

City of Fort Lauderdale

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Meeting Minutes

Tuesday, November 1, 2022

2:30 PM

City Hall - City Commission Chambers

OR AS SOON THEREAFTER AS POSSIBLE

100 North Andrews Avenue, Fort Lauderdale, FL 33301

COMMUNITY REDEVELOPMENT AGENCY BOARD

*FORT LAUDERDALE COMMUNITY REDEVELOPMENT AGENCY BOARD OF
COMMISSIONERS*

DEAN J. TRANTALIS - Chair

BEN SORENSEN - Vice Chair

HEATHER MORAITIS - Commissioner - District I

STEVEN GLASSMAN - Commissioner - District II

ROBERT L. McKINZIE - Commissioner - District III

GREG CHAVARRIA, Executive Director

DAVID R. SOLOMAN, Secretary

ALAIN E. BOILEAU, General Counsel

PATRICK REILLY, City Auditor

CALL TO ORDER

Chair Trantalis called the meeting to order at 4:35 p.m.

ROLL CALL

Present 4 - Vice Chair Ben Sorensen, Commissioner Steven Glassman,
Commissioner Robert L. McKinzie, and Chair Dean J. Trantalis

Not Present 1 - Commissioner Heather Moraitis

QUORUM ESTABLISHED

Also Present: Executive Director Greg Chavarria, Secretary David R. Soloman, and General Counsel Alain E. Boileau and City Auditor Patrick Reilly

MOTIONS

M-1 [22-0958](#) Motion Approving Minutes for September 22, 2022, Community Redevelopment Agency Board Meeting - (Commission Districts 2 and 3)

Vice Chair Sorensen made a motion to approve the Meeting Minutes and was seconded by Commissioner McKinzie.

APPROVED

Yea: 4 - Vice Chair Sorensen, Commissioner Glassman, Commissioner McKinzie and Chair Trantalis

Not Present: 1 - Commissioner Moraitis

RESOLUTIONS

R-1 [22-0707](#) Resolution Adopting a Modified Version of the Northwest-Progresso-Flagler Heights Community Redevelopment Agency Residential Façade & Landscaping Program for the Central City Area and Approving a Budget of \$150,000 - (Commission Districts 2 and 3)

Chair Trantalis recognized Troy Liggett, 707 NE 17th Court, and Middle River Terrace Neighborhood Association President. Mr. Liggett spoke in support of the Residential Façade & Landscaping Program for the Central City Area (Program), questioned the area applicable to the Program, and remarked on the need for the Program to apply to the Middle River Terrace neighborhood.

Chair Trantalis recognized Clarence Woods, Community Redevelopment Agency (CRA) Manager. Mr. Woods explained that the Program, approved by the CRA Advisory Board, focuses on problematic areas. In the future, the Program will target other locations in the Central City.

In response to Commissioner McKinzie's question, Mr. Woods clarified the Program area. Mr. Woods confirmed the reference to District 3 in the Commission Agenda Memo (CAM) should be removed. Commissioner McKinzie confirmed his support of the Program and expounded on his viewpoint.

In response to Commissioner Glassman's question, Mr. Woods confirmed there would be a future expansion of the Program to cover the area of Middle River Terrace. Further comment and discussion ensued.

In response to Commissioner McKinzie's request, Mr. Woods expounded on future plans to expand the Program to other areas and cited examples.

In response to Commissioner Glassman's question, Mr. Liggett confirmed that his questions regarding a tree program had been answered.

Mr. Liggett discussed concerns related to the Program's targeted area, including the need for criteria related to minimum income requirements.

In response to Chair Trantalis' questions, Mr. Woods clarified that applicants would be vetted and commented on related criteria and Program goals and intent.

Commissioner McKinzie commented on the Program experience in District 3. Further comment and discussion ensued.

Mr. Woods said that Program funding is intended to prioritize homestead properties. Further comment and discussion ensued.

Vice Chair Sorensen introduced this Resolution which was read by title only.

ADOPTED

Yea: 3 - Vice Chair Sorensen, Commissioner Glassman and Commissioner McKinzie

Nay: 1 - Chair Trantalis

Not Present: 1 - Commissioner Moraitis

R-2 [22-0898](#)

Resolution Approving a Development Incentive Program Loan in the Amount of \$1,500,000 to Related FATVillage, LLC for the Gallery at FAT Village Project Located at 600 Andrews Avenue, Authorizing the Executive Director to Execute Any and All Related Instruments, and Delegating Authority to the Executive Director to Take Certain Actions - (Commission District 2)

Chair Trantalis provided context to this Agenda item and inquired about Broward County's (County) distribution of affordable housing funding to other County municipalities. He remarked on delays and increased costs associated with the Gallery at FAT Village Project (Project) and the City's efforts to provide affordable housing.

