



CITY OF FORT LAUDERDALE

APPROVED
REGULAR MEETING MINUTES
NORTHWEST-PROGRESSO-FLAGLER HEIGHTS
REDEVELOPMENT ADVISORY BOARD
CITY OF FORT LAUDERDALE
August 13, 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	3	0
Jinny Bissainthe [until 5:10]	P	3	0
Sonya Burrows	P	3	0
Kenneth Calhoun	P	3	0
Lisa Crawford	P	2	1
Noel Edwards	A	1	2
Michael Lewin	P	2	1
Steffen Lue	P	1	2
Christopher Murphy	P	2	1
Alfredo Olvera	P	1	2
John Quailey, Vice Chair	P	3	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
- Laura Reece, Assistant City Manager
- Angela Salmon, City Manager’s office
- Anthony Fajardo, Assistant City Manager
- Ashley Doussard, Strategic Communication
- Luisa Agathon, Neighbor Support,
- Tania Bailey-Watson, CRA Senior Administrative Assistant
- Eleni Ward Jankovic, Housing and Economic
- Corey Ritchey, CRA Project Manager
- J. Opperlee, Prototype Inc. Recording Secretary

Others

- Dennis Wright
- Victor G. Harvey
- Beverly Chambers
- Greg Brewton, Greg Brweton and Associates
- Elon Metoyer Housing Trust Group
- Spencer Sorfleet, Housing Trust Group

Roosevelt Bradley, Elite Equity Development
Nicole Bradley, Elite Equity Development
Bobby Henry, Westside Gazette
Eric Haynes, Urban Pointe Developers

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

- July 9, 2024 Minutes

Motion made by Mr. Calhoun, seconded by Mr. Murphy to approve the Board's July 9, 2024 minutes. In a voice vote, motion passed unanimously.

III. Project Funding Update

Vanessa Martin,
Business Manager

Ms. Martin provided the update. She stated there had been no major changes since the last meeting. They had awarded \$42 million to date and there was \$50 million in progress reports, \$12.5 million of which had been spent. She reported Mt. Hermon was 90% complete, The Adderly was 85% complete and Robert Bethel was 80% complete.

IV. Housing of Communication Plans

Laura Reece, Assistant City
Manager Ashley Doussard, Strategic
Communication

Ms. Doussard distributed a handout to Board members and discussed the plan to alert residents to affordable housing options becoming available. A web page was set up on the CRA website for the facility taking applications. Residents in the designated CRA area would be mailed postcards regarding the opportunities. Staff would also distribute flyers, they would feature this on the City's website, and reach out through local media and civic associations. They also had an email list with tens of thousands of people listed.

Mr. Woods said he had discussed information dissemination with the City Manager's office, who offered to help. With Strategic Communications involved, they would be able to identify who received the information. Ms. Doussard stated they would try as many communication methods as possible to reach as many people as possible. Mr. Calhoun thought this was a very robust plan and would reach many, but "hyper local" people should be contacted first. Ms. Burrows stated the CRA should ask developers to provide

advanced notice of when units would be available so the community could be notified. Ms. Doussard said there would be an option for people to sign up for notifications about units. Mr. Woods said their focus was on the redevelopment area, not necessarily the community at large. Mr. Lue thanked the City for the plan.

**V. Purchase of Commercial Property located at
18 NW 1st Avenue, Fort Lauderdale, FL 33301**

Luisa Agathon,
Neighbor Support

Ms. Agathon stated the City wished to purchase the property to help alleviate slum and blight and address the overabundance of convenience stores. In the short term, they intended to convert the property to a Community Court location. She described the Community Court process. Eventually, they wished to demolish the building and redevelop. Mr. Fajardo said the City was requesting approval and \$3 million in funding from the CRA because the property was in the CRA boundary. He noted that the State law that would go into effect on October 1 made the need for a stable Community Court location more pressing.

