



CITY OF FORT LAUDERDALE

APPROVED MINUTES
REGULAR MEETING
CITY OF FORT LAUDERDALE
CENTRAL CITY REDEVELOPMENT ADVISORY BOARD
WEDNESDAY, AUGUST 6, 2025 – 6:00 PM
TOWER 101, 11TH FLOOR CONFERENCE ROOM
101 NE 3 AVENUE, FORT LAUDERDALE, FL 33301

Board Members	Present/Absent	Cumulative Attendance September 2024-August 2025	
		Present	Absent
Kimber White, Chair	P	10	0
Resigned Vacant			
Christopher Casey	P	4	0
Edward Catalano	P	9	1
Linda Fleischman (via Zoom)	P	8	2
Fiona Johnson*	P	3	0
Thomas Mabey	P	10	0
Thomas Manos	P	4	1
Jason Ross**	P	6	3
Nikola Stan	P	10	0
Bobby Tinoco -VC	P	9	1

* Ms. Johnson arrived at 6:09 p.m.

** Mr. Ross arrived at 6:50 p.m.

Staff:

Tania Bailey-Watson, CRA Senior Administrative Assistant
Tiffany Bain, Director of Administration & Strategic Initiatives
Chris Cooper, Acting Assistant City Manager
Donald Gauntner, FLPD Crime Prevention
Nicholas Herring, FLPD Crime Prevention
Vanessa Martin, CRA Business Manager
Cija Omengebar, CRA Planner/Liaison
D'Wayne Spence, Interim City Attorney
Rickelle Williams, City Manager
Clarence Woods, CRA Manager

Others:

Marie Fairchild, Archways
Ross Parker, Call of Africa
K. Cruitt, Recording Secretary, Prototype Inc.

Communication to the City Commission:

None.

I. Pledge of Allegiance

Board members recited the Pledge of Allegiance.

II. Call to Order & Determination of Quorum

The meeting was called to order at 6:02 p.m. Roll was called, and it was noted that a quorum was present.

Ms. Omengebar formally acknowledged receipt of a resignation letter from Vice Chair Wright; she sincerely thanked Ms. Wright for her service and contributions on behalf of the Board.

III. Nomination and Selection of Positions

A) Chairperson

Mr. White and Mr. Manos were nominated. Mr. Manos declined the nomination due to "other commitments and timing." With no further nominations, a voice vote was held; Mr. White was selected as Chairperson with one Member opposed.

B) Vice Chairperson

Mr. Tinoco accepted his nomination. With no further nominations, a voice vote was held; Mr. Tinoco was selected as Vice Chairperson with one Member opposed.

IV. Approval of Minutes – June 16, 2025 Rescheduled Regular Meeting

Ms. Omengebar noted that on page five of the Minutes, there was an inadvertent reference to \$200,000 being set aside for the "Andrews Avenue Improvement Corridor". She noted that was in error, and likely a reference to the Capital Improvement Master Plan initiative. Ms. Omengebar clarified that the Andrews Avenue Improvement Corridor project is driven by the State, without CRA funding.

Motion by Mr. Catalano, seconded by Mr. Tinoco, to amend the June 16, 2025 Rescheduled Regular Meeting Minutes with a clarifying notation to delete the reference to \$200,000 on page five as noted by Ms. Omengebar. The motion passed unanimously by a voice vote.

V. Discussion: Board Member Terms and Redevelopment Plan

Ms. Omengebar reported on the CRA-related items discussed at the June 30, 2025 City Commission Conference Meeting. Highlights included:

Board Term Length: The City Commission instructed Staff to prepare an ordinance to increase CCRAB member terms from three to six years. The matter is currently under review by the Office of the City Attorney, and is anticipated to go before the City Commission at the first meeting in September.

Redevelopment Plan Update: A request was made to the Commission to immediately begin updating the CRA Redevelopment Plan. Ms. Omengebar reminded Members that in previous discussions held in February and April 2024 on the matter, the consensus was to delay the update until key initiatives in the pipeline were realized. Chair White requested clarification, for the record, why it was preferable to wait at this time. Ms. Omengebar explained that proceeding with a Plan update before the completion of foundational initiatives, i.e., the rezoning, land use plan amendment, and capital improvement master plan would risk "misalignment and inefficiencies." Ms. Omengebar noted that the processes for these initiatives are lengthy, and can take up to two years; awaiting their completion will ensure a "well-informed, strategic and lasting update" to the Plan.