In response to Chair Trantalis' questions, Ralph Stone, Broward County Housing Finance Authority Executive Director, explained details related to Project delays, financing, opportunities to move forward with a contribution from the City, meeting affordable housing goals in the Downtown Regional Activity Center (RAC) and gap funding from the County for affordable housing projects in the pipeline.

Chair Trantalis commented on concerns related to Project income levels served and City funding. Mr. Stone responded to those concerns and cited examples of affordable housing needs at various income levels in support of the area population. Further comment and discussion ensued.

In response to Mayor Trantalis and Vice Chair Sorensen's questions, Mr. Stone confirmed the modified site plan includes two hundred seventy-two (272) units, consisting of one hundred twenty-two (122) market-rate units, ninety-five (95) units at one hundred twenty percent (120%) of Area Median Income (AMI), and fifty-five (55) units at fifty percent (50%) of AMI.

City Attorney Boileau pointed out that this Agenda item had changed from what was submitted to the CRA and remarked on details.

In response to Vice Chair Sorensen's question regarding restarting the process, City Attorney Boileau commented on his perspective and the need to consider that option.

Chair Trantalis remarked on subsidizing a market-rate building. Mr. Stone discussed the related affordable housing needs in the County. Further comment and discussion ensued.

Chair Trantalis recognized Robert Lochrie, Esq., Lochrie and Chakas, P.A. Mr. Lochrie explained details related to other affordable housing unit projects, the increased number of affordable housing units in this Project and details associated with affordable housing needs and AMI levels. Further comment and discussion ensued. Mr. Lochrie commented on his support of this Project and contributions of all parties to move the Project forward.

In response to Vice Chair Sorensen's questions, Mr. Stone reconfirmed there would be one hundred fifty (150) affordable housing units in the Project. The subsidies from the County and the City fund those affordable housing units, and the City's requested subsidy is \$2,500,000. Vice Chair Sorensen said this is a good investment and confirmed his support.

Chair Trantalis reiterated his viewpoint, cited examples of his concerns related to funding this Project and noted the City's burden to fund costs related to municipal services. Further comment and discussion ensued.

Mr. Stone explained his perspective and discussed the area's cost burdens and affordable housing needs.

Vice Chair Sorensen reiterated his support of funding the Project and the need to keep moving forward with efforts to meet affordable housing needs.

Commissioner Glassman acknowledged Chair Trantalis' viewpoint, commented on delays related to this Project and affordable housing needs and confirmed the need to move forward with this Project.

Commissioner McKinzie commented on his viewpoint regarding previous opportunities, and the need to address affordable housing needs. He concurred with Vice Chair Sorensen and Commissioner Glassman on the need to move forward and support this Project.

Vice Chair Sorensen introduced this Resolution which was read by title only.

ADOPTED

Yea: 3 - Vice Chair Sorensen, Commissioner Glassman and Commissioner McKinzie

Nay: 1 - Chair Trantalis

Not Present: 1 - Commissioner Moraitis

R-3 [22-1037](#)

Resolution Approving an Increase in Property and Business Improvement Program Funding to Cravemadness, LLC in the Amount of \$347,219.89 for the Jamaican Jerk Shack Restaurant at 560 NW 7 Avenue, Waiving the Maximum Funding Limits of the Program, Authorizing the Executive Director to Execute Any and All Related Instruments, and Delegating Authority to the Executive Director to Take Certain Actions - (Commission District 3)

City Manager Chavarria noted the Commission District is District 2 and not District 3 as stated in the Agenda item.

In response to Chair Trantalis' question regarding the applicant being required to use the Milton Jones company for the buildout, Clarence Woods, Community Redevelopment Agency (CRA) Manager, confirmed that was initially the case. Mr. Woods said recent efforts to secure a different contractor were unsuccessful.

In response to Commissioner McKinzie's question, Mr. Woods confirmed this project was approved in 2019. Further comment and discussion ensued regarding the process and seeking competitive bids.

Commissioner Glassman remarked on the applicant's \$80,000 contribution and the landlord's \$30,000 contribution to the project. Further comment and discussion ensued regarding the increased amount of construction costs.

Commissioner Glassman confirmed the need to move forward.

Commissioner McKinzie commented on the need to address increased project costs and concurred on the need to move forward.

Commissioner Glassman introduced this Resolution which was read by title only.

ADOPTED

Yea: 4 - Vice Chair Sorensen, Commissioner Glassman, Commissioner McKinzie and Chair Trantalis

Not Present: 1 - Commissioner Moraitis

ADJOURNMENT

Chair Trantalis adjourned the meeting at 5:39 p.m.

Dean J. Trantalis
Chair

ATTEST:

David R. Soloman
Secretary