

<u>Board Members</u>	<u>Attendance</u>	Cumulative Attendance	
		<u>June 2023-May 2024 Present</u>	<u>Absent</u>
Rhoda Glasco Foderingham, Chair	P	3	1
Dylan Lagi, Vice Chair [arrived 3:10]	P	4	0
Jinny Bissainthe	P	2	0
Sonya Burrows	P	3	1
Kenneth Calhoun	P	4	0
Lisa Crawford [arrived 3:21]	P	4	0
Noel Edwards	P	4	0
Michael Lewin	P	3	1
Steffen Lue	A	2	2
Christopher Murphy	A	2	2
Alfredo Olvera [arrived 3:10]	P	4	0
John Quailey	P	4	0

Currently there are 12 appointed members on the Board, which means seven (7) would constitute a quorum.

Staff

Clarence Woods, III, NPF CRA Manager
 Lizeth DeTorres, Sr. Administrative Assistant
 Tanya Bailey Watson, CRA Accounting Clerk
 Corey Ritchie, CRA Construction Manager
 Jamie Opperlee, Prototype Inc. Recording Secretary

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

- September 12, 2023 Minutes

Motion made by Mr. Calhoun, seconded by Mr. Edwards to approve the Board's September 12, 2023 minutes. In a voice vote, motion passed unanimously.

III. Project Funding Update

Mr. Woods had included an update in the Board's packet. He stated they had \$17 million in incentive funds to spend in 2024. Total funding was \$27 million and \$6 million had been set aside for debt service.

IV. CRA Update Report

Clarence Woods

Mr. Olvera and Mr. Lagi arrived at 3:10.

Mr. Woods and Mr. Ritchey reviewed the in-process projects list.

- V&R Enterprises: Mr. Ritchey said they would sign the documents the following day and were ready to start construction.
- Molly MaGuire had a contractor but they were still trying to decide on a business partner. Mr. Calhoun noted this project was “really dragging.”
- Jamaican Jerk Shack had a contractor and permits, and construction should commence in December.
- Dale’s Wheels and Tires was in the DRC process. Mr. Ritchey said they needed to meet with FDOT to get a letter indicating another turning lane, which DRC wanted, was not needed.

Chair Foderingham requested the next update include more realistic completion dates. Mr. Ritchey agreed to review and update the list for the Board’s next meeting.

Ms. Crawford arrived at 3:21.

- Food and Friends: Mr. Woods stated they had not determined how to provide them with the land for the dumpster, its service, and building ingress/egress. They were working with Planning and Zoning to rezone the property from R-8 to NW RAC in the rear so they could have the dumpster and ingress/egress there. Mr. Woods said they wanted to use that adjacent parking lot that belonged to New Hope across the street to host a pop-up restaurant in the meantime.
- Robert Bethel American Legion Post 220: Mr. Ritchey had attended a meeting earlier in the day and they were almost through permitting.
- Rhythm 2.0: Mr. Woods reported it was under construction and Mr. Ritchey said they were having issues with the dumpster enclosure but this should be completed by March.
- Thrive: Mr. Woods said it was almost complete. He said they had put \$2 million in this year’s CIP budget to connect the streetscape on 6th Street to 5th Avenue.
- Optima Pharmacy in the YMCA: Mr. Woods stated they had begun construction. There had been a conflict with having retail in Parks zoning but this had been resolved.
- Avenue D’Arts Comfort Suites: Mr. Woods stated they had all permits and financing but had not begun work yet, despite having a “drop dead date” of June.
- Mount Hermon Housing: Mr. Woods stated this was moving along.
- The Adderly: Mr. Woods was talking to potential occupants for the 4,000 square feet the CRA would control. The project would give back \$3.6 million to the CRA’s non-profit.
- The Arcadian: Mr. Woods said they had built four stories on Phase 1. The CRA would have 2,500 commercial Square feet and the Arcadian would give \$2 million back to the CRA’s non-profit.

- Omegas Broward: Mr. Ritchey reported they wanted to add more features and had returned to the architect, but were trying to get the numbers to work, since the CRA would not approve any additional funds.
- Wright Dynasty: Mr. Woods reported they had demolished the old building and had their permit, but now had a funding gap of \$2.5 million. They were very hopeful they could receive the additional funding.
- GreenMills Holding: Mr. Woods said this was a partnership with the Pantry Lofts, and they had been awarded their tax credits [on the third try] and would begin the development soon.
- The Gallery at FAT Village: Mr. Woods stated this was going through the County funding process and there would be a closing on their financing soon.
- Scattered Infill Lots: Mr. Woods recalled they had given contractors five lots each. D'Angelo had finished the initial five and been given another five. Gestido had finished the original five but had returned the second five because of the price condition. Lemon City had completed two or three affordable units and did not want any more. Fort Lauderdale CDC had completed two or three units. Only Oasis of Hope had not gotten underway yet. Mr. Woods said they needed to redesign to meet costs and make money. He had spoken with the sixth-ranked contractor, who he thought would probably take five lots. Chair Foderingham said the other issue was ensuring quality construction and corners were not being cut.

Chair Foderingham asked if they wanted to encourage duplexes in an area they, and the community, had envisioned as single family. Mr. Woods said they wanted to offer buyers a value proposition with a home that would appreciate. Mr. Lewin said they should have development standards to prevent them from looking like older duplexes. Mr. Calhoun noted this could allow someone to start their investing future and offer affordable housing. Mr. Edwards noted that sprinkling duplexes among single family homes created value for the duplexes. Mr. Calhoun said quality of life was better too.

- AK Building Services and Provident Market: Mr. Woods reported the barber shop was built out, as was the podcast studio. The bodega had some issues with the dumpster and they anticipated opening the market in February 2024.
- 825 Progresso: Mr. Woods said Jay Adams would renovate the outside for a gathering space.
- New Hope: Mr. Woods said they were in the process of submitting to the Development Review Team [pre-DRC].
- Blue Diamond Fitness: Mr. Woods said this was in Thrive Progresso. The owner thought she would open in February.
- Miso Japanese Tapas Restaurant: Mr. Woods said this was in Progresso. They had done an administrative approval for this but the funding was not started yet.
- Laramore/Aldridge: Mr. Woods said this would be two lots, 37 units with ground floor retail. And on 16th Avenue, just east of Ray's Market, would be another 37 units. He

pointed out that the CRA's non-profit was a co-developer, owning 20%. They would have retail space for \$5 per square foot.

- Victor Entertainment: Mr. Woods said this was going through the entitlement process. He stated they had encountered a parking issue.

Mr. Woods acknowledged they needed to build multiple small parking garages dispersed throughout the community.

Mr. Edwards asked about plans for the garbage transfer station and Mr. Woods said they were having conversations about that, as well as the Post Office.

Chair Foderingham said this was a good end-of-year summary.

Mr. Woods informed the Board that he was working on the extension of the CRA's life with the County. The County had indicated they would consider it, but without the County's contribution. They must perform a Finding of Necessity study to identify slum and blight that needed to be ameliorated. The CRA would need a new agreement with the City and then an amended redevelopment plan.

V. Communication to CRA Board of Commissioners

CRA Staff

None

VI. Old/New Business

None

VII. Public Comments

None

VIII. Adjournment

There being no further business to come before the Board at this time, the meeting was adjourned at 4:20 p.m.

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

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