



CITY OF FORT LAUDERDALE

**DRAFT**  
**REGULAR MEETING MINUTES**  
**NORTHWEST-PROGRESSO-FLAGLER HEIGHTS**  
**REDEVELOPMENT ADVISORY BOARD**  
**CITY OF FORT LAUDERDALE**  
**MAY 10, 2022 – 3:00 P.M.**  
**FORT LAUDERDALE, FLORIDA**

<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	P	8	1
Dylan Lagi, Vice Chair	P	8	1
Leann Barber	A	6	3
Sonya Burrows	P	9	0
Kenneth Calhoun	P	1	0
Lisa Crawford	P	9	0
John Hooper	A	7	2
Michael Lewin [arrived 3:09]	P	7	2
Steffen Lue	P	7	2
Lorraine Mizell	A	7	2
Christopher Murphy	P	7	2
Alfredo Olvera	P	6	0
John Quailey	P	7	2

**Staff**

Lizeth DeTorres, Sr. Administrative Assistant  
Clarence Woods, III, NPF CRA Manager  
Vanessa Martin, NPFCRA Business Manager  
Corey Ritchie, CRA Project Manager  
Tom Green, Senior Project Manager, Parks and Recreation  
Jamie Opperlee, Prototype Inc. Recording Secretary

**Public**

Beverly Chambers, Historic Dorsey Riverbend

**Currently there are 12 appointed members on the Board, which means eight (7) would constitute a quorum.**

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

Chair Foderingham

Chair Foderingham called the meeting to order at 3:01 p.m. and roll was called.

**II. Approval of Minutes**

NPF CRA Board

- March 8, 2022 Minutes

**Motion** by Mr. Olvera, seconded by Mr. Lue, to approve the minutes of March 8, 2022. In a voice vote, the motion passed unanimously.

**III. Project Funding Update**

Vanessa Martin

Ms. Martin reported there were no major changes to report. She would provide an update with new milestones at the next meeting.

Mr. Murphy asked about the items that said, "No response, vendor will be notified." Ms. Martin said they had received no invoices from the vendors for the completed projects. Mr. Lagi recalled this had been a walk-on item for All Aboard Florida years ago. Mr. Woods stated there were things the vendor had not yet done in order to receive the funds. The City was trying to determine if they could pull the funds back. The vendor could come to the CRA Board of Commissioners to request the conditions be waived. This was land given to All Aboard Florida/Brightline by the City that was supposed to be streetscaping and parking and Mr. Woods said they now intended to develop the land, which was against the agreement.

Mr. Lewin arrived at 3:09.

Ms. Martin stated they had approximately \$4 million, but Mr. Woods said there were enough projects in the pipeline to use all that funding.

Chair Foderingham asked the status of the single-family housing project. Mr. Woods said three of the contractors had closed on all their land, representing approximately 15 houses. The other two contractors were in different stages of the pre-development process.

**IV. Funding for Carter Park Multipurpose Building**

Tom Green

Mr. Green provided a Power Point presentation, a copy of which is attached to these minutes for the public record. He asked the Board to approve moving the Northwest Progresso CRA funds for the Senior Community Center to the City's Parks bond project for Carter Park. He stated costs would still be tracked and spent separately but the projects would be combined under one project number, making accounting and project management easier.

Enrique Sancez, Parks and Recreation Deputy Director, anticipated the park project would be completed in spring 2024. He said moving the funds would allow them to build one large community center with a gymnasium, basketball courts, a senior activity center and other functions under one roof. He said this would allow more greenspace for outdoor programming. Mr. Sanchez stated there would also be multipurpose rooms that residents could rent for community use and events.

**Motion** by Ms. Crawford, seconded by Mr. Lewin, to transfer the funds from the Northwest CRA Senior Senter project to the City's Parks Bond project for Carter Park. In a voice vote, the motion passed unanimously.

**V. Communication to CRA Board of Commissioners**

NPF CRA Staff

None

**VI. Old/New Business**

Board members discussed their recent joint workshop meeting with the City Commission.

Mr. Calhoun asked about clawing back funds from approved projects that were never started. Mr. Woods said they had notified the MARGLIP project that the funds were going to be taken back. They were in the process of reaching out to everyone on the list of "Assigned But Not Started" and of creating milestones and dates for meeting those milestones, or the funds would be pulled. He said they had always been doing this, they were just making the process more uniform now.

Mr. Lue asked if anyone was following up on projects that promised to create local jobs to ensure they actually did. Mr. Woods stated that staff person had left recently and they were seeking a new person. He said they had changed the focus to require every project to have a community benefit. Mr. Woods said they would still ask them to hire from the neighborhood, but they would now ask the projects to give back funds that the CRA would use for community benefits.

Beverly Chambers, Historical Dorsey Riverbend, wanted the CRA to claw back money when an applicant did not fulfill promises about hiring. Mr. Woods said in the past, there was no agreement to allow the CRA to claw back funds. He noted they did not have the staff to monitor compliance regarding hiring. Ms. Chambers said community members had indicated they had inquired about employment and not received any response. Chair Foderingham suggested Ms. Chambers speak with Mr. Woods to see if there a method to get the result the HOA desired, even if the HOA would do some of the legwork. Chair Foderingham said the HOA and CRA may want to touch base with the Urban League.

Mr. Murphy recalled that when he worked on CRA projects in Liberty City, there was a cover sheet for all requests that included questions about how many jobs would be created and how many would be local. Mr. Woods said he had run the Overtown CRA

and he had instituted monitoring and compliance, which included providing the CRA with payroll and employee information.

Mr. Lue wanted to set aside some funds for an Expungement Fair to help individuals living on the corridor. Chair Foderingham said the TJ Reddick Association of the Florida Bar had done this recently and this should be coordinated through the Florida Bar and perhaps the Urban League. Mr. Woods said this would be a good use of funds they received up front from developments.

Chair Foderingham announced the opening of the YMCA on May 20 from 6PM until 10 PM, along with Finally Friday. Mr. Woods said the ribbon cutting was at 8:30 AM on May 20 and the Board was invited.

#### **VII. Public Comments**

None

#### **VIII. Adjournment**

There being no further business to come before the Board at this time, the meeting was adjourned at 3:47 p.m.

The next regular NPF-CRA meeting will be held, **Tuesday – June 14, 2022.**

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