

**REGULAR MEETING  
NORTHWEST-PROGRESSO-FLAGLER HEIGHTS REDEVELOPMENT  
ADVISORY BOARD**

**March 10, 2026 - 3:00 PM**

**Location: CRA Office – 914 Sistrunk Boulevard Suite 200**

**Fort Lauderdale, Fl. 33311**

**Conference Room – 2<sup>nd</sup> Floor**

Zoom link added for participation by Mallory Sullivan

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i.	Call to Order/Roll Call Quorum	Rhoda Glasco F. Chair
ii.	Approval of Minutes - 02.10.2026 Minutes	NPF CRA Board
iii.	Project Funding Update (Then and Now) and Strategic Focus Over the Next Two Years	Vanessa Martin CRA Acting Manager
iv.	Capital Project Update - Off-street Parking - Provident Park - CRA Office Buildout	Corey Ritchie CRA Staff
v.	Old/New Business	Rhoda Glasco F. Chair
vi.	Public Comments	Rhoda Glasco F. Chair
vii.	Adjournment	Rhoda Glasco F. Chair

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**Purpose:** To review the Plan for the NPFCRA and recommend any changes to the Plan. To make recommendations regarding the exercise of the City Commission's powers as a community redevelopment agency in order to implement the Plan and carry out and effectuate the purposes and provisions of Chapter 61-2165, Laws of Florida and Section 163.330 through 163.450, Florida Statutes in the NPFCRA. To receive input from members of the public interested in redevelopment of the NPFCRA and to report such information to the City Commission.

**Note:** If any person decides to appeal any decision made with respect to any matter considered at this public meeting or hearing, he/she will need a record of the proceedings and for such purpose he/she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

Anyone needing auxiliary services to assist in participating at the meeting should contact the City Clerk at (954) 828-5002 two days prior to the meeting.

**Note:** *Advisory Board members are required to disclose any conflict of interest that may exist with any agenda item prior to the item being discussed.*

**Note:** *Advisory Board members should disclose any discussions or site visits to any project that comes before the Advisory Board for a recommendation.*



CITY OF FORT LAUDERDALE

**Draft**  
**REGULAR MEETING MINUTES**  
**NORTHWEST-PROGRESSO-FLAGLER HEIGHTS**  
**REDEVELOPMENT ADVISORY BOARD**  
**CITY OF FORT LAUDERDALE**  
**February 10, 2025 – 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	3	2
Jinny Bissainthe	P	4	1
Carles Brown	P	1	0
Jeffrey Burns	A	2	3
Sonya Burrows	P	5	0
Kenneth Calhoun [arrived 3:12]	P	4	1
Noel Edwards	P	5	0
Marion Howard [via Zoom]	P	3	2
Matthew Kohen	A	4	1
Alfredo Olvera	P	4	1
John Quailey, Vice Chair	P	4	1
Brian Stafford	P	5	0
Mallory Sullivan	A	4	1
Donald Van Beach	P	1	0

**Currently there are 14 appointed members on the Board, which means eight (8) would constitute a quorum.**

**Staff**

Lizeth DeTorres, Sr. Administrative Assistant  
Bob Wojcik, Housing and Economic Development Manager  
Jonelle Adderley, CRA Project Coordinator  
J. Opperlee, Prototype Inc. Recording Secretary

**Others**

None

**Communication to the CRA Board of Commissioners**

None

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

Vice-Chair Qualey

The meeting was called to order at 3:00 p.m.

**II. Approval of Minutes**

NPF CRA Board

- November 19, 2025 Minutes

**Motion** made by Mr. Edwards, seconded by Ms. Bissainthe to approve the Board's November 19, 2025 minutes. In a voice vote, motion passed unanimously.

**Motion** made by Mr. Edwards, seconded by Mr. Stafford to allow Mr. Howard to attend the meeting via Zoom. In a voice vote, motion passed unanimously.

**III. Project Funding and Project Status Reporting**

**Vanessa Martin**

Ms. Martin provided a presentation on projects in progress. Board members were provided with printed copies of the report.

**IV. General Information and Discussion – Reuse of  
The United States Post Office Site Located at  
400 NW 7<sup>th</sup> Avenue, Fort Lauderdale, FL 33311**

**Bob Wojcik**

Mr. Calhoun arrived at 3:12.

Mr. Wojcik explained that the City had utilized Community Development Block Grant (CDBG) funds to acquire and develop the property located at 400 NW 7th Avenue for use as a U.S. Post Office. Because of the use of those funds, the use must comply with the requirements of the Housing and Community Development Act of 1974, which meant the properties must benefit primarily low- and moderate-income persons. The Post Office use satisfied the HUD criteria of 51% of the resident users being low and moderate income.

