



CITY OF FORT LAUDERDALE

**APPROVED**  
**REGULAR MEETING MINUTES**  
**NORTHWEST-PROGRESSO-FLAGLER HEIGHTS**  
**REDEVELOPMENT ADVISORY BOARD**  
**CITY OF FORT LAUDERDALE**  
**September 10, 2024 – 3:00 P.M.**

<u>Board Members</u>	<u>Attendance</u>	<u>Cumulative Attendance</u> <u>June 2024-May 2025</u>	
		<u>Present</u>	<u>Absent</u>
Rhoda Glasco Foderingham, Chair	P	4	0
Jinny Bissainthe [Arrived 3:16]	P	4	0
Sonya Burrows	P	4	0
Kenneth Calhoun	P	4	0
Lisa Crawford [arrived 3:44]	P	3	1
Noel Edwards	A	1	3
Michael Lewin	A	2	2
Steffen Lue	A	1	3
Christopher Murphy	A	2	2
Alfredo Olvera	P	2	2
John Quailey, Vice Chair	P	4	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
- Tania Bailey-Watson, CRA Senior Administrative Assistant
- Eleni Ward, Housing and Economic Development Manager
- Corey Ritchey, CRA Project Manager
- J. Oppерlee, Prototype Inc. Recording Secretary

**Others**

- Gregory Wright
- Devon Fraser

**Communication to the CRA Board of Commissioners**

None

Items were heard out of order because the Board initially did not have a quorum.

**I. Call to Order/Roll Call**

Chair Foderingham

Chair Foderingham called the meeting to order at 3:08 p.m. and roll was called. A quorum was not present.

**II. Approval of Minutes**

NPF CRA Board

- August 13, 2024 Minutes

**Motion** made by Ms. Burrows, seconded by Ms. Bissainthe to approve the Board's August 13, 2024 minutes. In a voice vote, motion passed unanimously.

**III. Project Funding Update**

Vanessa Martin,  
Business Manager

Ms. Martin provided the update. She noted that fiscal year 2025 would begin in 20 days and she would provide updates when available. There was \$29.7 million budgeted for 2025 with \$18.5 million allocated for incentives.

**IV. City Manager's Office - Purchase of  
Commercial Property located at 18 NW 1st  
Avenue, Fort Lauderdale, FL 33301**

Clarence Woods

Mr. Fajardo provided a Power Point presentation, a copy of which is attached to these minutes for the public record.

Ken Krasnow, Colliers, said the property was listed for \$3.2 million and there were other interested parties. He confirmed this would be profitable rent for the CRA. He acknowledged that this was a burgeoning area and the profitability would only improve, whether they kept renting the property after the City left or sold the property.

Mr. Fajardo explained the CRA would own the property and rent it to the City. If the CRA sunsetted before the property was redeveloped or sold, the City would own the property. Mr. Krasnow noted development would come to the area of the Brightline station. Mr. Fajardo said the transit opportunities would explode and the property would become even more marketable. Ms. Burrows asked if the City had considered having the CRA loan the City the funds for the property. Mr. Woods said they had not considered this. He reminded the Board that if the CRA sunsetted, all its assets would go to the City. Chair Foderingham asked why the CRA should purchase this building when the CRA was not addressing homelessness in its plan. Mr. Fajardo said they considered this purchase a way to address the CRA's goal of addressing slum and blight. He believed this location would provide synergy for the community court and the goals of the CRA.

Mr. Fajardo said the City did not have the money in the General Fund to purchase the property. Chair Foderingham thought there were more appropriate areas for improvement in the CRA than this one location. She said providing services was not the purpose of the CRA. Ms. Burrows said she had a bad taste in her mouth after the \$8 million the CRA gave the City for the Wave had never been returned after the project fell through. Mr. Fajardo thought this dovetailed with the goals and objectives of the plan. Mr. Calhoun noted that the CRA would recover almost 50% back if the CRA remained for five years.

**Motion** by Mr. Calhoun, seconded by Mr. Olvera, to approve the purchase as presented. In a roll call vote, motion passed 4-2 with Ms. Burrows and Chair Foderingham opposed.

**V. Request for Funding Increase – Checkmate Barber Shop, Inc. Eleni Ward  
900 Sistrunk Boulevard, Unit A, Fort Lauderdale, FL 33311**

**\$98,500.00 – CRA Property and Business Improvement  
Incentive Program**

Ms. Ward said they received an application for a funding increase from Checkmate Barbershop, Inc., a unisex barbershop located next door to the CRA offices. Checkmate's primary target market is local residents and working professionals in the downtown Fort Lauderdale area. The business is owned and operated by Gregory Wright, a licensed barber with extensive experience in his field. Mr. Wright plans to partner with local barbering schools and to provide internship and training opportunities for young people wishing to learn the barbering trade. The barbershop will provide an innovative and modern waiting area for its customers, with professional countertop workspaces, free WiFi, additional electrical outlets, USB ports and hardwire LAN connections, to provide a seamless transition to their work while they wait. As an additional community service and stream of income, Checkmate will provide a fully equipped podcast studio for its customers, the City of Fort Lauderdale and Broward County at large. The podcast studio allows customers to record high-quality audio content.

