

**DRAFT**  
**MEETING MINUTES**  
**NORTHWEST PROGRESSO – FLAGLER HEIGHTS**  
**REDEVELOPMENT ADVISORY BOARD**  
**FORT LAUDERDALE**  
**8<sup>TH</sup> FLOOR CONFERENCE ROOM, CITY HALL**  
**JULY 18, 2017 – 3:00 P.M.**

**Cumulative Attendance**  
**May 2017 - April 2018**

<b><u>Members Present</u></b>	<b><u>Attendance</u></b>	<b><u>Present</u></b>	<b><u>Absent</u></b>
Ron Centamore, Chair	P	2	1
Sonya Burrows, Vice Chair	P	3	0
Leann Barber	P	3	0
Brad Cohen (dep. 6:30)	P	2	1
Rhoda Glasco Foderingham	P	3	0
Alan Gabriel	P	3	0
John Hart	P	3	0
Mickey Hinton (4:00-6:30)	P	2	1
John Hooper (dep. 6:30)	P	2	1
Dylan Lagi	P	3	0
Steffen Lue (arr. 3:34)	P	3	0
Scott Strawbridge	P	3	0
Tina Teague	P	3	0
John Wilkes (3:19-6:30)	P	3	0

Currently there are 14 appointed members to the Board, which means 8 would constitute a quorum.

**Staff**

Jonathan Brown, Northwest CRA Manager  
Sandra Doughlin, CRA  
Glendon Hall, Housing and Community Development Manager  
Bob Wojcik, Planner II  
Deborah Martinez, Administrative Aide  
Don Morris, Beach CRA Manager  
Thomasina Turner-Diggs, Project Coordinator, CRA  
Marco Hausy, City Auditor's Office  
Corey Ritchie, Northwest CRA  
Jamie Opperlee, Recording Secretary, Prototype, Inc.

**Communications to City Commission**

None.

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

Chair Centamore called the meeting to order at 3:04 p.m. and roll was called.

Chair Centamore addressed meeting decorum, requesting that no private conversations between members occur during a public meeting, nor that notes be passed from the audience to members of the Board. He asked that members first be recognized when they wish to speak, and that each member limit his or her questions to two at a time. Guest speakers are provided with 10 minutes in which to make their presentations. Comments from the audience will be allowed during Item IX, Public Comment, near the end of the meeting.

**Motion** made by Mr. Hart, seconded by Mr. Cohen, to cancel the August meeting. In a show of hands, the **motion** passed unanimously.

## **II. Approval of Minutes from June 13, 2017 Meeting**

**Motion** made by Mr. Gabriel, seconded by Mr. Cohen, to approve.

Vice Chair Burrows further clarified the comments she had made at the June 13 meeting with regard to photographs provided for utility box wrapping. She explained that she was told by the CRA that the photographs she provided would be used for this purpose, but the pictures were removed without an explanation.

In a voice vote, the **motion** passed unanimously.

## **III. FY '17-'18 Budget Discussion**

Deborah Martinez, Administrative Aide, provided an incentive sheet to the Board members, noting that \$2.418 million remains in the CRA budget as of July 11, 2017. The total anticipated revenue for the fiscal year (FY) 2018 budget is \$10,665,071. This revenue reflects a 12.7% increase from the previous year.

Expenditures are broken down into the following categories:

- Special events: \$357,000
- Projected incentives: \$6,579,503
- Annual Wave Loop payment: \$848,869
- Police Department overtime: \$103,000

Revenues equal expenditures within the budget.

Mr. Strawbridge commented that the budget includes line items for indirect administrative costs, community development and information systems service charges, Parks and Recreation service charges, and other professional services, among others.

These charges total nearly \$3 million. He requested clarification of how these expenses compare to the actual CRA budget.

Mr. Brown replied that the document provided to the Board members is a preliminary budget document submitted by the CRA to the City. It has not yet been finalized. He noted that service delivery costs constitute a similar category to what is included in the FY 2017 budget: services provided by the City to the CRA, primarily in the form of City Staff, will be listed as service charges. These services are charged to other City Departments as well as to the CRA. The numbers on this budget will become more concrete as discussions continue by the CRA Board.