VI. Discussion: Commercial Safety Enhancement Program

City Manager Rickelle Williams and Tiffany Bain, Director of Administration & Strategic Initiatives, joined the meeting at 6:16 pm. Ms. Williams expressed appreciation for the work being done by the Board, as well as the CRA team on behalf of the City and community.

Ms. Omengebar provided an overview of the Commercial Safety Enhancement program which is intended to support public safety, business retention, corridor revitalization and help attract private investment in the commercial districts. A copy of the presentation is part of the public record; highlighted elements included:

- Funding structure will comprise of a 75% CRA contribution, and 25% applicant match for maximum awards of \$10,000 to eligible commercial and non-profit properties in designated focus areas (Sistrunk, NE 13 St, NE 4 Ave, Sunrise Blvd). Awards up to \$7,500 will be offered to qualifying properties in the broader CRA area.
- A mandatory Crime Prevention Through Environmental Design (CPTED) assessment by the Police Department will be required for all applicants.
- An explanation of proposed program guidelines was provided.

Mr. Stan expressed concern that the language at the end of Section IV/Ineligible Business Types was too broad and created a "gray zone" for potential applicants. Ms. Omengebar clarified that her office evaluates eligibility based on information provided when applications are received; ULDR guidance on the types of commercial businesses the CRA is able to support; and the redevelopment plan. Mr. Cooper further clarified that permitted and non-conforming uses would be evaluated in the context of whether a business supports the redevelopment plan. Mr. Stan recommended the paragraph be more specific to provide businesses more clarity on the path to compliance.

Ms. Johnson requested that a map of the focus areas be included in program materials for added clarity; Ms. Omengebar will add the CRA boundary map with focus areas.

Detective Donald Gauntner, FLPD Crime Prevention, provided a detailed overview of the CPTED process; he highlighted that he and his colleagues are state-certified practitioners with extensive training. Assessments would be conducted based on key principles such as lighting (measured with a light meter), landscaping (e.g., the "two-foot six-foot rule"), sight lines, and access control. His team is developing a standardized assessment form that will be shared with the CRA. He clarified that while assessments for new construction are public record, assessments for existing businesses will be considered confidential records as dictated by State statutes to protect property owners from liability.

Mr. Tinoco questioned whether the award amounts were sufficient. Detective Gauntner clarified that it would depend on existing assets within each facility. Ross Parker shared that his 14,000 sq. ft. building was installing 16 cameras for just under \$8,000. Chair White emphasized the program is a pilot intended as a "deterrent" and starting point, as opposed to a complete solution.

Ms. Omengebar fielded questions on the application process; she clarified that once the security assessment is completed by the Police, the applicant will be responsible for submitting quotes to her office. Chair White and Detective Gauntner emphasized that the program would provide help to commercial businesses as intended.

Mr. Stan suggested the CRA consider predicating awards based on the size of a facility which could range from hundreds to thousands of square feet. Mr. Woods stressed that this is a pilot program meant to 'supplement and enhance safety measures' such as lighting, security alarms, and fencing due to the limited budget; he added that could be considered in the future if more funds become available.

In response to an inquiry from Mr. Catalano, Ms. Omengebar and Mr. Woods confirmed the program is a one-time award per property address. Chair White added that this is to ensure funds are distributed to as many businesses as possible.

Ms. Omengebar reviewed CRA feedback from Mr. Woods and Ms. Janelle Adderley on questions raised at the last meeting. Following are the highlights:

- Lease Term: The minimum will be three years for existing tenants; five years for new tenants.
- Eligible Items: The proposed list will be maintained.
- Funding: The program will be structured as a three-year forgivable loan.
- Applicant Match: Businesses must have "skin in the game;" the 25% applicant match requirement will remain in place. It was noted that CRA programs are "not grant-related." Reference to the word "grant" will be removed.
- Eligible Equipment: Any equipment purchased will belong to the business owner. Ms. Omengebar will revise language to clarify that the owner is eligible for funding only once.
- Quote Requirement: The CRA advocated for two quotes, allowing the applicant to select their preferred contractor. After extensive debate, Board Members came to a consensus and recommended that the program require a minimum of one quote which must be itemized; Staff was encouraged to include language advising applicants that multiple quotes would be the best practice. Chair White noted that initiatives to educate and provide guidance would be key component to the success of both this and the residential program.

Ms. Omengebar stated she would incorporate Board feedback into the guidelines; the revised document will be presented for review and a formal recommendation at the next meeting.

