

**REGULAR MEETING  
NORTHWEST-PROGRESSO-FLAGLER HEIGHTS REDEVELOPMENT  
ADVISORY BOARD**

**July 09, 2024 - 3:00 PM**

**Location: CRA Office – 914 Sistrunk Boulevard Suite 200**

**Fort Lauderdale, Fl. 33311**

**Conference Room – 2<sup>nd</sup> Floor**

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| i.   | Call to Order/Roll Call<br>Quorum  | Rhoda Glasco F.<br>Chair               |
| ii.  | Approval of Minutes<br>- 06.11.2024 Minutes  | NPF CRA Board                          |
| iii. | Project Funding Update   | Vanessa Martin<br>CRA Business Manager |
| iv.  | Communication to CRA Board of Commissioners  | NPF CRA Board                          |
| v.   | Old/New Business <ul style="list-style-type: none"><li>• Debriefing - Joint Workshop with City Commissioners<ul style="list-style-type: none"><li>- Joint Meeting with Budget Advisory Board</li><li>- Community Workshops</li></ul></li><li>• Propose/Vote – New Vice-Chair</li></ul> | Rhoda Glasco F.<br>Chair               |
| vi.  | Public Comments  | Rhoda Glasco F.<br>Chair               |
| vii. | Adjournment  | Rhoda Glasco F.<br>Chair               |

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THE NEXT REGULAR NPF-CRA MEETING WILL BE HELD, **Tuesday, August 13, 2024.**

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**Purpose:** To review the Plan for the NPF-CRA and recommend any changes to the Plan. To 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 Chapter 61-2165, Laws of Florida and Section 163.330 through 163.450, Florida Statutes in the NPF-CRA. To receive input from members of the public interested in redevelopment of the NPF-CRA and to report such information to the City Commission.

**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 participating 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:** *Advisory Board members should disclose any discussions or site visits to any project that comes before the Advisory Board for a recommendation.*

<b><u>Board Members</u></b>	<b><u>Attendance</u></b>	<b>Cumulative Attendance June 2024-May 2025</b>	
		<b><u>Present</u></b>	<b><u>Absent</u></b>
Rhoda Glasco Foderingham, Chair	P	1	0
Jinny Bissainthe	P	1	0
Sonya Burrows	P	1	0
Kenneth Calhoun	P	1	0
Lisa Crawford	P	1	0
Noel Edwards	A	0	1
Michael Lewin	P	1	0
Steffen Lue	A	0	1
Christopher Murphy	P	1	0
Alfredo Olvera	A	0	1
John Quailey	P	1	0

**Currently there are 11 appointed members on the Board, which means seven (6) would constitute a quorum.**

**Staff**

Clarence Woods, III, NPF CRA Manager  
 Lizeth DeTorres, Sr. Administrative Assistant  
 Bob Wojcik, Housing and Economic Development Manager  
 Vanessa Martin, Business Manager  
 Tania Bailey-Watson, CRA Senior Administrative Assistant  
 Jonelle Adderley, CRA Project Coordinator  
 Corey Ritchey, CRA Project Manager  
 J. Opperee, Prototype Inc. Recording Secretary

**Others**

None

**Communication to the CRA Board of Commissioners**

None

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

Chair Foderingham

Chair Foderingham called the meeting to order at 3:00 p.m. and roll was called. A quorum was present.

**II. Approval of Minutes**

NPF CRA Board

- April 9, 2024 Minutes

**Motion** made by Ms. Burrows, seconded by Mr. Calhoun to approve the Board's April 9, 2024 minutes. In a voice vote, motion passed unanimously.

Mr. Lewin arrived at 3:01.

### **III. Project Funding Update**

Vanessa Martin

Ms. Martin provided the update. She stated they had \$7 million remaining in incentives. And \$6 million had come back from fiscal year 2023. She said they were defunding Comfort Suites because the property had been sold. This would add \$3 million to incentives. Ms. Martin reported they had completed 70% of West Village.

Mr. Wojcik said Molly Maguires had indicated to him that work would begin this month.

Ms. Crawford arrived at 3:03.

Mr. Woods informed the Board that the Comfort Suites property was under contract to sell the entire site, which included three parcels the CRA had sold to them. On Tuesday, the CRA Board would vote to eliminate the deed restriction indicating the CRA would be entitled to half the profit if Comfort Suites sold the property. They would also vote to defund the CRA project that had been planned for the site. Per the deed restriction, it would cost Comfort Suites \$920,000 to sell the property to the proposed buyer, half the value of the land the CRA had sold them.

Mr. Woods reported the Mt. Hermon project was basically completed. He would find out when they would begin taking rental applications. Ms. Burrows wanted to ensure the community was able to apply first.