Mr. Wojcik stated approximately \$1.8 million in CDBG funds had been spend on the post office site. The City of Fort Lauderdale had also paid for the construction of the US Post Office at 400 NW 7th Avenue, estimated at approximately \$1.85 million. Fort Lauderdale still owned the property but the lease with the US Post Office for use of facility was with the Fort Lauderdale Community Redevelopment Agency. The use of CDBG funds under HUD regulations required that the rental income from the US Post Office be returned to the City's CDBG program as CDBG Program Income. The City had been informed that the U.S. Post Office would not be extending their lease so reuse of the post office site for an alternative use may now be possible.

Mr. Wojcik said the 131,679 square foot (3.02 acre) site was zoned Northwest Regional Activity Center Mixed Use East. The City and CRA had already been approached by various developers who would like to see the property developed for its highest and best use, which was mixed use development. Any project would need to comply with the CRA Community Redevelopment Plan and the CRA would need to issue a Request for Proposals (RFP) Notice of Intent. Transferring the property from the City to the CRA and any other reuse other than the approved use by HUD would require HUD approval and a Change of Use from HUD. Mr. Wojcik cautioned that if they sold an asset that was

acquired with CDBG funds, and they could no longer achieve the objectives of the Housing and Community Development Act, under the worst-case scenario, it may be necessary to pay back the program the fair market value of the property. Based on sales of other properties in the area, Mr. Wojcik estimated the property to be worth \$75 - \$100 per square foot, making the property worth over \$10 million. Mr. Wojcik said transferring the property to the CRA would allow them to potentially use the value of the property as a development incentive. This is because unlike the City, the CRA could sell the property at reduced cost or no cost.

### **DISCUSSION**

Staff seeks direction from the NPF CRA Redevelopment Advisory Board regarding the potential transfer of the post office site to the CRA for the purpose of seeking development proposals for the property for redevelopment.

Mr. Calhoun noted there could be no potential downside. Mr. Wojcik said once the post office was relocated, and the property is transferred to the CRA, the CRA would be responsible for any repairs, as well as ongoing maintenance. Mr. Stafford asked about potential developers and Mr. Wojcik said developers had approached people in the CRA office and/or City Hall but he had not spoken to anyone personally. Mr. Calhoun asked staff how much more funding the CRA would need to contribute to a developer in incentives for redevelopment. Mr. Wojcik said depending on the type of development, the developer may not need additional incentives. Ms. Martin said staff had not made an assessment yet; they were just looking at the possibilities. Mr. Quailey agreed there would no downside.

### **V. Property Safety Enhancement Program – Revised Guidelines Program** **Jonelle Adderley**

Ms. Adderley provided a presentation on the revisions to the Safety Enhancement Program. Ms. Adderley said there was \$250,000 available for this program for fiscal year 2026. She had already received some inquiries. She informed Mr. Van Beach that there was no mechanism for a retroactive reimbursement for work done before applying.

**Motion** made by Mr. Edwards, seconded by Ms. Bissainthe to approve the changes to the Safety Enhancement Program. In a voice vote, motion passed 10-0.

### **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 3:38 PM.

*Any written public comments made 48 hours prior to the meeting regarding items discussed during the proceedings have been attached hereto.  
Minutes by J. Opperlee, Prototype Inc.*

