



CITY OF FORT LAUDERDALE

APPROVED
REGULAR MEETING MINUTES
NORTHWEST-PROGRESSO-FLAGLER HEIGHTS
REDEVELOPMENT ADVISORY BOARD
CITY OF FORT LAUDERDALE
May 13, 2025 – 3:00 P.M.

Board Members	Attendance	Cumulative Attendance	
		Present	Absent
Rhoda Glasco Foderingham, Chair	P	8	1
Jinny Bissainthe	P	7	2
Sonya Burrows	P	9	0
Kenneth Calhoun	P	9	0
Lisa Crawford	A	6	3
Noel Edwards	P	6	3
Marion Howard	P	2	0
Christopher Murphy	A	6	3
Alfredo Olvera	P	7	2
John Quailey, Vice Chair	P	9	0
Brian Stafford	P	4	0

Currently there are 11 appointed members on the Board, which means six (6) would constitute a quorum.

Staff

Lizeth DeTorres, Sr. Administrative Assistant
Vanessa Martin, CRA Business Manager
Bob Wojcik, Housing and Economic Development Manager
Eleni Ward Jankovic, Housing and Economic Development Manager
Jonelle Adderley, CRA Project Coordinator
Corey Ritchey, CRA Project Manager
Tania Bailey-Watson, CRA Senior Administrative Assistant
J. Opperlee, Prototype Inc. Recording Secretary

Others

Tommy Bolden
Lester Jones

Communication to the CRA Board of Commissioners

None

I. Call to Order/Roll Call

Chair Foderingham

Chair Foderingham called the meeting to order at 3:00 p.m. Roll was called and a quorum was present.

II. Approval of Minutes

NPF CRA Board

- March 11, 2025 Minutes

Motion made by Ms. Bissainthe, seconded by Mr. Calhoun to approve the Board's March 11, 2025 minutes. In a voice vote, motion passed unanimously.

III. Project Funding Update

Vanessa Martin,
Business Manager

Ms. Martin had provided the updated Projects in Progress report with changes highlighted. With the additions, there was approximately \$11 million in awarded incentives, a total of approximately \$70 million. There was still \$48 million outstanding.

Mr. Ritchey reported on construction progress at Rhythm 2.0, which was approximately 65% complete. He said the Omega House had needed to be completely demolished to address water retention issues and they may return to request additional funding. The Jerk Jamaican Shack was approximately 40% completed and they were working every day.

IV. Funding for Funding Increase – V & R Family Enterprises, Corp. – Buildout of a Mixed-Used Development at 1227 Sistrunk Boulevard, Fort Lauderdale, FL 33311

Eleni Ward
CRA Staff

- \$375,000 – CRA Property and Business Improvement Program

Ms. Ward said V & R Family Enterprises, Corp. had been funded a total of \$350,000 in 2020 from the PBIP and the façade programs and in 2023 had received a forgivable loan increase in the amount of \$400,000 for unforeseen construction costs. They were requesting an additional \$375,000, which would bring the total to \$1,125,000.

Ms. Ward stated once the demolition was complete and the building started construction, it became apparent that structural changes were necessary due to the building's age and poor condition. These change orders include the following:

- The original building walls, made of 4-inch concrete masonry blocks (CMUs), have been strengthened with metal framing to improve structural stability.
- The exterior soffit was demolished and rebuilt to align with the updated exterior walls.
- The main roof required demolition and reconstruction due to improper installation by the owner's roofer, who did not follow the approved drawings.

- The rear wall lacked reinforcing steel within the CMU structure. To correct this, the structural engineer directed the installation of vertical steel reinforcement and the complete re-grouting of the wall.
- Additionally, the structural engineer mandated the construction of an extra curb on the rear block wall to support the roof joist.
- The steel contractor needed to adjust the steel joist seat from 10 inches to 12 inches to ensure the steel joist could securely rest on the angle supports.

Ms. Ward said the CRA contribution to this project would be 75% of the total project cost of \$1,494,268.00. The applicant's contribution would be \$369,268.00, the remaining 25%.

Tommy Bolden, owner, explained the work he had paid for at the property. He remarked on how building costs had increased. Mr. Ritchey said the project had taken a long time to develop. When they opened up the building, they had identified several expensive repairs that were not anticipated. Chair Foderingham noted the age of the building and the changes in the building codes.

Regarding the roofing, Mr. Ritchey said the owner had been pressured by the City regarding the 40-year inspection and had paid a roofer to repair the roof but that roofer had not done the work to the plans. That was why the roof needed to be redone now.

Motion by Ms. Burrows, seconded by Ms. Bissainthe, to approve staff's recommendation. In a roll call vote, motion passed 9-0.

**V. Request for Funding Increase – Regal Development
Buildout of Neighborhood Unisex Barbershop
733 Sistrunk Boulevard, Fort Lauderdale, FL 33311**

- **\$195,000 – CRA Property and Business Improvement Program**

Eleni Ward
CRA Staff

Ms. Ward said in 2023, Regal Development, Inc. was awarded \$90,000.00 from the PBIP program, and \$90,000 from the Commercial Façade Improvement Program, a total of \$180,000.00, to renovate and modernize the plaza, including roof repairs, removal and replacement of fascia boards, installation of new lighting for security and crime prevention, repair of drywall, as well as improvement of drainage around the building. At that time, the total build-out cost was estimated at \$240,000.00, of which the CRA covered 75%.

Ms. Ward stated the applicant was requesting a funding increase of \$195,000.00 for the buildout of Lester Jones's Neighborhood Unisex Barbershop, which had been a cornerstone of the community and a hub for professional and economic growth. With 18 years of operation at this location, and 10 prior years at another location in Fort Lauderdale, this establishment was a historic institution that had served Fort Lauderdale's residents, fostered job creation, and provided valuable training opportunities for aspiring

barbers. Mr. Jones wished to expand the shop's facilities by adding an esthetician room, and a nail salon, which would create more jobs and support the local economy. He was training young people with internships, seminars, and trade classes in coordination with the Florida Barber Academy.

Ms. Ward informed the Board that the additional funds would be used to install a new AC unit, new electrical and plumbing, new acoustic ceilings and updated floors, as well as new windows and doors, a nail tech area and an aesthetician room. The additional funding would bring the CRA's forgivable loan contribution to \$375,000, or 86%, of the total project cost for the plaza's renovation.

Lester Jones, owner, described their outreach, educational programs and events they hosted for the community. He said since 2008, he had employed 60 people who had gone on to open their own businesses in the industry.

Motion by Ms. Burrows, seconded by Mr. Stafford, to approve staff's recommendation. In a roll call vote, motion passed 9-0.

VI. Old/New Business

CRA Update

Chair Foderingham requested Mr. Woods provide an update on the CRA extension and his meeting with the Budget Advisory Board at the next meeting.

VII. Public Comments

None

VIII. Adjournment

There being no further business to come before the Board at this time, the meeting was adjourned at 3:29 PM.

The next regular NPF-CRA meeting will be held **Tuesday – June 10, 2025**.

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.