Ms. Ward stated the company was modern and forward-thinking and were diversifying their business models and income streams, ensuring stability and growth, even in uncertain economic times. The building had been renovated in 2017-2018, limited to the façade and the top-floor build-out for office space. The first floor was a vanilla shell Checkmate intended to build out. Checkmate Barbershop had previously received CRA funding assistance for this project from the PBIP program in January of 2023, in the amount of \$93,500, through the administrative approval process. That amount was to cover 42% of the then total build-out cost of \$218,500. The developer has incurred additional construction costs in the amount of \$131,213, increasing the total build-out cost to \$350,161. The total CRA funding amount under the PBIP program, including the increase, would be \$218,500, amounting to 63% of the total project cost. Ms. Ward said the first floor was divided into three sections: Unit A was the barber shop; Unit B was a

co-working space and Unit C was the bodega. The podcast studio was inside the Unit A space, behind the barbershop.

Ms. Ward said the additional funds would be for the podcast studio and a patio area and pergola.

Mr. Wright described where the outside seating would be, which he said would seat approximately 20 people. Devon Fraser said the owner and the City had already approved the outside seating. Mr. Wright said the funds would also be used for signage and to soundproof the podcast studio. Mr. Frazier explained the barber shop and podcast discounts for members of the community. Ms. Bissainthe requested an itemized estimate of the costs for the additions and Mr. Fraser explained.

**Motion** by Ms. Crawford, seconded by Ms. Burrows, to approve the funding increase as requested. In a roll call vote motion passed **7-0**.

**VI. Request for Funding Increase - Provident Market 1937, LLC** Eleni Ward  
**900 Sistrunk Boulevard, Unit C, Fort Lauderdale, FL 33311**  
**\$98,500.00 – CRA Non-Residential Façade Improvement**  
**Program**

Ms. Ward stated the Provident Market 1937, LLC is a café/specialty foods store fusion business, serving a wide variety of healthful food options and an assortment of groceries. It was located at 900 Sistrunk Boulevard, Unit C. The developer plans to network with local suppliers and farmers to procure the freshest products and ingredients for its customers. The aim of this business is to create a place where people can enjoy healthful foods, with the best service, at affordable prices. The menu would include beer and wine. The main revenue generator will be the café. Secondary revenue generators will include a specialty foods store and a food truck commissary. Ms. Ward said the space was approximately 1,900 square feet and would have 70% dedicated to the specialty foods shopping aisles/coolers, checkout area, customer dining area and café ordering station. The rest of the space will be devoted to the kitchen area, storage and office space. In addition, the developer plans to construct a patio with removable sail-shaped awnings to cover approximately 30 tables. The applicant also hopes to provide complimentary services in the future, such as meal prep purchase, food delivery, celebrity chef dinners, and cooking classes. Future plans also include hosting community events, poetry readings and other engaging cultural activities.

Ms. Ward stated Provident Market 1937, LLC had previously received CRA funding assistance for this project from the PBIP program in January of 2023, in the amount of \$98,500, through the administrative approval process. That amount was to cover 29% of the then total build-out cost of \$335,969. The developer has incurred additional construction costs of over \$182,344, increasing the total build-out cost to over \$518,313. The CRA's contribution of \$223,500 would amount to 43% of the total project cost.

Mr. Fraser said they had brought the gas line from Broward Blvd. to Sistrunk Blvd. to benefit the entire neighborhood. He confirmed for Ms. Burrows that this would be a full-service restaurant.

**Motion** by Mr. Olvera, seconded by Ms. Bissainthe, to approve the funding increase as requested. In a roll call vote motion passed **7-0**.

### **VII. Old/New Business**

Community Workshop: September 25

Chair Foderingham said the community was aware of the options: No extension, an extension to complete ongoing projects or an extension to 2039. She hoped once the new study was completed the City would have a better idea of what remained that met the definition of the statute.

Mr. Woods said the September 25 workshop would cover the same things as the first one. Chair Foderingham stated the first had been well attended and she hoped new people would attend the second. She stated they needed to get the message out that housing was coming.

Ms. Burrows asked about the workshop with the Budget Advisory Board and Ms. Reece said the City Manager had indicated this would take place in early 2025.

### **VIII. Public Comments**

None

### **IX. Adjournment**

Chair Foderingham encouraged everyone to attend the next community meeting on September 25 at 6 PM at the YMCA.

There being no further business to come before the Board at this time, the meeting was adjourned at 4:08 PM.

The next regular NPF-CRA meeting will be held **Tuesday – October 8, 2024**.

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