



CITY OF FORT LAUDERDALE

**APPROVED MINUTES**  
**REGULAR MEETING MINUTES**  
**NORTHWEST-PROGRESSO-FLAGLER HEIGHTS**  
**REDEVELOPMENT ADVISORY BOARD**  
**CITY OF FORT LAUDERDALE**  
**February 13, 2024 – 3:00 P.M.**

<b><u>Board Members</u></b>	<b><u>Attendance</u></b>	<b>Cumulative Attendance</b>	
		<b><u>Present</u></b>	<b><u>Absent</u></b>
Rhoda Glasco Foderingham, Chair	P	4	1
Dylan Lagi, Vice Chair	P	5	0
Jinny Bissainthe	A	2	1
Sonya Burrows	P	4	1
Kenneth Calhoun	P	5	0
Lisa Crawford	P	5	0
Noel Edwards	P	5	0
Michael Lewin	P	4	1
Steffen Lue	P	3	2
Christopher Murphy	P	3	2
Alfredo Olvera	A	4	1
John Quailey	P	5	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
- Bob Wojcik, Housing and Economic Development Manager
- Eleni Ward Jankovic, Housing and Economic Development Manager
- Vanessa Martin, Business 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

- December 12, 2023, Minutes

**Motion** made by Mr. Lewin, seconded by Mr. Murphy to approve the Board's December 12, 2023, minutes. In a voice vote, motion passed unanimously.

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

Vanessa Martin

Mr. Lagi arrived at 3:03

Ms. Martin distributed an in-progress report. There was approximately \$28 million remaining. She stated the spreadsheet showed approximately \$6 million had been moved from "in-progress" to "completed."

### **IV. CRA Extension**

Clarence Woods

Mr. Woods noted the number of projects started in 2023. He said the City Manager had been speaking with the County Administrator regarding the extension and Mr. Woods was drafting the initial letter requesting the extension. They were also considering hiring a consultant to perform a Finding of Necessity study to document slum and blight and confirm the need for the CRA extension. He hoped to have the consultant by the end of March and the report within three to six months. The report would need to be presented to this Board, the City CRA Board and the County. Mr. Woods recalled the County had originally stated it would not contribute funding to the CRA extension but it was now reconsidering and may participate in some things, such as affordable housing.

Mr. Calhoun and Mr. Lue arrived at 3:10.

Mr. Woods said once there was agreement on the extension, they would create the amended and re-stated Redevelopment Plan considering current conditions and how to address ongoing slum and blight. He said the new EDC would be included in the new Plan, defining its targeted mission to address some things the CRA could not. Mr. Lewin thought this was an opportunity to reprogram and clarify the mission statement based on current conditions.

Mr. Lagi asked about a synergy with Invest Fort Lauderdale in a continued CRA and Mr. Woods noted the CRA had a dedicated source of funding and Invest Fort Lauderdale did not. They wanted Invest Fort Lauderdale to function as their development arm and to partner with developers as a co-developer. Invest Fort Lauderdale could also go after New Market Tax Credits, which the CRA could not. He recalled that a great deal of the YMCA funding had been New Market Tax Credit.

Chair Foderingham asked the timeframe for the extension and Mr. Woods said the State statute had a provision indicating all CRAs must terminate by 2039 but it also allowed existing CRAs two 30-year terms. In 2025, they would complete the first 30-year term. Even if the existing CRA were extended, the CRA could only exist for a second 30-year term.

## **V. CRA Update Report**

Clarence Woods

Mr. Woods said the Bolden building [V&R Enterprises] had been gutted and they were discovering some issues with the roof trusses. There was a pause in construction to get a price for remediating the roof. They had informed the family that the CRA would share the cost with them.

Mr. Woods reported the American Legion Hall had been demolished and the many Provident Park improvements were close to being permitted, after which they could go out to bid. He mention progress at the Adderly, the Arcadian and the 909 residential piece. He said the 909 developers were buying up land and had one site for 400 residential units, and another site for privately-owned townhomes. Another developer had purchased the site next to the YMCA and proposed over 70 units.

Ms. Burrows asked about the dumpster rezoning and Mr. Woods said they were determining who would do it. Anthony Fajardo, Assistant City Manager, had informed him that Planning and Zoning could probably do the paperwork. He noted there were two rezoning issues: to allow the dumpster for the commercial kitchen and to allow parking in the rear. The business could not get a permit until the zoning was changed.

Ms. Crawford asked about the lot lines for the Arcadian and was concerned about them being so close to vehicular traffic. Mr. Woods said the development had an “arcade effect” to protect pedestrians.

## **VI. Discuss CRA Information Dissemination**

Clarence Woods

Mr. Woods said they needed to start providing information about development while following Florida Redevelopment Association [FRA] guidelines, which prohibited events. They were trying to develop an idea like Finally Friday to disseminate information about the CRA that complied with FRA guidelines. He would return to the Board with an information dissemination campaign. Mr. Woods said they wanted to create a festive, celebratory atmosphere. Mr. Calhoun recalled they still intended to create historical stations and suggested they include QR codes for people to seek information at will. Ms. Burrows suggested participating in other City festivals and concerts and Mr. Woods agreed they could. Mr. Woods said the FRA specifically prohibited “marketing” and “advertising.” He said the team used social media to put out information on the projects.

Mr. Lagi thought they could participate in an Invest Fort Lauderdale event. Mr. Woods thought this would happen once Invest Fort Lauderdale was up and running.

Ms. Crawford asked about applications for affordable housing and Mr. Woods said this was the reason they wanted to get the information out. Ms. Crawford wanted to ensure that people who lived in the community were informed first so it was not inundated with

people from outside the community. Mr. Woods was speaking with elected leaders regarding information dissemination sessions.

**VII. Communication to CRA Board of Commissioners**

None

**VIII. Old/New Business**

Chair Foderingham

- 2024 Joint Workshop with City Commissioners

Mr. Woods reminded the Board that there were some new City Commissioners. Chair Foderingham asked if there was new information to provide to the City CRA Board. Mr. Woods said the Board could discuss this in March. Mr. Calhoun noted this was also the time to discuss the refocus of the CRA if the extension was approved.

**IX. Public Comments**

None

**X. Adjournment**

There being no further business to come before the Board at this time, the meeting was adjourned at 4:05 p.m.

The next regular NPF-CRA meeting will be held **Tuesday – March 12, 2024.**

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