contract for Phase 2. The additional funds amendment was required before they could meet with legal to vet the proposal. Once this was done, they would hold community meetings. Since the contract was under \$100,000, the City Commission did not need to approve the new amount.

Ms. Omengebar explained to Mr. Liggett the process and why the consultant had been hired. She said there was one proposal and it kept evolving. Mr. Liggett said he had been unable to attend the public meeting last August and had never seen what was approved. He stated they were promised it would be presented to the neighborhood in September, but that had never happened. Ms. Robinson explained that the proposal was

a modeling of what kind of structures could be built if the re-zoning were approved. She added that the Board did not approve, it made recommendations.

Chair Thrower recalled the Board had recommended approval of the proposal for the Northwest Quadrant. Mr. Omengebar said the Phase 2 proposal was not ready yet. Mr. Greenbaum said the plan the Board recommended was attached to their October 10, 2022 minutes backup. Chair Thrower added that the plan was also on the Central City website. Board members discussed the lengthy process this proposal was going through. Ms. Omengebar could not speculate on how long the process would take.

5. Streetlights Installation Project

Ms. Omengebar stated they were still waiting for the quote on the poles from FPL. As soon as she knew something, she would email Board members.

VI. Communication to City Commission

None

VII. Old/New Business

- July Regular CCRAB Meeting Discussion

Motion made by Mr. Catalano, seconded by Ms. Robinson, to cancel the July meeting. In a voice vote, motion passed unanimously.

- Miscellaneous

Ms. Omengebar invited Board members to email her any suggestions for the August agenda that she and Chair Thrower would discuss.

VIII. Adjournment

There being no further business, the meeting was adjourned at 4:30 p.m.

The next meeting will be held on August 2, 2023.

[Minutes written by J. Opperlee, Prototype, Inc.]

**V. Budget Recommendation
Fiscal Year 2024**

**Clarence Woods
CRA Manager**

City of Fort Lauderdale Central City Community Redevelopment Agency
 Central City CRA Area Fund
 FY 2024 PROPOSED Budget

Revenue Sources	Adopted FY 2023	Proposed FY 2024	FY 2023 Adopted vs. Proposed FY 2024 % Change
Tax Increment Revenue (TIF)			
City of Fort Lauderdale	883,213	1,060,765	20.1%
Total Revenues	\$ 883,213	\$ 1,060,765	
Expenditures			
Services & Materials	35,500	39,350	
Other Operating Expenses			
Indirect Admin Services (City departments)	27,405	62,795	
Service Charge - CRA Salaries	80,923	95,646	
Service Charge - Information Systems	6,653	6,653	
Service Charge - Print Shop	300	300	
<i>Planning Services Consultant - Land Use Amendment</i>	-	180,000	
<i>Dead End Street Lighting (Road Closures)</i>	-	12,408	
CRA Incentives			
Funds Available for Incentive Projects	732,432	663,613	
Total Expenditures	883,213	1,060,765	
Surplus/(Deficit)	-	-	

- VI. Program and Project Status Update**
- **Light Installation Project \$28,868.39**

**VII. Communication to City Commission Ray Thrower
CCRAB Chair**

VIII. Old/New Business

- **September Agenda Suggestions**
- **Miscellaneous**

IX. Adjournment

**Ray Thrower
CCRAB Chair**