Mr. Strawbridge noted that the documentation also states service charges are budgeted into each CRA sub-fund or applied to each line item. Mr. Brown explained that the term "CRA sub-fund" refers to the three distinct areas of the City's CRA.

**Motion** made by Mr. Hart, seconded by Mr. Gabriel, to accept and approve. In a voice vote, the **motion** passed 9-2 (Mr. Cohen and Mr. Strawbridge dissenting).

#### **IV. Funding Requests**

##### **a. YMCA – Incentives, 1409 W. Sistrunk Boulevard**

Housing and Community Development Manager Glendon Hall advised that the YMCA of South Florida has operated within the Northwest Progresso-Flagler Heights area since 1968. They are requesting \$10 million in funding assistance, which would provide funding toward principal debt service and development of a \$50 million Mizell Center on Sistrunk Boulevard. The development is expected to serve as a catalyst for essential economic and community improvements along the Sistrunk Corridor.

The YMCA proposes to make a \$15 million investment in a focus area of the CRA at 1409 Sistrunk Boulevard through construction of a 65,000 sq. ft. multi-use structure that includes Broward College as an anchor tenant. It will also include 7400 sq. ft. of ground-floor subsidized retail, including business incubator space, pre- and after-school programs, a wellness center, community conference space, rooftop patio space, and a "black box" theater. The Center will also include a curated historic interest library, which will honor the legacies of community pioneers.

Mr. Wilkes arrived at 3:19 p.m.

Mr. Hall continued that tenants of the new Mizell Center will provide approximately 300 jobs, of which at least 50% are expected to go to residents of the CRA. The project's construction budget includes hard costs estimated at \$10 million, with total project costs, including soft costs, contingencies, fees, and financing, of \$50 million. The

approximate construction commencement date is October 2018, and the estimated completion date is September 2020.

CRA Staff proposes that the project be awarded \$10 million from the Development Incentive Program (DIP), to be secured by a 10-year forgivable mortgage against the property, subordinate to the first mortgage lender. Staff also recommends that the YMCA secure financing of no less than \$10 million, via loan or donations, for construction of the project, as the CRA will not fund the construction phase.

The funds will be awarded over eight years at \$1.25 million per year. Each payment will be based upon the performance of the YMCA as outlined in the CRA Board-approved development agreement. This agreement will include successful construction and operation of the building, with annual benchmarks for job creation and operational permits. Staff supports the request.

Sheryl Woods, President and CEO of the YMCA of South Florida, provided a presentation on the request, recalling that the vision of this project was first presented to the Board in 2016, when the Board approved the conceptual plan. The vision and mission of this project are intended to provide jobs and career opportunities for residents of the Northwest CRA, expand educational endeavors, promote a holistic approach to community health, drive economic development, and act as a hub for the community.

Ms. Woods continued that one goal of the new Mizell Center will be to bring the community's history alive. The YMCA has held numerous meetings to engage members of the community and hear their feedback on this concept. This led to the engagement of Broward College to bring a college campus to Sistrunk Boulevard. The street will be further activated by bringing students to the location to receive college or vocational credit.

Ms. Woods showed a rendering of the proposed community center, noting that the retail component on the ground floor will bring additional economic development to the area. The facility will also retain the preschool and accommodate a swimming pool so children living near the Center will have the opportunity to be instructed in water safety and drowning prevention, which has been requested by the surrounding community.

The facility will bring a tax benefit to the City from both its retail space and the sale of existing property. The retail space is expected to help activate the streetfront and contribute to further economic development. Another reason for the \$10 million request over the next eight years is tenant improvement: the YMCA will supply funding to build this retail space quickly and drive economic improvement. Community space will be available seven days per week.

Mr. Wilkes noted a City site on the west side of Holiday Park, which is roughly 50,000 sq. ft. in size and includes health and wellness facilities. Ms. Woods explained that while both the Holiday Park facility and the proposed Mizell Center will have a strong health and wellness presence, the Sistrunk Boulevard facility will also include retail, college, preschool, and recreational space.

Dr. Naomi Cobb, board member of the L.A. Lee YMCA facility, advised that any YMCA member may access other YMCA facilities and their amenities. Different facilities may provide very different services based upon the needs of their surrounding communities.