Mr. Lewin was concerned that the Community Court would exaggerate the homeless problem in the area if people came here for services. Mr. Fajardo stated the City's homeless population was growing exponentially and they must provide services to address it. He said they were considering incorporating Community Court into the new City Hall. Mr. Lewin asked about leasing space instead of purchasing a \$3 million building, since they may incorporate Community Court into a new City Hall. Mr. Fajardo said their long-term plan to redevelop was in line with the goals of the CRA and owning the building would allow the City some control over tenants in the meantime. Mr. Lewin thought this was the first time the CRA had been asked to contribute the entire purchase price of a property without some financial input from another entity. Mr. Lue asked what the City would do with the building after the Community Court left. Ms. Reece said this would be a CRA-owned property. Future redevelopment would be done with the CRA owning the it. Mr. Calhoun wondered if this property would be a good investment for the CRA in the future. Mr. Lewin noted a luxury tower was planned on the adjacent lot. He thought the property would be a good investment for the CRA.

Chair Foderingham suggested deferring the item to get additional information for the Board. Ms. Salmon agreed to ask Colliers about the current rent roll. Mr. Fajardo stated they could ask the seller for more time. Lynn Solomon, CRA Attorney, stated the City had submitted a letter of interest and were working out the details of the purchase and sale agreement. Ms. Martin said the CRA had \$11 million left for the fiscal year. Chair Foderingham wanted to know the long-term benefits to the CRA when there were so many other needs this \$3 million could be used to address and wanted more information before making a decision. Mr. Murphy thought the CRA could get a cashback mortgage on the property if they owned the building and leased it at market rate so they would not need the full \$3 million. Mr. Lewin agreed they should know what the lease rate would be and what the long-term plan could look like.

Motion by Mr. Lewin, seconded by Mr. Lue, to defer this item until the Board received additional information on the business plan. In a roll call vote motion passed 10-0.

**VI. Funding Increase – Wright Dynasty, LLC
1217-1223 Sistrunk Boulevard,
Fort Lauderdale, FL 33311
\$1,500,000 – CRA Development Incentive Program**

Eleni Ward-Jankovic

Ms. Ward said the Northwest-Progresso-Flagler Community Redevelopment Agency (NPF CRA) had received an application of \$1,500,000 from Wright Dynasty, LLC, located at 1217-1223 Sistrunk Boulevard. The project is a six-story mixed-use building with five commercial units on the ground floor, two parking levels with a total of 58 parking spaces, and 27 residential units on the upper levels. The project had already received \$3.5 million from the CRA but construction costs had increased more than \$5.5 million.

Ms. Ward stated the site had been cleared and was ready for construction. The developer plans to make several parking spaces available to the community, as some of the surrounding buildings have no parking of their own but rely on street and surface lot parking. She said the company was committed to helping revitalize the Sistrunk corridor by redeveloping vacant lots and blighted properties and make them available for affordable housing and commercial spaces for new businesses. The increase in funding would allow the project move forward. The CRA's total contribution would be \$5 million and the developer had a loan in the amount of \$6.5 million.

Dennis Wright attended the meeting via Zoom. Mr. Murphy asked how many affordable units there would be and Mr. Wright said of the 27 units, 10% [3] would be at 80% AMI in perpetuity and the rest would be from 120% AMI to market rate. Mr. Wright said they were prepared to begin construction but the increase in costs was causing a delay. He noted there was no gap funding available for such small projects. He confirmed they were currently in the permit process and he anticipated project completion in 2027. Until funding was in place, they could not have contracts for construction. Mr. Lewin suggested expanding the project by purchasing some adjacent property and Mr. Wright said they had considered this for properties to the east and west but neither property was for sale. He noted that additional scale would also require additional parking.

Mr. Wright said the five commercial units on the ground floor would be allocated to the CRA but he planned to meet with representatives of the YMCA regarding their unsuccessful applicants who might be interested in this location. Mr. Wright said the commercial rents would be comparable with those in the historic Sistrunk community. Mr. Woods remarked on how parking was making development in the Sistrunk corridor so expensive. Mr. Murphy was concerned that costs would continue to increase and Mr. Wright would request more funds in the future.

Mr. Woods said Mr. Wright had originally suggested a public storage facility here but Mr. Woods felt this did not match what they wanted in the corridor and asked him to return to the architect with the highest and best use of the property in mind. He stated this was the type of project in which the CRA wanted to say it invested. Mr. Calhoun noted we were in a falling interest rate environment and there may be favorable lending available that could provide some relief for the project. Chair Foderingham said it was good to see a community person take on a project such as this in his own community.