VII. Project and Program Updates

Ms. Omengebar highlighted the following:

1. Mixed-Use Zoning Proposal

The proposal is under legal review. A public participation meeting is scheduled for the Holiday Park Social Center on September 2, 2025. Residents would be notified the following week by Central City regional email, as well as by mail to each property in the CRA. The Planning and Zoning (P&Z) Board meeting is scheduled for October 15, 2025. Acting Assistant City Manager Cooper provided insight on the public participation meeting, public hearings, and P&Z processes.

Interim City Attorney Spence provided guidance to ensure Sunshine Law compliance. He highlighted that while Members may attend the public meeting, they should not discuss the topic with each other to avoid "even the appearance" of a violation; if one Member speaks, no other Member may speak unless the first leaves the room. Mr. Spence also stressed that the public participation meeting is primarily educational; citizens wishing to

have their comments entered into the official public record must speak at the formal public hearings.

Mr. Cooper reiterated that the communication process will include mailings to registered civic associations and affected property owners; signage will be posted to further inform residents.

Chair White recommended that Members consider appointing a designated speaker in the event questions are asked at the meeting; Mr. Cooper explained the options available to Members.

Mr. Stan expressed concern about access to notes taken by Staff at the public participation meeting. Mr. Spence explained that public participation summaries are provided by Staff as part of the backup for the Planning and Zoning Board; he stressed that what the Board considered from a redevelopment aspect when proposing the rezoning would be different from the Planning and Zoning Board perspective as they will review the proposal in the context of the comprehensive plan for the City. Mr. Spence reiterated that the forum for members of the public that wish to be heard will include the Planning and Zoning Board and the City Commission meetings.

2. Commercial Incentive Programs

Ms. Omengebar noted that the Call of Africa renovation is underway and acknowledged the presence of Ross Parker; other applicants have expressed interest in funding.

3. Residential Paint & Landscaping

Eight projects were completed, seven were in progress, and one new application was received. Ms. Omengebar reminded the Board that the current program and associated awards would expire at the end of September 2025. The new program for the fiscal year 2026 will increase the award to \$10,000, and include more eligible items such as driveways. Ms. Omengebar clarified that she followed up with applicants with pending quotes, and offered them the list of contractors that had previously done work under the program. In response to questions, Ms. Omengebar confirmed that current applicants are required to submit three quotes; they had been informed they could reapply for the higher awards in fiscal year 2026. Members suggested an outreach via email to encourage more participation under the new program.

4. Light Pole Installation at Eight Permanently Closed End Streets

This project is pending FDOT permit approval. It was clarified that FPL will install the poles once the permit is approved.

5. NE 4 Ave Complete Street Project – Light Poles

Work had started that week; Ms. Omengebar anticipated that 11 lights would be installed by mid-October. In response to a question from Mr. Stan regarding the street ends lighting project [the previous item], Ms. Omengebar explained that Fifth Terrace had a new fixture installed on an existing wooden pole to expedite the process, rather than on a new pole.

6. Event 409 Land Use Amendment

Ms. Omengebar had been in discussion with Procurement; she addressed their questions on scope and anticipated that it would be out this month.

7. Event 410 Capital Improvement Master Plan

The Selection Committee chose one of four firms under consideration; Alta was ranked the highest. The City is currently in negotiations with Alta; the next step is to go before the City Commission.

VIII. Communication to City Commission

None

IX. New Business Suggestions

- September 3 Rescheduling (Due to the City Commission Meeting)
Ms. Omengebar proposed September 9, 2025 at 6:00 pm in the CRA office as an alternate regular meeting date. Chair White noted that he could attend via Zoom. Ms. Omengebar will follow up via email to Members to confirm their availability and finalize the date.

Discussion returned to miscellaneous projects:

- 13th Street Lane Extension. Ross Parker inquired about the status of the proposal to extend the single traffic lane on 13 Street, up 12 Avenue. He noted the current merge point is dangerous; there had been three accidents. The extension would improve safety and provide on-street parking for local businesses. Ms. Omengebar understood there was an issue with funding for a study, and committed to following up with the Transportation and Mobility department in order to provide an update.
- In response to a question from Mr. Tinoco, about the art in the circle, Ms. Omengebar reported that 32 proposals had been submitted for the art installation. The Public Art and Placemaking Board will review the submissions and present the top three to five finalists to the CCRAB for consideration. The Board agreed that presenting the top three finalists would be preferable.

X. Adjournment

There being no further business before the Board, the meeting was adjourned at 7:41 p.m.