Mr. Lagi requested additional information on how the proposed facility fits into the CRA Master Plan. Mr. Brown replied that the City Attorney has determined the CRA can support this type of project. He reiterated that the CRA will not fund the construction phase of the project, but will provide incentives based on specific deliverables that will be outlined in a development agreement.

Mr. Lagi also asked for the estimated tax increment financing (TIF) revenue based on the sale price of the property. He pointed out that because the CRA will sunset before the eight-year time frame is complete, the TIF will not pay back the investment. Mr. Brown advised that the TIF revenue will allow the CRA to generate amenities for the Sistrunk Boulevard corridor which they would not otherwise be able to provide. The level of community benefits, including jobs, anticipated by the project have not previously been brought before the Board.

Mr. Brown further explained that the YMCA would provide its own funding, to which the CRA would add its support through incentive funding. This support would allow the CRA to provide subsidized rent for leased space and bring an educational component to the Sistrunk Corridor. He characterized these as indirect benefits.

Mr. Lagi asked if consideration had been given to consolidating the Holiday Park YMCA with the proposed Mizell Center, as the Holiday Park facility is slated for reconstruction. Dr. Cobb replied that transportation between these two facilities could involve as many as three bus changes within a limited area. Mr. Brown emphasized the importance of each community maintaining its own YMCA.

Mr. Gabriel requested additional information on the Applicant's meeting with the City Commission regarding the City-owned property. It was clarified that this meeting allowed the YMCA to lease the City-owned property. Mr. Gabriel pointed out that no developer's agreement has been drafted thus far. He also asked if the \$10 million requested of the Board would go back into the City-owned property. Mr. Brown reiterated that the CRA funds would be used toward tenant improvements, not the construction of the facility. The City Attorney has opined that there is no legal impediment to this plan.

Vice Chair Burrows advised that Assistant City Attorney Lynn Solomon has addressed the use of CRA dollars for social services, stating that this use of funds was considered “pushing the envelope.” The funds are not considered to be used toward a City-owned property, as there are no administrative, Police, or fire services on the property. Dr. Cobb asserted that the YMCA is not a social service agency, as these facilities must fit within a specific definition.

Vice Chair Burrows requested further clarification of the \$10 million request. Mr. Brown replied that the YMCA would secure a mortgage and construct the facility, after which the CRA would pay back \$10 million based upon deliverables, such as job creation and community benefits. The Board will recommend, for example, that a certain number of jobs will be created, or that certain elements of the project, such as the pool or theater, be required.

Mr. Gabriel asked how value would be assigned to these items. Manny Synalovski, architect for the Applicant, advised that the YMCA can identify the value of certain amenities that are outside the purview of a more traditional family center.

Mr. Lue observed that the projected value for retail space is listed at \$0 before the year 2020. Mark Russell, Chief Financial Officer for the YMCA, stated that the 10-year pro forma lists only revenue-generating sources, which means it would not reflect value brought by, for example Broward College. He did not know the amount that a retail tenant might spend on costs versus goods sold, so he could not estimate what a pro forma for these tenants would look like.

Mr. Strawbridge noted that the YMCA has invested a great deal in the community in the past without making previous requests for funding from the CRA. He recalled that when the CRA Plan was amended, it opened the door to the possibility of funding requests such as this one to improve the health and wellness of the community. He concluded that the CRA has funded several requests that do not provide tax revenue, such as the Wave Modern Streetcar.

Mr. Strawbridge continued that in June 2017, Broward County adopted a new Land Use Plan that affects all decisions made collectively by communities. He pointed out an aspect of this Plan which states that local governments and agencies should ensure environmental justice when considering the effects to vulnerable populations, including the economically disadvantaged, racial and ethnic minorities, the uninsured, low-income children, and other vulnerable communities.

Ms. Barber asked what would be done via the project that cannot already be accomplished, and how these improvements would be measured. She cited the example of preschool, which is an existing benefit at the Mizell Center, and creation of jobs, asking if the job creation figure will reflect total jobs or only new jobs.

