



**APPROVED REGULAR MEETING MINUTES
CITY OF FORT LAUDERDALE
CENTRAL CITY REDEVELOPMENT ADVISORY BOARD
WEDNESDAY, SEPTEMBER 4, 2024 – 6:00 PM
CRA CONFERENCE ROOM
914 SISTRUNK BOULEVARD, SUITE 200
FORT LAUDERDALE, FL 33311**

CITY OF FORT LAUDERDALE

**Cumulative Attendance
September 2024-August 2025**

| Board Members | Present/Absent | Present | Absent |
|-------------------------------|-----------------------|----------------|---------------|
| Kimber White, Chair | P | 1 | 0 |
| Antoinette Wright, Vice Chair | P | 1 | 0 |
| Edward Catalano | P | 1 | 0 |
| Linda Fleischman | P | 1 | 0 |
| Justin Greenbaum | P | 1 | 0 |
| Troy Liggett | P | 1 | 0 |
| Thomas Mabey | P | 1 | 0 |
| Carlton Smith | A | 0 | 1 |
| Nikola Stan | P | 1 | 0 |
| Bobby Tinoco | P | 1 | 0 |

Staff:

Cija Omengebar, CRA Planner/Liaison
Tania Bailey-Watson, CRA Senior Administrative Assistant
Clarence Woods, CRA Manager
Vanessa Martin, CRA Business Manager

Others:

K. Cruitt, Recording Secretary, Prototype Inc.

Communication to the City Commission:

None

I. Pledge of Allegiance

Board members recited the Pledge of Allegiance.

II. Call to Order & Determination of Quorum

The meeting was called to order at 6:00 p.m. Roll was called, and it was noted that a quorum was present.

Mr. Catalano and Mr. Stan arrived at 6:03pm

III. Approval of Meeting Minutes

Motion by Mr. Catalano, seconded by Mr. Stan to approve the minutes of the August 7, 2024 regular meeting as corrected. In a voice vote, the motion passed unanimously.

Ms. Wright arrived at 6:14pm and apologized for being late.

There was a discussion, as requested by Mr. Liggett, regarding election procedures for the future. Mr. Liggett distributed his proposed procedures for the election of officers as well as a chart showing officer election dates, copies of both documents are attached to these minutes. Mr. Liggett stated that he was not challenging the results of the officer elections at the last meeting and while he did not ask anyone to vote for him, he learned that others had done so. Ms. Wright attested that she did not contact anyone to vote for her. Mr. White also attested he did not request any votes. Mr. Stan requested that Mr. White and Ms. Wright confirm that they were not aware of anyone soliciting votes for them; Mr. White and Ms. Wright confirmed that was the case. Mr. White added that they are trying to do things the right way. Following additional discussion regarding the timing of elections and related procedures, Mr. Woods suggested the Board allow his office to confer with the City Attorney on the procedure and add the subject to the next agenda; Mr. White, Ms. Wright and Mr. Liggett agreed.

Attached to these minutes are revisions that Mr. Liggett subsequently proposed, as was approved by members of the CCRA Advisory Board on October 2, 2024.

IV. Discussion of the Fiscal Year 2025 Budget

Vanessa Martin, CRA Business Manager stated that the 2025 budget was approved on August 20, 2024 at \$1.2 million. She added that fiscal year 2024 will be finalized during the first week of October, and that any remaining funds will be re-appropriated in fiscal year 2025 which begins on October 1, 2024.

Ms. Wright asked about the process for funds to be rolled over. Ms. Martin advised the clean-up is typically done in January.

Mr. Liggett inquired about the section of the plan that states CRA staff are required to devise measurable objectives for all programs each fiscal year at the time the TIF budget is adopted, and the process for those objectives to be set. Ms. Martin advised that the incentive programs which the Board discusses on an annual basis are allocated for and that the 2025 incentive count was increased to seven, from three in 2024; the \$611,000 allocated in fiscal year 2025 will be held as an umbrella and internal transfers done as necessary between accounts. Mr. Liggett stated that he was not inquiring about the allocation of funds in the budget, but about the goals and objectives of the Board for the year. Mr. Woods reminded Mr. Liggett that the Board created a CIP (Capital Improvements Program) account with \$1.3 million; identified the initiatives that it would fund, and agreed to hire a consultant to evaluate and prioritize the needs so they can be funded as money came in. Mr. Greenbaum stated that he wanted the majority of funds to go to the private sector for redevelopment and it is hard to determine who will make those requests for funding.

Mr. Woods reiterated that there will be seven accounts in 2025 which will include the DIP (Developmental Improvement Program), PBIP (Property Business Improvement Program), CIP,

and Paint & Landscaping Program. Funds will be allocated as directed by the Board. Mr. Woods added that the scope is limited to redevelopment and asked whether the Board had additional goals. Mr. Liggett raised the issue of affordable housing. Mr. Woods explained that this CRA takes a multi-family approach for the biggest impact, and that they are limited because the CCRA does not own any land.