**NORTHWEST PROGRESSO FLAGLER HEIGHTS CRA - IN PROGRESS REPORT AS OF 3.4.2026**

VENDOR	COMMISSION DISTRICT	DATE Awarded/Pending Award	Commission Agenda Memo # / Agreement / Administrative Approval	INCENTIVE PROGRAM	TOTAL AWARD	COMMITTED, BUT NOT ENCUMBERED as of 3.4.2026	ENCUMBERED as of 3.4.2026	TOTAL DISBURSEMENT	% OF FUNDS DISBURSED	REMAINING AWARDED INCENTIVES	ESTIMATED DATE OF COMPLETION	PRIORITY	STATUS	% OF COMPLETION
Rhythm 2.0	2	8/4/2019	Agreement/CAM 22-0038	Comm. Façade Improvement & Property & Business Improvement Program	\$ 350,000		\$ 350,000	\$ (293,433)	83.8%	\$ 56,567	Jun. 2026	LOW	IN PROGRESS	50%
V & R Enterprises	3	11/5/2019 & 11/7/2023 & 1/6/2026	19-1068 & 23-0295 & 25-0574	Comm. Façade Improvement & Property & Business Improvement Program	\$ 1,225,000	\$ -	\$ 1,225,000	\$ (748,481)	61.1%	\$ 476,519	Jun. 2026	MEDIUM	IN PROGRESS	60%
Dales Wheels & Tires Direct, LLC	2	4/19/2022	22-0309	Development Incentive	\$ 727,500		\$ 727,500	\$ (45,000)	6.2%	\$ 682,500	Jun. 2026	LOW	IN PROGRESS	10%
Optimal Pharmacy	3	8/16/2022	22-0732	Property & Business Improvement Program	\$ 293,000		\$ 293,000	\$ (133,451)	45.5%	\$ 159,549	April. 2026	LOW	IN PROGRESS	50%
Food and Friends Catering, LLC	3	8/16/2022	22-0733	Development Incentive	\$ 1,125,000	\$ 1,125,000	\$ -	\$ -	0.0%	\$ 1,125,000	Jun. 2027	HIGH	NOT STARTED	0%
Cravemadness - Jamaican Jerk Res.	2	1/8/2019	19-0038	Property & Business Improvement Program	\$ 592,220		\$ 592,220	\$ (323,185)	54.6%	\$ 269,035	May. 2026	MEDIUM	IN PROGRESS	50%
Omegas Broward	3	12/15/2020 & 10/3/2023	20-0939 & 23-0294	Comm. Façade Improvement & Property & Business Improvement Program	\$ 585,000		\$ 585,000	\$ (522,375)	89.3%	\$ 62,625	Mar. 2026	LOW	IN PROGRESS	95%
Wright Dynasty LLC	3	11/17/2020/ 12/6/2022/10/1/2024	20-0849 & 22-1011 & 24-0645	Development Incentive	\$ 5,000,000	\$ 3,500,000	\$ 1,500,000	\$ -	0.0%	\$ 5,000,000	Aug. 2027	HIGH	NOT STARTED	0%
GreenMills Holding - Pantry Lofts	2	8/17/2021	21-0723	Development Incentive	\$ 640,000	\$ 640,000	\$ -	\$ -	0.0%	\$ 640,000	Nov. 2026	MEDIUM	IN PROGRESS	1%
Scattered Site Infill Housing	2 & 3	6/15/2021	21-0531	Development Incentive	\$ -		\$ -	\$ -	0.0%	\$ -	To be determined	LOW	IN PROGRESS	45%
825 Progresso Drive, LLC	2	7/5/2023	23-0266	Property & Business Improvement Program/Commercial Façade/NPF Streetscape	\$ 402,695		\$ 402,695	\$ (221,327)	55.0%	\$ 181,368	May. 2026	LOW	IN PROGRESS	50%
New Hope	3	5/2/2023	23-0267	Development Incentive	\$ 2,000,000		\$ 2,000,000	\$ -	0.0%	\$ 2,000,000	Nov. 2027	HIGH	NOT STARTED	0%
Regal Development & Tenant (LJ's Barbershop)	3	8/26/2023	Agreement	Comm. Façade Improvement & Property & Business Improvement Program	\$ 375,000	\$ 195,000	\$ 180,000	\$ (77,542)	20.7%	\$ 297,458	May. 2026	LOW	IN PROGRESS	40%
Sirrom Commercial, Inc (Art Xchange)	3	6/4/2024	24-0558	Development Incentive	\$ 6,000,000		\$ 6,000,000	\$ -	0.0%	\$ 6,000,000	June. 2027	HIGH	NOT STARTED	0%
SJC Sistrunk, LLC	2	2/18/2025	25-0162	Development Incentive	\$ 6,000,000	\$ 6,000,000	\$ -	\$ -	0.0%	\$ 6,000,000	Feb. 2027	HIGH	NOT STARTED	0%
West Sistrunk Plaza, LLC for Poderosa Plaza	3	10/1/2024	24-0818	Property & Business Improvement Program & Streetscape Improvement Program	\$ 800,000		\$ 800,000	\$ (35,590)	4.4%	\$ 764,410	Dec. 2026	LOW	IN PROGRESS	10%
Right Consulting	3	4/1/2025	25-0331	Development Incentive	\$ 1,000,000	\$ 1,000,000	\$ -	\$ -	0.0%	\$ 1,000,000	June. 2027	HIGH	NOT STARTED	0%
6 West Apartments LLC (909 Sistrunk Blvd )- Not yet determined	3	11/16/2021/12/5/2023	21-0319/23-1033	Development Incentive	\$ 4,000,000	\$ 4,000,000	\$ -	\$ -	0.0%	\$ 4,000,000	Jan. 2027	HIGH	NOT STARTED	0%
* The Alridge and The Laramore (Sistrunk Apartments LLC)	3	11/16/2021 and 1/22/2025	21-0321/25-0008	Development Incentive	\$ 9,000,000		\$ 9,000,000	\$ -	0.0%	\$ 9,000,000	Mar. 2027	MEDIUM	IN PROGRESS	2%
*Victory Entertainment Complex - NE 6th Development, LLC	3	11/16/2021	21-0320	Development Incentive	\$ 2,450,000		\$ 2,450,000	\$ -	0.0%	\$ 2,450,000	Oct. 2027	HIGH	NOT STARTED	0%
*Sistrunk View LLC	3	11/7/2024	24-0817	Development Incentive	\$ 5,000,000	\$ 5,000,000	\$ -	\$ -	0.0%	\$ 5,000,000	Jan. 2027	HIGH	NOT STARTED	0%
Homes Venture (312 NW 7th Street Inc)	2	11/18/2025	25-0945	Development Incentive	\$ 10,000,000	\$ 10,000,000	\$ -	\$ -	0.0%	\$ 10,000,000	Sept. 2028	HIGH	NOT STARTED	0%
<b>TOTAL IN PROGRESS as of 3.4.2026</b>					<b>\$ 57,565,415</b>	<b>\$ 31,460,000</b>	<b>\$ 26,105,415</b>	<b>\$ (2,400,384)</b>	<b>4%</b>	<b>\$ 55,165,031</b>				