### **IV. Recommendation for FY2025 Proposed Budget**

Vanessa Martin

Ms. Martin reported the revenues had increased by 5.8% for 2024/2025. Debt service had increased 8.6%, and incentive funds had increased 4.4%.

Ms. Martin said she and Mr. Woods had reviewed the budget line by line with the Budget Office and the City Manager.

**Motion** made by Mr. Lewin seconded by Mr. Murphy to forward this recommendation to the Board of CRA Commissioners. In a voice vote, motion passed unanimously.

Mr. Woods confirmed that 2025 would be the last year for Intergovernmental Revenue [TIFF funding] to the CRA.

### **V. Communication to CRA Board of Commissioners**

None

### **VI. Old/New Business**

Chair Foderingham

- Joint City Commission & NWPFH Meeting on July 2 at 11:30 AM
  - Extension of the CRA beyond November 2025

Mr. Woods had already engaged with procurement and received quotes from three consultants to perform the Finding of Necessity and the Amended and Restated Redevelopment Plan. The procurement agent had suggested a different path, an informal bid through the City's InFor process. All of this was contingent upon the CRA Board authorizing the CRA to continue past 2025.

Chair Foderingham asked the Board to consider the CRA's specific needs beyond 2025. Mr. Woods stated the County had plans to use their CRA contribution to fund affordable housing county-wide, which would include some CRA projects, as well as other development projects. He said if they were able to extend the CRA, they would probably only receive the City's contribution. Ms. Burrows asked the deadline for having the consultant perform the Finding of Necessity. Mr. Woods stated the study could be done in three months and the Amended and Restated Redevelopment Plan could be another three months. The reports must be presented to the CRA Board, the City Commission and the County. This could certainly be done before the November 2025 deadline.

Mr. Murphy asked about project oversight if the CRA was not extended and Mr. Woods said the County would allow them to continue to operate for three to five years to finish projects already on the books. Operations would probably be funded through the City's General Fund.

- Dissemination of information about the CRA

Mr. Woods stated he had been working on creating the cultural/tourist destination in the Sistrunk corridor. They had also been working with an organization that makes digital signage, boards and kiosks. They could identify points on the cultural trail to install interactive kiosks. They were also working with Grace Kewl at the Broward County Arts Council. They would call the programs Smart Art. Mr. Woods said they were also working to bring free internet service to homes.

Ms. Crawford asked what the Board of Commissioners would be looking for in order to extend the CRA. Mr. Woods said there was a list of "pipeline projects," including the Post Office, the Elks Club and large residential projects they wanted to bring to the Board. Mr. Calhoun stated they also needed funds to complete ongoing projects. He wanted to create a list of critical needs they wished to bring to the community, such as a food store. Mr. Woods stated some people did not like the fact they were building just housing. He thought they needed to create partnerships with landowners, since they did not own any more land. William J. Cone Plaza was about to be demolished and the CRA wanted to partner with Mr. Cone on a restaurant project. Mr. Woods acknowledged the parking problem and stated they were considering building public garages in the Sistrunk corridor.

Ms. Burrows pointed out that people wanted somewhere to hang out since they were prohibited from Oswald Park and Carter Park. Mr. Woods noted they were refurbishing Provident Park as well. He stated they were considering structured parking on some parking lots the CRA already owned.

Chair Foderingham listed items to discuss at the joint meeting: dissemination of information; extension of the CRA and what could be done during that extension, such as pipeline projects, critical needs such as the supermarket, additional entertainment and commercial development in the Northwest, partnerships with property owners, and interspersed parking garages. Mr. Woods said there would also be a Smart Art presentation at the joint meeting.

Chair Foderingham stated The CRA Board should, at a minimum, extend the CRA to allow it to complete the projects that were in process.

Ms. Burrows asked Mr. Woods to explain how Invest Fort Lauderdale would work, whether the CRA was extended or not. Mr. Woods explained that regardless of whether the CRA was extended, Invest Fort Lauderdale was the non-profit that would work alongside the CRA as a tool to identify additional funding. The idea was to create a Community Development Financial Institution [CDFI], but Mr. Woods thought this may not be necessary now because the Urban League had created one. The CDFI could take in federal funds and provide loans to small businesses in the corridor. He noted CDFIs could also offer socially benefitting programs and conduct marketing, which CRAs could not.

#### **VII. Public Comments**

None

#### **VIII. Adjournment**

There being no further business to come before the Board at this time, the meeting was adjourned at 3:50 p.m.

The next regular NPF-CRA meeting will be held **Tuesday – July 9, 2024.**

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