Beverly Chambers applauded Mr. Wright for this excellent project.

Motion made by Mr. Lewin, seconded by Ms. Crawford, to approve the funding increase for Wright Dynasty, LLC, 1217-1223 Sistrunk Boulevard. Motion passed 7-3 with Mr. Calhoun, Mr. Murphy, and Mr. Olvera opposed.

**VII. Funding Increase – Victory Entertainment Complex
1017 Sistrunk Boulevard 7505 NW10th Terrace
Fort Lauderdale, FL 33311
\$1,000,000 – CRA Development Incentive Program**

Eleni Ward-Jankovic

Ms. Ward reported the NPF CRA has received a request for a funding increase from Northeast 6th Development, LLC, in the amount of \$1,000,000 for the construction of the Victory Entertainment Complex. The CRA Board of Commissioners had granted \$2,450,000 to this project initially, when costs were estimated to be \$4 million. Since then, the construction costs, including materials and labor have increased the total project cost to approximately \$5.9 million. With the additional funding, the CRA's total contribution would be \$3.45 million.

Ms. Ward stated the project consists of a 13,500 square foot building on three contiguous parcels, facing Sistrunk Boulevard. The complex will house a micro distillery with a tasting room, a locally established restaurant and cigar lounge, wine lounge and 1,500 square feet of meeting space for corporate and private events. The anchor tenant will be Victor Geroge Spirits, which has a successful track record in the spirits industry and is a nationally certified Minority Business Enterprise. "Old Sistrunk Distillery" will be the first Black-owned distillery that produces whiskey, rum, gin, and Victor George Vodka, a local award-winning brand owned by Victor G. Harvey.

Mr. Harvey said all project costs had increased and they had hired an engineering company to assess the market and they determined costs had increased 41%. He noted they needed to purchase a separate lot to satisfy parking requirements. They had already selected a contractor and those costs would not increase. They were already through the DRC process and he anticipated submitting the building permit application within 60 days, which meant they could begin construction in early 2025.

Motion made by Ms. Burrows, seconded by Mr. Lue, to approve the funding increase for Victory Entertainment Complex, 1017 Sistrunk Boulevard 7505 NW10th Terrace. Motion passed 8-2 with Ms. Crawford and Mr. Olvera opposed.

VIII. Purchase and Development of CRA Property on Sistrunk Blvd. NW 7th Terrace and NW 8th Avenue Bob Wojcik
Acceptance of the Ranking of the RFP Evaluation Committee and Recommendation to Negotiate a Development Agreement with the Top-Ranked Proposer: Sistrunk View, LLC for Approval by the CRA Board

Mr. Wojcik said the CRA had previously issued an RFP for this property but the CRA Board had rejected all proposals on September 22, 2022. On April 18, 2023, the CRA Board approved a motion to issue a new solicitation for the purchase and development of the property and on March 25, 2024, four proposals were received from:

- Land America Development Corporation
- Sistrunk View, LLC
- Smith and Henzy Affordable Group
- The Allen at Sistrunk c/o Urban Pointe Developers, LLC

Mr. Wojcik stated the total land area was approximately 42,828 square feet (.973 acres). The property has a land use designation of Northwest Regional Activity Center and is zoned a combination of NW RAC MUW (Northwest Regional Activity Center Mixed-Use West) and Residential Multi-Family Midrise-Medium High Density (RMM-25). The property has a fair market value of \$1,245,000. Along with their proposals, the RFP required the proposers to submit a Purchase Offer for the purchase and development of the entire CRA site and an application for CRA funding, if requesting CRA incentives for the project.

An Evaluation Committee met on May 17, 2024 to review and initially score the proposals. The three shortlisted proposals were from:

- Sistrunk View, LLC
- Smith and Henzy Affordable Group
- The Allen at Sistrunk c/o Urban Pointe Developers, LLC

Mr. Wojcik said all three shortlisted proposers will make presentations and be available to answer questions at this meeting, but Smith and Henzy were not present.

Mr. Wojcik reported the Evaluation Committee then met on June 10, 2024 to hear presentations and ask questions of the three shortlisted proposers. Afterwards, they submitted their final ranking for the shortlisted proposals based on the Evaluation Criteria stated in the RFP. A mathematical formula was used to determine the scoring for each proposal based on the weighted criteria in the RFP.

