



CITY OF FORT LAUDERDALE

APPROVED
REGULAR MEETING MINUTES
NORTHWEST-PROGRESSO-FLAGLER HEIGHTS
REDEVELOPMENT ADVISORY BOARD
CITY OF FORT LAUDERDALE
February 10, 2025 – 3:00 P.M.

<u>Board Members</u>	<u>Attendance</u>	Cumulative Attendance	
		<u>Present</u>	<u>Absent</u>
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 7th 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.*