\* \$20M - RESERVES ACCOUNT. Of which \$20M was awarded. Sistrunk View pending encumbrance



# **NORTHWEST PROGRESSO FLAGLER HEIGHTS**

**MEASURING GROWTH, PROGRESS, AND PLANNING FOR THE NEXT STEPS**



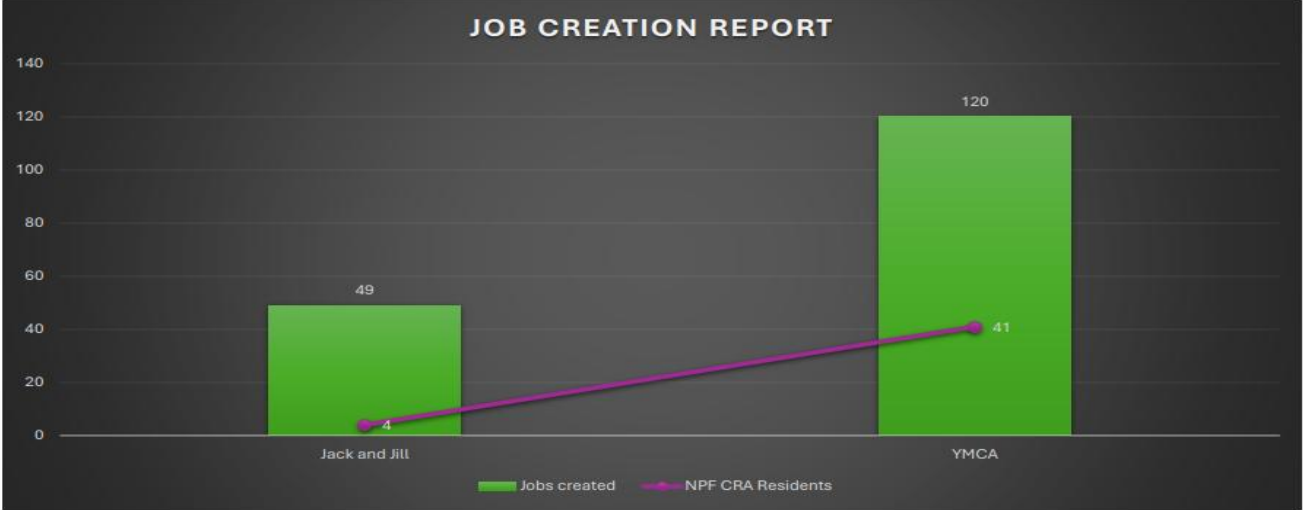


# MEASURING SUCCESS

The City of Fort Lauderdale Community Redevelopment Agency Northwest Progresso Flagler Heights (NPF) CRA will measure success through a combination of housing, parking, and economic development outcomes. Key performance indicators will include the development of mixed-use housing projects with defined affordable housing units, as well as measurable economic growth.