Mr. White requested a list of the funding buckets and amounts that have been allocated.

Mr. Woods stated that the Board needs to manage expectations as there is a lot that can and needs to be done, and to be mindful of the resources available. He added that the most important initiative being undertaken is the rezoning project and land use plan amendment as they would create value, setting the table for the private community to come in with funding.

Mr. White said the two major focus items for the Board are the streetscapes in conjunction with a consultant, and getting the advisory zoning and land use done.

Discussion ensued on timelines, development cycles for the CRA and County, and the potential positive impact that zoning, streetscapes and infrastructure, including water and sewer capacity, would have in the CRA.

V. Discussion of Façade & Landscape Program

Ms. Omengebar provided an update on the program; a copy of the overview that was distributed is attached to these minutes for the public record. She briefly reviewed the list of ten properties currently utilizing the program and stated that the strategic communications team developed a post card to be sent to every home in the CCRA; it includes a QR code which will direct residents to a landing page with applications for both homestead and investment properties. Funding will be level next year at \$150,000; the 2024 balance of approximately \$90,000 will be rolled over to fiscal year 2025.

Mr. Greenbaum asked if the post cards would go to the mailing address for non-homesteaded properties. Ms. Omen advised her list is from BCPA; Mr. Greenbaum then suggested she ensure they be sent to mailing addresses instead of site addresses. Ms. Wright agreed, adding that she should ensure the mailing would not be sent to renters.

At the request of the Board, the outreach will be deployed in September and results evaluated in 90 days.

Mr. Stan stated that he was impressed with the number of participating properties as compared to having about three or less last year.

VI. Discussion of Eligibility

Mr. Woods reviewed eligibility requirements for the commercial incentive program to address questions on which businesses qualify and specifically mentioned Homes Inc. which had requested funding to re-do a roof. He stated the CRA would fund a non-profit that meets their objectives such as removing slum and blight, create jobs or provide other community benefit that

is measurable. He added they are unable to fund expenses such as regular roof maintenance and there is a prohibition against socially benefiting programs such as in churches.

Mr. Liggett indicated he was advised that Archways on 13th Street has a problem with the homeless in the front of their property and parking lot, and that they were denied a request to improve landscaping and lighting for their façade. Mr. Woods said their request was more of a maintenance issue and would not qualify. Ms. Omengebar advised that Archways had emailed her; she sent them the same response given to Homes Inc. after the Archways request was discussed internally. Additional discussion ensued on a decision made in favor of the American Legion in the North West sector and the CCRA guidelines for handling requests.

Motion by Mr. Liggett, seconded by Mr. Stan that the Central City CRA staff devise policies and procedures for the Board to consider and potentially recommend to the CRA Board for adoption that would allow non-profits to qualify for all the non-residential incentives that provide funding for capital improvements. In a voice vote, **motion failed 4/5**.

Mr. White asked Mr. Woods to provide the CRA policies relative to non-profits for review at the next meeting.

VII. Project & Program Updates

- **NE 4th Avenue Complete Street Project**

Ms. Omengebar advised that funding in the amount of \$83,000 was approved by the CRA Board and the project was substantially completed on August 22, 2024. The lighting portion of the project, once a contractor is selected, will take about three months to complete; the goal is to get the lights done by the end of the year because the grant expires at the end of December. Once complete and all documents are submitted to the County, the City will be reimbursed \$1 million by the County.

Mr. White asked for an update on why the sidewalks near the corner of 11th Street on 4th Avenue were not done. Ms. Omengebar said it was not part of the project because at the time of the design phase, there was an ongoing project in that development which will likely be sold when the owner sells that property. She added that they are in the process of soliciting for a plan to address the entire area, including that sidewalk and explained that it was taking a long time for several reasons which included the fact that the design phase lasted 10 months, delays due to Covid, project manager changes and the procurement process to hire a firm to get the work done.

Ms. Wright asked whether there was an option to request a change order on the existing contract for that half-block, with the same design, to avoid having it sit out there for two more years.

Ms. Omengebar said that project is permitted by FDOT, and an entirely new permit would be required. Mr. Woods said they would see what they could do. Ms. Omengebar advised she would need to go back to past conversations regarding that particular median because they were unable to get the design approved and the City had to remove the plantings. Those trees must

be replaced with the approved species, and she has not yet received a response to her request for direction on who to discuss the matter with.