Dr. Cobb replied that the current YMCA building has limited space, which does not allow the facility to expand. She emphasized the importance of securing another space that will provide adequate room to grow. Mr. Russell added that the current YMCA location employs approximately 15 individuals, while the proposed facility would provide roughly 100 total jobs throughout the building.

Dr. Rolondo Garcia, representing Broward College, described the benefits brought to the community by this institution, pointing out that Broward College confers a high percentage of degrees to African-American graduates, and that their graduates bring in the highest earnings in the state of Florida.

Ms. Foderingham requested more information about Broward College's long-term commitment to the proposed facility, noting that the College is presently cutting back on off-site locations. Dr. Garcia explained that the College will offer a number of General Education courses which are required of all students regardless of their area of study. They also plan to determine the most viable technical programs that can be offered at the site.

Mr. Hall advised that CRA funding will be annually predicated on specific benchmarks as well as the operational capacity of the building, which means whatever requirements are made part of the development agreement must continue during the entirety of the time the facility receives CRA funding.

Vice Chair Burrows stated that because the proposal mentions the number of programs offered off-site, the facility may not require a physical location on Sistrunk Boulevard. She noted that members of the community have expressed interest in using the Holiday Park YMCA facility, and suggested that it could be preferable to combine these sites, resulting in one facility for the community at large. She was also concerned that some of the services proposed for the new Mizell Center would detract from the City's Parks and Recreation services at other locations, such as Carter Park, which already offer significant programming.

Mr. Hinton arrived at 4:00 p.m.

Vice Chair Burrows also asked the YMCA representatives to identify their donor partners associated with this project. Ms. Woods replied that the YMCA has \$1 million commitments from two donors, Atlantic & Pacific and the Housing Authority Dixie Court Development, LLC, as well as the commitment from Broward College.

**Motion** made by Mr. Cohen to approve. [The **motion** died for lack of second.]

Mr. Wilkes commented that he was troubled by the legality of the request, as he felt the project circumvents the prohibition against funding a capital program. He pointed out that only eight years remain in the CRA's lifetime, and emphasized the need to focus on

slum and blight. He concluded that most attendees at a July 11, 2017 community meeting opposed the project, and that the facility would compete with the services offered by nearby parks.

**Motion** made by Mr. Wilkes, seconded by Vice Chair Burrows, to not support the request.

Mr. Brown observed that the 10 to 15 attendees at a community meeting may not be representative of the entire community, and that the City Commission made a decision to proceed because they believe in the project.

Ms. Barber stated that she would like to understand the points of view of members of the public who opposed the project. Chair Centamore advised that public comments will be heard under Item IX near the end of the meeting. He characterized the community as divided on this issue.

Mr. Hart noted that development of the CRA west of the railroad tracks on Sistrunk Boulevard is a priority, and the project presents an opportunity for this investment.

Chair Centamore asserted that he had not heard or recognized the **motion** made by Mr. Wilkes, as discussion was ongoing. He advised that the Board would entertain motions at this time.

**Motion** made by Mr. Cohen, seconded by Mr. Hart, to approve.

Vice Chair Burrows asked how a new YMCA would serve to eliminate slum and blight. Mr. Brown replied that the facility would be constructed before the rehabilitation of Holiday Park, and pointed out that the existing building at the site is blighted. Mr. Lagi stated that because the request falls under the DIP, and because of the significant amount, he felt the Board should see what the deliverables will be in advance.

Mr. Hinton emphasized the importance of the YMCA to the community, particularly its impact on young people. Chair Centamore agreed that the community could benefit from a new and improved facility and the programs it could offer. He noted, however, that due to the City Attorney's email of November 2016, the CRA should do more due diligence on this issue before committing funds.

Mr. Hart pointed out that the YMCA has operated at a deficit for many years, and has invested at least \$3 million of their own funds into the community. He did not feel the Board should discount this economic investment. He added that the Board can establish benchmarks that must be met by the Applicant each year before the CRA provides another yearly contribution of \$1.2 million.



Vice Chair Burrows agreed that the YMCA is skilled in fundraising, but did not feel their funds go directly back into the community. Mr. Hart reiterated that by operating at a loss, the YMCA invests in its neighborhoods.

