



CITY OF FORT LAUDERDALE

APPROVED
REGULAR MEETING MINUTES
NORTHWEST-PROGRESSO-FLAGLER HEIGHTS
REDEVELOPMENT ADVISORY BOARD
CITY OF FORT LAUDERDALE
April 11, 2023 – 3:00 P.M.

<u>Board Members</u>	<u>Attendance</u>	Cumulative Attendance	
		<u>Present</u>	<u>Absent</u>
Rhoda Glasco Foderingham, Chair	P	6	1
Dylan Lagi, Vice Chair	P	7	0
Sonya Burrows	P	7	0
Kenneth Calhoun	P	7	0
Lisa Crawford	P	6	1
Noel Edwards	P	1	0
Michael Lewin	A	4	3
Steffen Lue	P	6	1
Christopher Murphy	P	7	0
Alfredo Olvera	P	5	2
John Quailey	P	6	1

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
- Corey Ritchie, CRA Construction Manager
- Jamie Opperlee, Prototype Inc. Recording Secretary

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.

New Board member Noel Edwards introduced himself.

II. Approval of Minutes

NPF CRA Board

- February 14, 2023 Minutes

Motion made by Ms. Burrows seconded by Mr. Calhoun to approve the Board's February 14, 2023 minutes. In a voice vote, motion passed unanimously.

III. Project Funding Update

Vanessa Martin

Ms. Martin provided an update in the Board's packet.

IV. Request for Status and Information Regarding CRA Ongoing Projects

CRA Staff

Mr. Woods provided a status update, a copy of which is attached to these minutes for the public record.

Mr. Woods stated there were \$31 million worth of projects in process and he, Mr. Ritchie, and Mr. Wojcik reviewed them:

- The Robert Bethel American Legion Post 220 needed permit extensions for the work to start;
- Rhythm 2.0 should be completed in 60 days;
- V & R Enterprises commercial build-out of the Bolden property had been re-bid and the CRA needed to identify additional funding they could re-allocate;
- Junny's Restaurant was complete;
- 1551 Sistrunk for B & D Trap was approximately 65% complete;
- Thrive Progresso was 85% complete;
- Dales Wheels and Tires should provide drawings for permits this week;
- The build-out of the Optimal Pharmacy in the YMCA had begun;
- Food & Friends Catering needed to identify space for a dumpster and parking, which required extending the NW RAC zoning to include the area in the rear of the site;
- Broward Partnership for the Homeless was executing the agreement and could then be reimbursed;
- Cravemadness Jamaican Jerk Restaurant must begin construction by October or the funding would be pulled back;
- Molly MaGuire/Irish Hospitality was trying to ensure they had full funding before starting the project and the plans were fully approved. This project was also a target for recapture;
- Avenue D'Arts Comfort Suites was required to close on financing in June and begin construction one month later. If they did not, they would be a target for recapture;
- Mount Hermon Housing was trying to identify additional offsite parking for the church;
- West Village – The Adderley was under site construction;
- Omegas of Broward needed to request additional funding;

- Wright Dynasty LLC was finalizing plans and should have permits soon, and had all financing;
- GreenMills Holdings housing development had submitted a second tax credit application and Mr. Woods was meeting with them on Friday. If they did not get funding from Florida Housing, they would ask the CRA for \$640,000;
- FAT Village LLC needed to provide accurate information regarding the size of the project. They were changing the scope of the project to increase the number of non-affordable units, so it would need to come back to the Board;
- A group of four of the Scattered Site /infill Housing was completed, and a group of five would be completed in two months. Both of these developers had requested another five lots, which would require amending their agreements. Another developer was making progress and two others were moving slowly;
- AK Building Services Inc. had requested their funding;
- Provident Market 1937 LLC/Checkmate Barbershop were in the build-out process;
- The 909 Sistrunk Boulevard development agreement should be finalized any day. They had already pulled permits and should begin construction in the third quarter of 2023;
- The Aldridge and the Laramore had finalized financing and should break ground by the last quarter of the year;
- Victory Entertainment Complex was in the site plan approval process.

Mr. Woods said at the recent conference meeting, they had discussed re-bidding the project near the West Side Gazette, to include more mixed-use development. He would bring a resolution to the next CRA Board of Commissioners' meeting, requesting that each commissioner appoint a member to the evaluation committee. The bid would then be issued and responses ranked by the evaluation committee. He noted this development included residential and they would highlight mixed-use to ensure a commercial component in the solicitation.

Mr. Woods said they had also discussed extending the CRA at the conference meeting. Commissioner Herbst had requested a resolution authorizing them to seek an extension from the County. They had engaged a consultant to evaluate the request. Mr. Woods said the County would probably not continue its contribution to the TIFF but may allow the City to continue. He said the County could allow their funding to continue to a redevelopment trust fund.

Regarding the Board's joint meeting with the Board of Commissioners, Mr. Woods said July 5 was the only available date and asked Board members to provide him with discussion items by the end of this month. Mr. Lagi wanted include discussion on extension of the CRA.

Char Foderingham wanted to know the issues regarding the 2016 plan they should discuss with the Board of Commissioners. She wanted to know how much of the plan they had done and if there were issues that they needed to discuss.

Mr. Edwards asked if they could request State Sadowski Trust Fund money for residential housing components and Mr. Woods said they could. Mr. Woods informed Mr. Edwards that they had created a 501(c)(3) to carry on some of the CRA's work once it sunsetted. He discussed the difficulty in finding a good grant writer and Ms. Burows suggested a contractor instead of an employee.

Mr. Woods said they would transfer the land they purchased from the YMCA to the EDC and it would be used to build single-family homes. He stated the City's real estate consultant, Colliers, was eager to begin marketing the commercial spaces.

Mr. Murphy estimated \$5 million to \$7.5 million in funding could be taken back and wanted to consider suitable projects that could benefit from that returned funding. Mr. Woods said the property next to the YMCA would be a great project.

Chair Foderingham said Ms. DeTorres would send an email requesting the Board's suggestions for their joint meeting with the Board of Commissioners.

V. Communication to CRA Board of Commissioners

CRA Staff

None

VI. Old/New Business

None

VII. Public Comments

None

VIII. Adjournment

There being no further business to come before the Board at this time, the meeting was adjourned at 4:23 p.m.

The next regular NPF-CRA meeting will be held **Tuesday – May 9, 2023.**

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