



CITY OF FORT LAUDERDALE

**APPROVED**  
**REGULAR MEETING MINUTES**  
**NORTHWEST-PROGRESSO-FLAGLER HEIGHTS**  
**REDEVELOPMENT ADVISORY BOARD**  
**CITY OF FORT LAUDERDALE**  
**November 12, 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	A	4	1
Jinny Bissainthe	A	4	1
Sonya Burrows	P	5	0
Kenneth Calhoun	P	5	0
Lisa Crawford [arrived 3:17]	P	4	1
Noel Edwards	P	2	3
Michael Lewin	A	2	3
Steffen Lue	A	1	4
Christopher Murphy	P	3	2
Alfredo Olvera	P	3	2
John Quailey, Vice Chair	P	5	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  
Bob Wojcik, Housing and Economic Development Manager  
Tania Bailey-Watson, CRA Senior Administrative Assistant  
Eleni Ward Jankovic, Housing and Economic Development Manager  
J. Opperee, Prototype Inc. Recording Secretary

**Others**

Larry Roberts, Robert Bethel American Legion Post #220  
Raymond Smith, Robert Bethel American Legion Post #220  
Ralph Campbell Sr., Robert Bethel American Legion Post #220

**Communication to the CRA Board of Commissioners**

None

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

Chair Foderingham

Vice Chair Quailey called the meeting to order at 3:00 p.m. and roll was called and a quorum was present.

**II. Approval of Minutes**

NPF CRA Board

- September 10, 2024 Minutes

**Motion** made by Mr. Murphy, seconded by Mr. Olvera to approve the Board's September 10, 2024 minutes. In a voice vote, motion passed unanimously.

**III. Project Funding Update**

Vanessa Martin,  
Business Manager

Mr. Woods said Ms. Martin was unavailable and they would provide the update next month.

**IV. Request for Funding Increase – American Legion  
Robert Bethel Post #220 – 1455 Sistrunk Blvd. Fort  
Lauderdale, FL 33311  
\$79,200 – CRA Property and Business Improvement  
Incentive Program**

Eleni Ward-Jankovic

Ms. Jankovic said the additional amount was now \$79,200 and would come from the Property and Business Improvement Incentive Program. The total new construction amount was approximately \$795,950, and this request would cover an additional 10%. She remarked that due to recent regulation changes in the Finance Department and Procurement, this request must come to the Board and to the Board of Commissioners.

Ms. Jankovic stated the building was 99% complete and this additional amount would cover change orders due to City requests to increase the parapet height, windows, doors, original site work, the electrical system, the HVAC system and interior roof structure.

**Motion** by Ms. Burrows, seconded by Mr. Olvera, to approve the funding increase as presented. In a voice vote, motion passed 6-0.

**V. Acceptance of the Instruments of Conveyance of a  
Triplex residential Property Located at 1200 NW 3rd  
Street (Folio ID 504204200450) from the City of Fort  
Lauderdale**

Eleni Ward-Jankovic

Ms. Jankovic said this was a triplex, located at 1200 NW 3 Street, which was 2,952 square feet and zoned RMM-25 Residential.

Mr. Woods stated these two properties were owned by the City and housed the Minority Builders program, which managed the properties for the City. There was some deferred maintenance needed, and the City wanted to convey the property to the CRA, which would then dispose of the properties by giving them to Minority Builders, who would

become responsible for the maintenance. Mr. Woods explained that Minority Builders already had a management agreement, which would continue during the transition.

**Motion** by Mr. Calhoun, seconded by Ms. Burrows, to accept the Instruments of Conveyance as requested. In a roll call vote motion passed **6-0**.

**VI. Funding Request of \$500,000 - Water and Sewer Laterals** Clarence Woods

Ms. Crawford arrived at 3:17.

Mr. Woods stated many of the new affordable housing homes being built did not have laterals to connect water and sewer. It used to be that the City would come make the connection but it had stopped doing so, leaving it to the contractors. The cost could be as much as \$61,000 and Mr. Woods reminded the Board that the contractors could not afford to cover that additional cost. This \$500,000 would be set aside for the contractors to install the laterals. Mr. Wojcik stated the properties were averaging \$285,000 to \$325,000. Administratively, they could only approve 10% of the original proposal price. Mr. Wojcik said vacant lots had been left out of the City's program to put homes on sanitary sewers several years ago. They were working with Public Works, which had some contracts with outside contractors to do the work. Mr. Woods stated this was to keep the single-family scatter lots affordable.

Mr. Woods confirmed for Mr. Calhoun that any unspent funds would come back to the CRA.

**Motion** by Mr. Murphy, seconded by Mr. Olvera, to approve the funding request. In a roll call vote motion passed **7-0**.

**VII. Old/New Business**

Ms. Burrows asked about the Community Court property purchase and Mr. Woods said the City would not use the CRA's funds to purchase the property. He thought the City would still purchase it using a different source of funding. Mr. Woods described Community Court to Board members.

**VIII. Public Comments**

None

**IX. Adjournment**

There being no further business to come before the Board at this time, the meeting was adjourned at 3:25 PM.

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

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