In a roll call vote, the **motion** passed 10-4 (Chair Centamore, Vice Chair Burrows, Mr. Lagi, and Mr. Wilkes dissenting).

**b. MAS Café – Coffee Shop, 315 E. Sistrunk Boulevard**

Mr. Wojcik stated that this request is for \$225,000 from the Property and Business Improvement Program (PBIP). The Applicant plans to open a coffee shop. The PBIP provides for up to 75% funding, not to exceed \$225,000, which is secured by a five-year forgivable mortgage. The request represents up to 43% of construction costs for a family-owned and –operated business that expects to hire six employees. The project will feature unique architecture and will serve as a community hub that helps to activate the street. Staff recommends approval of the request.

Marcela and Santiago Bedoya, representing the Applicant, showed a PowerPoint presentation, advising that MAS Café will offer specialty coffee from Colombia. Mr. Bedoya noted that the intent is to provide a community coffee-shop environment and communal space. It is located in close proximity to both Peter Feldman Park and several residential developments that could benefit from a local café.

At a pre-Development Review Committee (DRC) meeting, the project received approval for a parking exception, which would encourage people to walk or bike to the site. Ms. Bedoya showed a rendering of the café, noting that it will be constructed using repurposed shipping containers and glass.

Ms. Foderingham requested more information on the project's construction schedule. Mr. Bedoya replied that the owners have already reached out to contractors and have a projected completion date of summer 2018. He estimated that it would take no more than three months to construct the building.

Ms. Teague asked how many staff members would be employed by the café. Mr. Bedoya replied that within the first five years, they hope to hire up to six employees. Ms. Teague recommended that Staff ensure the business hires at least 20% from within the surrounding community. Mr. Bedoya and Mr. Brown agreed to this request.

Mr. Strawbridge noted that there are competing coffee shops located within the neighborhood, and asked how this type of project would be used to alleviate slum and blight. Mr. Wojcik replied that the project would be located on land that is currently vacant, which contributes to slum and blight.

Mr. Wilkes requested clarification of the difference in costs projected by the Applicant and costs listed by Staff. Mr. Bedoya explained that the café's costs include architectural services, as well as the cost of equipment, both of which are listed at a conservative number. They hope to bring construction costs below \$350,000. Mr. Wojcik added that the café will have an extensive outdoor seating area and hopes to incorporate streetscape requirements into their funding request.

**Motion** made by Ms. Foderingham, seconded by Mr. Lue, to approve Staff recommendations for a funding assistance package for the Property and Business Improvement Program to [unintelligible] LLC in an amount not to exceed \$225,000.

Mr. Lagi advised that he would recuse himself from voting upon this Item, as he has done business with the Applicant in the past.

Mr. Wilkes asked if the CRA would fund up to 75% of the Applicant's construction costs. Mr. Wojcik replied that this is the maximum available if the Applicant uses CRA contractors; otherwise they can be reimbursed on a 60% basis. Mr. Wilkes asserted that the CRA should review the requirements of its incentive programs, as the café does not eliminate slum and blight. He pointed out that the western portion of the CRA has a much greater need for redevelopment. Mr. Wojcik advised that smaller projects such as this one are also in need of assistance.

Mr. Cohen stated that the proposed project is needed in its neighborhood, where there is also slum and blight. He emphasized the need to encourage more community-based businesses such as MAS Café.

In a roll call vote, the **motion** passed 11-2 (Ms. Barber and Mr. Wilkes dissenting). [Mr. Lagi abstained. A memorandum of voting conflict is attached to these minutes.]

### **c. Sistrunk Market, 115 W. Sistrunk Boulevard**

Mr. Wojcik advised that this request is for \$1.4 million from the CRA's Development Incentive Program (DIP), which allows the CRA to customize incentives to specific projects. This project will convert a 23,000 sq. ft. warehouse into a food hall. Total project costs are estimated at roughly \$6 million.

The project will include an indoor market with a brewery and tap room, food and craft kiosks, and event space. It would be the first food hall in Fort Lauderdale. The project is expected to create 70 jobs, of which the developer has committed to maintaining at least 50 jobs. The Applicant has also optioned a larger site to the rear of this property, which is occupied by a warehouse that may be demolished and replaced with 16 micro-housing units as Phase 2 of the overall project.