RFP WEIGHED EVALUATION CRITERIA

- The proposed project is in the best interest and furtherance of the CRA Redevelopment Plan and Vision Statement for the area, provides community benefit, economic Impact and is most responsive to the requirements of the RFP. 25%
- The Developer demonstrates the financial capacity, development experience, qualifications and ability best suited to carry out the proposal. 25%
- The conceptual project plans demonstrate sustainability, superior design, construction and features. 25%
- The proposed project does not require significant CRA financial resources, as reflected in the developer’s purchase offer made for the property and CRA incentives requested by the developer. 25%

Based on the RFP Evaluation Committee scoring, the ranking of proposers are as follows:

RANKING	PROPOSER	TOTAL POINTS
1	Sistrunk View, LLC	3.5
2	The Allen at Sistrunk LLC c/o Urban Pointe Developers, LLC	5.5
3	Smith and Henzy Affordable Group	9

Sistrunk View, LLC

Mr. Wojcik said the top ranked proposer recommended by the Evaluation Committee, Sistrunk View LLC. is a partnership of Housing Trust Group, LLC along with Elite Equity Development Inc and Greg Brewton and Associates, with Housing Trust Group taking the project lead role in the development team. Two of the three affiliates of Sistrunk View LLC are minority owned. They propose an attractive, modern design, six-story mixed-use affordable housing development called “Sistrunk View” consisting of a minimum of 75 to a maximum of 106 apartments, over 10,000 square feet of amenity space, 5,700 square feet of commercial space and structured parking screened from public view.

Mr. Wojcik reported 100% of the housing units will be affordable for persons with incomes between 30% and 80% AMI (area median Income) with 75% of the apartments one bedroom, one bath units and 25% of the apartments two bedroom, two bath units. The affordability period for all units will be fifty (50) years. The mixed income development will provide housing to families with incomes from \$20,160 to \$76,800 with rents from \$595 to \$1,728 per month. Housing Trust Group Management at Sistrunk View will provide supportive services to residents by providing a variety of educational and extracurricular activities such as credit counselling, tax preparation education, computer classes, employment assistance and other activities. CRA staff will work closely with the Developer in their marketing plan for lease up and incorporate these provisions within our development agreement.

Mr. Wojcik said in addition to providing affordable housing, the Developer will provide 5,700 square feet of commercial space fronting Sistrunk Boulevard, all of which can also be master leased to the CRA at a heavily discounted rate of \$15 per square foot. The CRA or its successor organization can then sublease the space to prospective targeted tenants at a reduced rent and provide a steady income stream to the CRA or its successor organization. To create meaningful opportunities for minority owned and women-owned contractors and suppliers, Sistrunk View's goal will be for 30% of the dollar value of contracts be awarded to minority and women-owned business enterprises. In addition, Sistrunk View's local employment goal will be that 10% to 30% of all new hires be local workers and 10% of the contracts awarded for construction be local businesses. Hiring preferences will first go to residents of the CRA and the Developer will provide monthly reports to the CRA to identify local hires and track hiring results. Economic benefits over the course of the loans is estimated to include \$5,736,000 in property taxes and over \$687,500 in permit, water, sewer connections and impact fees, and more than \$30 million in direct economic impacts from construction activities.

Mr. Wojcik informed the Board that the project included high end outdoor and in-unit amenities including a modern open floor plan, contemporary kitchens, quartz/granite counter tops, energy efficient stainless steel appliances, high efficiency HVAC and eco-friendly shower heads and faucets, vinyl plank luxury flooring, balconies/private terraces, full size washer/dryer hook-ups and other amenities. Common area amenities include a rooftop community room with catering kitchen for entertaining, state of the art fitness center with cardio equipment and free weights, resort style pool and lounge seating areas, outdoor dining and BBQ area, fully loaded clubhouse with media and game room, computer access, co-working space, large rooftop greenspace/garden with play area, full coverage security camera system, motion sensor lighting, controlled access, and professional on-site management. Sistrunk View will obtain a National Green Building Standard Certification for the project.

Mr. Wojcik stated the RFP property includes property that is north, west and south of an adjacent property owned by Bi-Ads Inc., home of the Westside Gazette Newspaper, and Sistrunk View, LLC has provided various design options in their proposal to accommodate access by its neighbor to the rear of their property through the front and rear.