- Job creation
- New Businesses
- Return on investment
- Affordable Housing
- Parking solutions

# JOB CREATION REPORT FISCAL YEAR 2024 AND 2025



**Fiscal Years:** 2024 and 2025

**Reporting Period:** Oct 1, 2023 – Sept 30, 2025

**Economic Impact:** Jack and Jill Children’s Center Inc. (Specialized skill)

- Total Jobs Created/Retained (Projected): 49
- Total Jobs Created Northwest Progresso Flagler Heights (NPF) Residents (Verified): 4 or 8%
- Total CRA Contribution: \$2.5M or 44%
- Total Investment: \$5.7M

**Fiscal Years:** 2024 and 2025

**Reporting Period:** Oct 1, 2023 – Sept 30, 2025

**Economic Impact:** LA Lee YMCA/Mizell Community Center (Specialized skill)

- Total Jobs Created/Retained (Projected): 120
- Total Jobs Created Northwest Progresso Flagler Heights (NPF) Residents (Verified): 41 or 34%
- Total CRA Contribution: \$10M or 67%
- Total Investment: \$15M

The NPF CRA will be providing additional verified job creation reports in the coming months.

**BH3 DJ FLAGLER – THE FABRICK.** ➤ New Businesses = Increase in property values. Here are a few business and commercial spaces the CRA contributed to over the past few years.

**TOTAL CRA CONTRIBUTION**

**\$350,000**

**TWELVE (12) BUSINESS BAYS**



**AMERICAN LEGION**  
**(EVENT SPACE)**  
**TOTAL CRA CONTRIBUTION**  
**\$846,100**





# **B&D TRAP RESTAURANT**

**TOTAL CRA CONTRIBUTION  
\$385,000**



# MOUNT HERMON (SENIOR HOUSING)

## TOTAL CRA CONTRIBUTION \$640,000

90% OF SENIORS EARNING 60% AREA MEDIAN INCOME (AMI) AND 10% EARNING 25% AMI



# THE SIX13 (A MIXED-USE APARTMENT COMPLEX)

**TOTAL CRA CONTRIBUTION  
\$7,000,000**





**1134 LLC (SMITTY'S WINGS RESTAURANT)**

**TOTAL CRA CONTRIBUTION**

**\$450,000**





# THRIVE DEVELOPMENT GROUP

(BUSINESS COMPLEX)

## TOTAL CRA CONTRIBUTION

### \$3,990,375



# YOUNG MEN'S CHRISTIAN ASSOCIATION OF FLORIDA (YMCA)

**TOTAL CRA CONTRIBUTION  
\$10,000,000**



# MIXED USE AFFORDABLE HOUSING

Status	Projects	# of Affordable Units	Total #of Units
Not Started	8	332	842
In Progress	2	77	77
Completed	5	487	1396
TOTAL	15	896	2315

# COMPLETED MIXED USE AFFORDABLE HOUSING PROJECTS

Project	Status	#of Affordable Units
Seventh on Seven	Completed	36
Gallery at Fat Village	Completed	150
The Adderley	Completed	46
The Arcadian	Completed	151
Mount Hermon	Completed	104
Total Completed		487

# IN PROGRESS MIXED USE AFFORDABLE HOUSING PROJECTS

Project	Status	#of Affordable Units
V & R Enterprises	In Progress	5
Alridge and Laramore	In Progress	72
Total In Progress		77

# STRATEGIC FOCUS

1. Prioritize the completion of projects.
2. Align expenditures and Reevaluate unencumbered prior year awards.
3. Aggressively seek grants, partnerships, and alternative funding sources to mitigate reduced City Tax Increment Financing (TIF).



## Complete

Complete \$58M in progress and not yet started projects to deliver committed outcomes



## Align Expenditures & Reevaluate unencumbered funds

Affordable housing, job creation, parking solutions, and infrastructure improvements.

Reevaluate unencumbered prior year awards to ensure financial feasibility, readiness, and strategic alignment.



## Explore

Public/Private partnership (P3s), Community development financial institutions

# SUMMARY

The CRA will continue to prioritize the completion of both ongoing and no yet started projects, and invest in shared parking initiatives designed to enhance tax revenue and stimulate economic growth.

These strategies aim to increase revenue, foster commercial activity, and support sustainable long term economic and community development.

# **Q & A SESSION**

**VANESSA MARTIN**

**(954) 828-5911**

**ACTING CRA MANAGER**