



CITY OF FORT LAUDERDALE

APPROVED
REGULAR MEETING MINUTES
NORTHWEST-PROGRESSO-FLAGLER HEIGHTS
REDEVELOPMENT ADVISORY BOARD
CITY OF FORT LAUDERDALE
July 09, 2024 – 3:00 P.M.

<u>Board Members</u>	<u>Attendance</u>	Cumulative Attendance	
		<u>June 2024-May 2025</u>	<u>Present</u>
Rhoda Glasco Foderingham, Chair	P	2	0
Jinny Bissainthe	P	2	0
Sonya Burrows	P	2	0
Kenneth Calhoun	P	2	0
Lisa Crawford	A	1	1
Noel Edwards	P	1	1
Michael Lewin	A	1	1
Steffen Lue	A	0	2
Christopher Murphy	A	1	1
Alfredo Olvera	A	0	2
John Quailey	P	2	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
- Eleni Ward Jankovic, Housing and Economic
- 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 3:06 p.m. and roll was called. A quorum was present.

II. Approval of Minutes

NPF CRA Board

- June 11, 2024 Minutes

Chair Foderingham noted a change to the minutes.

Motion made by Mr. Calhoun, seconded by Mr. Quailey to approve the Board's June 11 2024 minutes as amended. In a voice vote, motion passed unanimously.

III. Project Funding Update

Vanessa Martin

Ms. Martin provided the update. She stated there had been no major changes since the last meeting.

IV. Communication to CRA Board of Commissioners

None

V. Old/New Business

- Debriefing: Joint City Commission & NWPFH Meeting
- Joint Meeting with Budget Advisory Board
- Community Workshops

Mr. Woods thanked Board members who had participated. He noted the Board wanted to extend the CRA and continue the momentum in the redevelopment area. He said the Commissioners had suggested a joint meeting or workshop between the Board and the Budget Advisory Board [BAB]. He stated they needed to communicate to the BAB that there was much left to do. Mr. Woods recalled the intention had always been to use the increment from the east side to help build up the areas that had little increment and this was indeed happening now. One of his ideas was to start farther west and bring development east. He recalled Commissioner Herbst had indicated they owed it to the northwest side to continue because this had been the promise.

Mr. Woods said one recommendation was to continue the CRA with just the City's TIFF contribution, and they would function like the Central City CRA. The City's contribution was approximately 40% of their funding now. Mr. Woods said they could extend another 10 years with all of the City's contribution, If they wished to continue longer, they could go forward with 50% of the City's contribution. They could also continue just to complete projects already on the books with no new funding. There was also a suggestion to take out Flagler Village but this was not possible because this was where the funding would come from and without it, the CRA could do nothing. Even if it was 50% it must include Flagler Village for the rest of the extended term.

Mr. Woods said they had discussed holding community workshops, which he felt were a vital component of their communication. He said they must educate neighborhoods about what it meant for the CRA to continue. He asked Board members if they would prefer several smaller or one large meeting. Mr. Calhoun thought they should have multiple meetings to accommodate people's schedules. Ms. Bissainthe stated different neighborhoods had different issues so they should hold multiple meetings. Ms. Burrows feared separate meetings would be counterproductive. Mr. Woods suggested two meetings for everyone. He said Ms. Adderley would contact neighborhood associations and come to the August meeting with options for the workshops' dates. Chair Foderingham said the HOAs must take the initiative to have their membership represented at the meetings. Mr. Woods said they also needed residents to attend and

support the CRA at the meeting when the decision was made to extend the CRA. He would also try to get on the BAB meeting agenda as soon as possible.

Mr. Calhoun suggested some restaurant projects could attend the community workshops and showcase their food.

Ms. Burrows asked if they should bring up at the BAB meeting the \$8 million of CRA funds the City took and did not give back.

Mr. Calhoun wondered why Mr. Woods had not pushed back more on Commissioner Glassman's question regarding the clawback money. Mr. Woods said the County did not want to claw back any funds. Even if the CRA continued without new funding from taxing authorities, they would continue projects already on the books. They would continue to be diligent monitoring projects' progress and taking back funding if and when it was appropriate. He believed Commissioner Glassman was asking for more specifics on the timeline for specific projects.

Mr. Calhoun thought Mayor Trantalis understood that Flagler Village must stay in the CRA. He said they should try to get the most money in the shortest amount of time in order to do the most good. Mr. Wojcik noted the massive projects in Flagler Village that were currently underway and that would contribute to the CRA.

Mr. Woods believed they could make a solid case for extending the CRA because they had proof it was working to rebuild the community. He noted how inappropriate it would be for the City to stop giving the TIFF funds to the CRA and take the increment from this area to use elsewhere. This would be "committing the same crime" that caused blighted areas in the first place.

Mr. Woods reminded the Board that they needed to conduct the Finding of Necessity first, and then get the amended and restated Redevelopment Plan approved by the CRA Board, the City Commission and the County. The consultant had indicated this would take six to nine months.

Chair Foderingham asked the timeline for the community workshops and the joint meeting with the BAB. Mr. Woods said in August, Ms. Adderley would provide options for the community meetings and the BAB meeting.

Mr. Edwards said he had been asked what was being done to help people being displaced by the new development. This was supposed to be addressed with a promise by developers to include affordable housing but Mr. Edwards thought developers had made this agreement but later bought out that portion of the contract, resulting in the loss of that affordable housing. He suggested a clause in the contract to prevent that. Mr. Woods said no one in this community had been displaced by CRA projects yet because most of the development was taking place on vacant land. He said there were affordable housing

clauses in CRA project contracts that were used as incentives to allow additional height for a project. Projects must provide their rent rolls and there was no way to buy it out.

Ms. Burrows said there were renters being forced out of duplexes and quads that were being sold to developers and people could not find affordable rents anywhere in the County.

- Elect Vice Chair

Mr. Edwards nominated Mr. Quailey for Vice Chair, seconded by Ms. Burrows. In a voice vote, motion passed unanimously.

VI. Public Comments

None

VII. Adjournment

There being no further business to come before the Board at this time, the meeting was adjourned at 4:06 p.m.

The next regular NPF-CRA meeting will be held **Tuesday – August 13, 2024.**

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