Staff recommends funding the project through a forgivable loan on a reimbursement basis. The first \$400,000 requested would be provided in the first year following completion of the project. This means the project would be up and running before the CRA provides funding. Two additional payments of \$500,000 would come in the second and third years after completion. This would help reduce any risk to the CRA.

Steven D'Apuzzo, representing the Applicant, showed a PowerPoint presentation to the Board, explaining that the request is for Phase 1 of the project, which includes market space. The principal owners of the proposed food market are local residents. He explained that food markets have become common in Europe and have recently spread to the U.S. with indoor markets in several major cities. These markets allow business owners to open in an affordable location with marketing and structure.

Mr. D'Apuzzo continued that food markets are intended to be neighborhood-driven and affordable. The proposed Sistrunk Market will include on-site coffee roasting facilities, a microbrewery, art and craft kiosks, a rooftop urban garden, and common area space, including meeting facilities and classrooms. The site's floor plan is open and includes an outdoor patio. Art kiosks will function in support of local artists by providing them with affordable space while contributing to the overall experience of the facility.

The market will include classes taught by chefs as a means to promote the building and the area. Food kiosks will be mixed with upscale arts and crafts vendors and other retail vendors. The building's footprint is roughly 20,000 sq. ft. with a 4000 sq. ft. mezzanine. It includes offices, backup artists' space, and features such as shuffleboard courts to encourage community congregation.

Mr. D'Apuzzo advised that the space was purchased at market rate, as the Applicants believe in the redevelopment of Sistrunk Boulevard. The site was chosen because it is in a walkable location, with new residences in development nearby. Due to the neighborhood's density, the Applicants feel a local market is sustainable. The Applicant has an agreement with an adjoining lot to alleviate some of the pressure on parking at the subject site. This adjoining property is under option by the Applicant.

Target customers are residents of the surrounding neighborhood, Flagler Village, Downtown businesses and residents, Wilton Manors, and Victoria Park. Key benefits include a variety of jobs at all levels, taxes, and property value increases. Phase 2 of the project includes a micro-residential tower with lofts, shared work space, and parking.

Chair Centamore advised that when the project was presented to the Progresso Village neighborhood association, most of the residents in attendance did not want the warehouse to be converted, although they liked the concept of a food market. The organization voted not to support the project, primarily because of the parking issue. There are only eight parking spaces in front of the property, which would not be

sufficient for the project's employees. He concluded that the Board should consider the quality of life in the surrounding neighborhood.

Mr. Wojcik advised that the project is subject to Site Plan Level I review, as it represents a change of use from warehouse to retail. It also requires a parking reduction, which can be administratively approved within the CRA. It was noted that there is an existing easement from the owner of the northern parcel, which the Applicant may use for parking in the area.

Mr. Strawbridge observed that for most food and beverage establishments, parking is calculated by one space per 50 sq. ft. Mr. D'Apuzzo noted that the dining area is roughly 5000 sq. ft. in size. Robert Alicia, architect for the Applicant, continued that the intent is not to provide 100% of parking for the building, due to its proximity to pedestrian areas. The number of spaces available on the northern parcel has not yet been determined.

Mr. Alicia also noted that the area is zoned Northwest Regional Activity Center (Northwest RAC) Mixed-Use East, and already includes a number of commercial properties. The first 500 sq. ft. of a project in this location are exempt from parking requirements, and the remaining parking is calculated at 60%. Mr. Strawbridge described current parking conditions in the area, concluding that the Applicants should be cautious in their parking plans.

Steven D'Apuzzo Sr., Applicant, reiterated that there is a signed contract for the parking easement on file with the City, and that the target customers for the food market live within walking or transit distance. He stated that businesses seeking to invest in the Sistrunk corridor should not be subject to possibly outdated parking standards, and asked that the Board be more flexible in its consideration of the project.

Mr. Cohen asked if the Applicant must still go before the Planning and Zoning Board regarding its parking reduction. Mr. Wojcik replied that this reduction can be approved at Staff level by the Department of Transportation and Mobility in conjunction with CRA Staff. He noted that Staff gave a favorable review of the project. The percentage of the reduction the Applicant is seeking has not yet been determined. Mr. Cohen concluded that he did not believe the Applicant would be willing to proceed with the project if they did not feel the parking issue could be managed.