Mr. Wojcik stated financing for the \$30 million project will include \$12.7 million in equity through the syndication of non-competitive 4% tax credits from the Florida Housing Finance Corporation, a \$16 million construction loan, a \$7.8 million permanent loan from Chase Bank backed by Freddie Mac, \$5 million in CRA DIP "Non-Forgivable" loan, a CRA \$1.3 million Seller's Note for the property purchase, allowing the Developer to pay the CRA back for the property, and \$2.6 million in Deferred Developer's Fee. Both the DIP loan and Seller's Note will accrue interest, with the CRA receiving \$63,000 annually in interest payments. The principal amount loaned from the CRA will be due at maturity, which means a full return on investment capital by the CRA plus \$1.5 million in interest earned on the DIP Loan and \$390,000 in interest earned to the CRA from the CRA

Seller's Note. This will be the first CRA funded project where all CRA funds will be fully repaid with interest.

Mr. Wojcik stated the developer had extensive experience in providing quality affordable housing and resident services, creating vibrant and attractive communities with transactions exceeding \$2 billion in development. With a team of over 175 employees, Housing Trust Group is a highly experienced, award-winning developer and a full-service development group that includes development, finance, accounting, legal compliance, construction management and asset management. They have completed over 50 developments in Florida alone and they have developed more than 8,000 units of multi-family housing and workforce housing in the tri-county area and throughout Florida. They are highly experienced Low Income Housing Tax Credit (LIHTC) developers, utilizing both 4% noncompetitive and 9% competitive tax credits, and have successfully developed numerous LIHTC housing developments in the NPF Community Redevelopment Area along with the surrounding communities. In the NPF CRA area, they have developed three projects: Village View, Village Place, and Mt. Hermon Housing.

Mr. Wojcik stated the Developer's timeline for the Sistrunk View Project is to commence with development approvals immediately upon award and to complete the project within 24 months of award by the CRA Board.

It is recommended the CRA Advisory Board approve a motion recommending that the CRA Board accept the ranking by the CRA Evaluation Committee, accept the proposal of Sistrunk View, LLC and negotiate a development agreement with Sistrunk View, LLC. for the "Sistrunk View" project.

Greg Brewton, Elon Metoyer, Spencer Sorfleet, Roosevelt Bradley, and Nicole Bradley provided a presentation, a copy of which is attached to these minutes for the public record.

Mr. Lewin felt this was a wonderful project and exactly what affordable housing should look like. Mr. Brewton said commercial parking would be separated from residents' parking. Ms. Burrows asked how many units would be available for each level of AMI and Mr. Sorfleet said there would be 12 units at 30% AMI, 27 units at 60% AMI, and 36 units between 70% and 80% AMI. Ms. Burrows was very concerned about how the Westside Gazette was being affected by this redevelopment. Mr. Brewton said they had reached out to the Westside Gazette but nothing had worked out. Mr. Metoyer said they were still willing to work with the Westside Gazette.

Ms. Burrows said the Board was told the CRA Board had an issue with the affordability at 7th Avenue. Mr. Woods explained the issues that had resulted in the re-issue of the RFP.

Bobby Henry, owner of the Westside Gazette said he had been unable to locate information he needed to make a decision. Mr. Woods stated he would ensure Mr. Henry had everything he needed to feel comfortable and included in the process.

Ms. Bissainthe left the meeting at 5:10 PM.

The Allen at Sistrunk LLC c/o Urban Pointe Developers, LLC

Eric Haynes provided a presentation describing the development. He stated this project better served the needs of the entire community and offered a future for the Sistrunk community to thrive, to preserve its heritage and realize its full potential. He stated this project would be an investment that was owned, in part, by the community. It would create opportunities and ensure that the benefits were shared by all.

Mr. Haynes said this was a “transformative, mixed-use development that pays homage to the Sistrunk community’s rich history, while fostering a modern and inclusive future.” It was designed to be a vibrant hub of living, dining and community engagement centered around the legacy of civil rights advocate, attorney W. George Allen. The project comprised 56 units in six stories, with over 71% of the units serving income levels up to 120% AMI. There was over 9,000 square feet of commercial space they would lease to the CRA or Invest Fort Lauderdale. There was over 11,000 square feet for amenities for health, wellness and community interactions. Part of the amenity space was separated from the residential space and had its own elevator, so it could be rented out to host community events. There were also 117 parking spaces.

