



CITY OF FORT LAUDERDALE

APPROVED
REGULAR MEETING MINUTES
NORTHWEST-PROGRESSO-FLAGLER HEIGHTS
REDEVELOPMENT ADVISORY BOARD
CITY OF FORT LAUDERDALE
June 11, 2024 – 3:00 P.M.

<u>Board Members</u>	<u>Attendance</u>	Cumulative Attendance	
		<u>Present</u>	<u>Absent</u>
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 six (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. Opperlee, 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.