VIII. Old/New Business

• **Miscellaneous**

- With regards to rezoning, Ms. Omengebar reported that the affected property owners will be meeting in September, so it is likely that a special meeting will be scheduled for October.
- Mr. Greenbaum indicated that the City passed an ordinance recently regarding pan handling at major intersections and the intersection at 4th and Sunrise was identified as one that was high impact, but it was left out of the ordinance that would disallow pan handling. He brought the issue to Commissioner Glassman as it may have been a clerical error, but he had not heard back. Mr. White asked that the CRA follow up.
- Mr. Liggett asked if there was an update on the vacant parcels that the City owns on NE 5th Avenue. He said they just cleared the area which was being used as a staging area for the NE 4th Street project and it would be wonderful if they could be acquired from the City. Mr. Woods advised that the Board distributed a Communication with direction to hold off on a decision until the rezoning is done. Mr. Greenbaum and Mr. Liggett agreed they could still investigate acquiring them instead of holding off and waiting until an incident happens.
- Ms. Omengebar advised that the permit was approved for the Permanent Closure Streetlights Project; eight streetlights will be installed by the end of October; she will distribute a location map by email to Board members. Mr. White requested that Ms. Omengebar investigate the reason FPL is unable to install the ninth location at the dead end of NE 5 Terrace at NE 11 Street.
- Mr. Liggett inquired about the status of the grant that was approved for the restaurant and art gallery in July. Ms. Omengebar advised she is still working on that paperwork which must be sent to legal before it can be placed on the Commission agenda.

• **NE 13 St Beacon Update**

Ms. Omengebar stated that \$1.3 million is being held in the CIP account, and the CRA Board needs to be notified that this body supports the project; she will obtain a timeline from the Cultural Affairs Officer for the City.

Mr. White asked that Ms. Omengebar keep the Board updated on this and other ongoing issues monthly.

• **Hope South Florida Update**

Ms. Wright advised that she went to the City Commission meeting to read the statement as written by the CRA Advisory Board and it was well received. She added that Mr. Catalano also spoke on behalf of SMRCA to provide detailed evidence on behalf of that Board on why they were seeking support from the Commission and that was also well received.

Ms. Wright also indicated that Hope South Florida was before the Special Magistrate the week prior; she as well as Mr. Catalano spoke on behalf of their civic associations at that

hearing. She added that Hope was cited fines and will be assessed \$15,000 each time they operate non-permitted social services.

Ms. Wright felt that sending a Communication to the City Commission was extremely valuable as it facilitated robust conversation. Discussion ensued on representation at future Commission meetings to ensure the CRA would have a voice on issues that work against redevelopment of the area.

- **Streetscape & Infrastructure Guidelines and Standards Update**

Ms. Omengebar stated that she is still drafting the pertinent documents; departments with the proper skill sets such as engineering and public works will input their technical specifications. She will continue to provide updates.

- **October Agenda Recommendations**

- Property Owners Informative Presentation - Tentatively scheduled for October 2, 2024 at 6:00 pm.
- Project and Program Updates.
- It was agreed that a special meeting would be scheduled once the meeting with the commercial property owners is set.
- Mr. White requested that the City Attorney refresh members on the Sunshine Law because some clarification is needed. Ms. Omengebar advised that she had made a request for the City Attorney to come to the October meeting.

IX. Communication to City Commission

None.

X. Adjournment

There being no further business, the meeting was adjourned at 8:30 p.m.

Whereas non-profits generate jobs that help lift up the neighborhood just like for-profit businesses,

Whereas non-profits provide valuable services that help eliminate blight; and

Whereas façade and other capital improvements to buildings owned and/or occupied by non-profit businesses in the Central City Community Redevelopment Area help fight blight;

I move that the Central City CRA staff devise policies and procedures for the Central City Redevelopment Advisory Board's consideration and potential recommendation to the Community Redevelopment Board that would allow non-profits to qualify for all of the non-residential incentives that provide funding for capital improvements.

CENTRAL CITY REDEVELOPMENT ADVISORY BOARD
Officer Election History

| | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 |
|-----|---------------------|---------------------------------|----------------------------------|---------------------|---------------------|-------------------------------------|---------------------------------|
| JAN | c | c | Election Jan. 15 (Vacancy) | | | | |
| FEB | | Election Feb. 6 (Vacancy) | c | | | Election Feb. 6 (VC- Vacancy) | |
| MAR | | | | | c | | Election Mar. 6 (Vacancy) |
| APR | | c | c | | | | |
| MAY | c | c | c | | | c | |
| JUN | | | c | | | | |
| JUL | | c | | | | | |
| AUG | | | c | | | | Election Aug. 8 |
| SEP | Election Sept. 5 | c | | Election Sept. 1 | Deferred to Oct. | | |
| OCT | c | | c | | Election Oct. 10 | Election Oct. 9 | |
| NOV | | c | | | | | |
| DEC | | | c | | | | |