Mr. Haynes stated the architecture blended modern design and elements that reflected Sistrunk’s cultural heritage, ensuring it would stand as a monument to the area’s historical significance. The project was Green certified, contributing to a reduced carbon footprint.

Mr. Haynes said their minority partners would take the skills and experience gained from the Allen and apply them independently to future projects. Mr. Haynes had secured commitments from several Broward County minority-based businesses with deep roots in Sistrunk and the partnerships were not just about meeting goals; they were about uplifting the community that had raised Mr. Haynes. He said his commitment was personal, since he was from this community.

Mr. Haynes said the proposal included a 25% equity stake for the CRA or its surviving entity, Invest Fort Lauderdale, ensuring a revenue stream that would directly benefit Sistrunk. Over the next 30 years, the development was projected to deliver over \$50 million in returns. He stated the project would create 300 temporary jobs during construction and over 90 permanent jobs, primarily in the hospitality sector. Beyond financial returns, the project would bring value to the community through affordable housing, job creation and cultural preservation.

Mr. Haynes introduced some of the project stakeholders: Dwight Stephenson, D. Stephenson Construction, general contractor; Roderick Harvey, ACT Certified Public Accountants and Consultants, financial manager; Darrin Brown, Darmac Builders; Sheryl Dickey, Dickey Consulting Services, public relations and economic empowerment.

Ms. Dickey was excited that this venue would give the Westside Gazette exposure. She said she was mentoring at Destination Sistrunk at the Midtown Commerce Center and this project would be part of that destination.

Johanthan Allen, W. George Allen's son, said his father was the first graduate of the University of Florida law school and he would be proud of this development. He said his father had established affordable housing in Fort Lauderdale over 50 years ago and this development still existed. Mr. Allen said this would be a signature project. He stated his family fully supported this project and felt it would be an investment in community, development and bringing a sense of community to the Sistrunk corridor,

Mr. Haynes believed the Evaluation Committee's ranking was wrong. He described the distribution of the units by percentage of AMI. He noted that as the building increased in value, the CRA had a 25% interest in that. Mr. Haynes said this was designed as a community space for gathering, which the community did not currently have.

Mr. Lewin thought this was a well-done presentation. Mr. Ritchey asked what Stephenson had done for the community and how small businesses had benefitted for his projects. Mr. Woods stated there were plenty of African American contractors building on the corridor. Chair Foderingham pointed out that Mr. Stephenson and Ms. Dickey had not been present when the Evaluation Committee heard this proposal and she thought it was unfair to bring them in now. Mr. Haynes said their input was meant to indicate this proposal's investment in the community.

Mr. Stephenson described his company and said they were currently building the Boynton Beach Library. In Fort Lauderdale, they had been involved with the 7th Avenue Family Health Center and Mt. Hermon's activity center. He said he always made it a point to work with Black-owned contractors. Ms. Burrows thought it was good for the Board to see the whole team before making a decision. Chair Foderingham thought having Mr. Stephenson and Ms. Dickey at the Evaluation Committee presentation might have made a difference in their recommendation. She asked about the project timing and Mr. Haynes said this type of project took 24 months.

Chair Foderingham confirmed that the Board could make a different recommendation from the Evaluation Committee and that the final decision was up to the City Commission, as the CRA Board.

Mr. Bradley [Sistrunk View] thought their project had been rated higher by the Evaluation Committee because it included more affordable units.

Mr. Henry asked when the public could provide input. Chair Foderingham said citizens could attend the CRA Board meeting when the project was presented to them.

Beverly Chambers asked about the Evaluation Committee and Chair Foderingham explained its makeup. Mr. Wojcik said the RFP was initially put out by the City's Purchasing Department. When the RFP was reissued, the City Commission specifically asked that it be issued by the CRA. Lynn Solomon, CRA Attorney, said the Board could support the Evaluation Committee recommendation or find both projects to be equally qualified. Both applicants would make presentations to the CRA Board of Commissioners.