Ms. Foderingham asked if the parking easement is public or private. Mr. D'Apuzzo replied that the easement grants the Applicant the right to use the parcel for parking purposes. The entire adjacent lot is approximately 40,000 sq. ft. The number of spaces the easement could provide has not been determined.

Mr. Brown stated that the Board may recommend that the Applicant provide parking above and beyond what is required by the City, in a similar manner to streetscape improvements.

Mr. D'Apuzzo Sr. noted that the project team has discussed providing shuttle service from other locations to the market. He pointed out that he is a resident of Downtown Fort Lauderdale and walked to today's meeting.

Ms. Barber commented that the market could provide a destination for the neighborhood and bring the community together through its promotion of artists' and vendors' space.

Mr. Lue noted that parking will be available at the nearby All Aboard Florida station, and the Applicant might be able to negotiate parking options in this area if the easement proves insufficient. He pointed out that a location providing fresh food is needed by the surrounding neighborhood.

Mr. Strawbridge asked what products or services in the proposed market would attract residents who live west of the railroad tracks. Mr. Lue noted that local residents would be able to access the market on foot, so parking would not be a concern to them. Chair Centamore asserted that the surrounding neighborhood should not be inundated with additional traffic and requested a solution be found for the parking issue.

Ms. Foderingham asked if the Board could recommend the project be required to go through the DRC process. Mr. Brown responded that this is not an option. Mr. Wojcik reiterated that the project is subject to Staff review.

Don Morris, Beach CRA Manager, advised that parking reductions for projects in built-out areas represent a long-term commitment. The Staff review process must be thorough for this reason.

Mr. Gabriel asked if the Applicant can be required to determine the parking reduction and then bring their funding request back to the Board. Mr. Brown replied that the project is currently ready to move into its next phase. He added that stipulations can be placed on the project's parking requirements before an agreement is taken to the City Commission/CRA Board for approval. The Board may also place conditions on the Applicant's payments.

Mr. Gabriel asserted that while he had no issue with the scenarios presented by the Applicant regarding pedestrian traffic, the Application is currently too "open-ended" for him to be comfortable. He advised that he wished to know the amount of the parking reduction before approving the funding request.

Vice Chair Burrows stated that the Board has just voted to fund a project from a nonprofit entity, which she felt could result in potential legal issues, but was unwilling to commit to the project being presented now, which was inconsistent with previous action. She pointed out that the Board did not have full information on the YMCA project. Chair Centamore reiterated that the City Attorney had addressed the issue of the YMCA's project's legality.

**Motion** made by Mr. Strawbridge to defer. [The **motion** died for lack of second.]

Mr. Wilkes noted that while the project would serve to connect the eastern and western portions of the CRA, the Board must also be cautious, as the project would not succeed if it could not provide access to the individuals it hopes to draw in as customers. He added that he has not heard mention of a time constraint on the project. He concluded that the Board could defer the Item until the parking issue has been fully addressed, or they could approve the concept with the condition that there be adequate parking.

Mr. D'Apuzzo advised that the project is presently shovel-ready and has been funded; if it is not approved at today's meeting, it would be effectively delayed for 90 days, as the Board will not meet in August. He felt it would not be problematic for the Board to stipulate "upon approval of parking," and that the project team can continue to work with the surrounding community.

Mr. Brown asked if the Board would like the Applicant to provide a certain number of parking spaces, pointing out that the City will follow its own requirements during the approval process. Mr. Strawbridge replied that the City's requirements are subject to interpretation during the review process for a parking reduction. He added that approval by the Board could also supersede the objections of the neighborhood association, which did not vote to support the project.

Mr. Lue pointed out that the Board did not discuss parking during its consideration of the YMCA project. He did not feel the Board should be concerned when the City will take parking conditions into consideration during its review process. Ms. Teague added that the Board cannot always speak for the neighborhoods surrounding the projects on which they are voting.