Chair Foderingham said the Board could approve the staff recommendation, approve the Allen project or find both projects equally qualified and forward both projects to the CRA Board. Mr. Lewin thought both projects were qualified and it made sense for the CRA Board to see both.

Motion made by Mr. Lewin, seconded by Mr. Lue, to forward both projects to the CRA Board finding they both meet the requirements of the RFP and they are equally qualified. Motion passed 9-0.

IX. Funding Request – West Sistrunk Plaze, LLC
Ponderosa Plaza – 2201 Sistrunk Blvd
Property and Business Improvement Program - \$750,000
Streetscape Enhancement Program - \$50,000

Bob Wojcik

Mr. Wojcik stated the Northwest-Progresso-Flagler Heights Community Redevelopment Agency (NPF CRA) has received an application from West Sistrunk Plaze, LLC for a Property and Business Improvement Program forgivable loan in the amount of \$750,000 and a Streetscape Enhancement Program forgivable loan in the amount of \$50,000 for Ponderosa Plaza located at 2201 Sistrunk Boulevard.

The project consist of a new contemporary 4-unit, 2,080 square foot building on a 9,295 square foot site located at 2201 Sistrunk Blvd., at the northwest corner of Sistrunk Boulevard and NW 22 Avenue. The building has an attractive design with bright and welcoming spaces and a profile that gives the appearance of a two-story building. Each bay will be move-in ready for most small office and/or retail tenants and will include concrete floor, drywall with receptacles, lighting, air conditioning and a restroom. Rental rates are projected at approximately \$25/Square Foot (total rent).

Mr. Wojcik stated the construction budget is \$850,000 including \$726,420 in hard construction cost and \$123,580 in soft cost including architectural design, engineering, permitting and impact fees. The CRA funding will take the form of a forgivable loan secured by a mortgage on the property. The developer, West Sistrunk Plaze, LLC, is solely owned by its manager Alvin Lewis, who is a long-time resident and stakeholder in

the Northwest area. Mr. Lewis owns the property, which is without debt and is appraised for \$279,000, based on a fee appraisal by The Urban Group dated October 17, 2023. He has a commitment for a construction loan to cover his portion of the construction cost and also has cash reserves averaging \$50,000 and has advanced some of his own funds for predevelopment costs for architectural plans and development review. With the project located in a CRA Focus Area, the CRA can cover up to 90% of the eligible cost when using a CRA Approved General Contractor. The Property and Business Improvement Program also allows the CRA to increase the maximum funding limits under the program on a case-by-case basis. This provision was made part of the program in 2018 to give an added incentive to long-time residents, owners and stakeholders in the CRA focus area, such as Mr. Lewis, to develop their properties and participate in the redevelopment process. Mr. Lewis has received interest from potential tenants for the space, which is affordable because of its size and proposed rental rate for new commercial space which is not available in this area of Sistrunk.

Mr. Wojcik stated the development team includes Bertram Lewars, Architect, Lewars Design, LLC., and Segoma Construction, a CRA Approved General Contractor. The project is estimated to create 4-6 jobs attributed to those small businesses that lease at the new plaza. The project plans have been submitted to City of Fort Lauderdale Development Review. It is estimated that it will take approximately 3 to 4 months to complete permitting, and that construction will start in the first quarter of 2025. Mr. Wojcik acknowledged this would be a small building but a very nice building that would be operated by someone in the community.

Mr. Wojcik said the Intent of the Property and Business Improvement Program is to encourage property owners and small business owners to consider new construction or undertake substantial rehabilitation of their property. This program will help property owners in the area recruit tenants to the area by enabling lease agreements that are financially feasible by providing an aggressive public investment program that will help make entrepreneurial opportunities financially feasible.

Mr. Wojcik said staff recommended the CRA Advisory Board approve a motion recommending that CRA Board approve a Property and Business Improvement Program forgivable loan in the amount of \$750,000 and a Streetscape Enhancement Program forgivable loan in the amount of \$50,000 to West Sistrunk Plaze, LLC. for Ponderosa Plaza located at 2201 Sistrunk Blvd.

Mr. Wojcik noted that this project would be managed directly by the CRA or a CRA approved contractor. He stated Mr. Lewis would have sufficient funds to complete the project without coming back to the CRA. He stated the project had five parking spaces.

Motion made by Mr. Lewin, seconded by Ms. Crawford, to recommend that CRA Board approve a Property and Business Improvement Program forgivable loan in the amount of \$750,000 and a Streetscape Enhancement Program forgivable loan in the amount of \$50,000 to West Sistrunk Plaze, LLC. for Ponderosa Plaza located at 2201 Sistrunk Blvd. Motion passed 9-0.

**X. Disposition and Development of CRA Property at
724 NW 15 Way for Affordable Housing-
Acceptance of the Recommendation of the RFP Evaluation
Committee to Award an Agreement to Sefton and Beverly
Chambers for the Conveyance and Renovation of the Property**

Bob Wojcik

Mr. Wojcik stated on January 18, 2022, the City of Fort Lauderdale transferred surplus scattered sites in the NPF CRA area to the CRA for affordable housing and the properties were conveyed to the CRA at no cost. Florida Statutes require cities to prepare an inventory list of affordable housing sites and that they be dedicated to permanent affordable housing, and must remain affordable to families not exceeding 120% of the area median income in perpetuity via a deed restriction.

Mr. Wojcik stated the property at 724 NW 15 Way is zoned RD -15 (Residential Single Family/Duplex/Low-Medium Density District) and contains an 874-square foot deteriorated, vacant single-family home constructed in 1961 on a 5,625 square foot parcel. Proposals could include the purchase, rehabilitation and reuse of the existing structure, or demolition and construction of a new residential structure for affordable housing.

Mr. Wojcik informed the Board that on May 6, 2024, a single proposal from Sefton and Beverly Chambers was received for the conveyance and renovation of the existing structure. Their proposal is to purchase the property for \$1.00 and to completely renovate the property at their expense, estimated at approximately \$190,000. The severely deteriorated roof structure, water damaged interior and deteriorated electrical, plumbing and other systems will require the property be completed gutted and rebuilt. The property has a fair market value of \$104,063 based on an appraisal by Vance Real Estate Service as of June 1, 2023. Because of the condition of the property the appraiser assigned no value to the existing improvements and the valuation represents only the land.

Mr. Wojcik explained that Sefton Chambers works in the construction industry and is experienced in renovations of this type. Beverly Chambers is an experienced real estate professional and together the husband-and-wife team, who live in Dorsey Riverbend, have renovated and sold or managed numerous rental properties. The Chambers will fund the renovations from personal cash equity and a line of credit. The developer's timeline for the project is to commence with development approvals immediately upon award and to complete the project within eight months. An Evaluation Committee was

established and met on June 24, 2024 to review and score the proposal based on the Evaluation Criteria below as stated in the RFP.

RFP WEIGHED EVALUATION CRITERIA

- Is in the best interest of the CRA and promotes or facilitates the furtherance of the goals, objectives and policies of the NPF CRA Plan, and is most responsive to the requirements of the RFP. 33.33%
- Demonstrates quality construction, materials and features of the structure and site. 33.3%
- Demonstrates the financial capacity, development experience, qualifications and ability best suited to carry such proposal. 33.3%

Mr. Wojcik stated the Evaluation Committee scored the proposal the maximum possible points and approved a motion to award the project to Sefton and Beverly Chambers. It is recommended the CRA Advisory Board approve a motion recommending that the CRA Board accept the ranking by the CRA Evaluation Committee and award an Agreement to Sefton and Beverly Chambers for the conveyance and renovation of CRA property at 724 NW 15 Way for affordable housing.

Motion made by Ms. Crawford, seconded by Ms. Burrows, to recommend that the CRA Board accept the ranking by the CRA Evaluation Committee and award an Agreement to Sefton and Beverly Chambers for the conveyance and renovation of CRA property at 724 NW 15 Way for affordable housing. Motion passed 9-0.

XI. Communication to CRA Board of Commissioners

None

XII. Old/New Business

- Community Workshops: August 22, September 25

Chair Foderingham asked Board members to attend the workshop on August 22 at the YMCA at 6 PM.

XIII. Public Comments

None

XIV. Adjournment

There being no further business to come before the Board at this time, the meeting was adjourned at 6:23 PM.

The next regular NPF-CRA meeting will be held **Tuesday – September 10, 2024.**

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