Mr. Wilkes asked when the City Commission would address the Item. Mr. Brown replied that the Commission can place the Item on its Agenda at the end of August, and will wish to know how the Board voted when it considers the Application.

**Motion** made by Mr. Strawbridge, seconded by Mr. Lagi, to table the Item until the parking issue is resolved to the satisfaction of the Board.

In a roll call vote, the **motion** failed 3-11 (Vice Chair Burrows, Ms. Barber, Mr. Cohen, Ms. Foderingham, Mr. Hart, Mr. Hinton, Mr. Hooper, Mr. Lue, Mr. Strawbridge, Ms. Teague, and Mr. Wilkes dissenting).

**Motion** made by Ms. Teague, seconded by Vice Chair Burrows, to approve, with the City to approve the parking. In a roll call vote, the **motion** passed 11-3 (Chair Centamore, Mr. Lagi, and Mr. Wilkes dissenting).

**d. Brody Family Investments, LLC, 816 NW 6<sup>th</sup> Avenue**

Mr. Cohen, Mr. Hinton, Mr. Hooper, and Mr. Wilkes left the meeting at 6:30 p.m.

Mr. Hall advised that the Applicant is requesting funding assistance to complete additional renovations to a 10,500 sq. ft. warehouse located west of the FEC railway. The warehouse is home to two existing businesses. The Applicant proposes to make a \$1.4 million investment in the CRA, which includes purchase of the subject property. They will expand and improve the office showrooms of both existing businesses, creating four jobs. The improvements to the remaining unoccupied 6000 sq. ft. will prepare the building for lease to new tenants.

Staff supports completion of the renovations begun by the Applicant to expand the existing businesses and recruit more tenants to this industrially zoned area, which is home to junk and metal yards and has generated issues that negatively affect the quality of life. The CRA encourages redevelopment of this area for higher and better uses and greater opportunities for residents of the Northwest CRA.

Fred Brody, Applicant, showed a PowerPoint presentation, explaining that he owns two businesses dedicated to collectible/vintage guitars and collectible European sports cars. He was drawn to the Northwest CRA by the opportunity he saw in the subject property. Thus far, the building has undergone electrical work, concrete repairs, and extensive cleanup. The site includes a large parking lot beside the building.

Mr. Brody continued that he has moved his two businesses from the city of Weston to the north side of the building. He has hired a local artist to paint the outside of the building, with a mural on one side. A prospective tenant hopes to bring a home décor business to the building and hire between seven and eight employees. The existing businesses also anticipate hiring three to four employees in the future.

The Applicant has invested \$300,000 in the area and hopes to renovate the facility so it has more of a showroom/retail environment. Planned improvements will focus on safety and hurricane preparation as well as the build-out of space for the new tenant. The request is for \$350,000 for further restoration of both the inside and outside of the building. Mr. Hall noted that the Applicant plans improvements to the façade, HVAC

system, and roof as well as interior build-out. He also plans to increase security at the building.

Mr. Brody advised that there are two jobs available for which the Applicant plans to hire locally. Ms. Teague suggested that they reach out to local schools to hire for these positions. Mr. Hall noted that the Applicant has reached out to schools as well as to the Urban League.

**Motion** made by Mr. Gabriel, seconded by Ms. Foderingham, to approve. In a roll call vote, the **motion** passed 10-0.

Mr. Lue suggested the Board be able to stipulate that businesses bringing jobs to the area hire for more than entry-level positions or provide additional training or certification that would allow an employee to earn a higher salary.

## **V. Discussion Item**

- **ESciences Environmental**

Mr. Hall referred to a recent study by the Urban Land Institute (ULI), recalling that this study recommended developing new strategies for the repurposing of industrial districts. These strategies include creating a Job Acceleration Zone (JAZ) to recruit creative industries to the area. At present, many of the Northwest CRA's industrially zoned areas have been neglected for many years, resulting in Code violations, environmental issues, and illegal activities.

The first step in repurposing industrial areas involves taking an inventory of the zoning district(s). The CRA applied for a grant from the South Florida Regional Planning Council (SFRPC) to bring in ESciences to perform a full inventory of the area. This is the first step toward designation of the area that can lead to benefits, such as sales tax refunds for construction, liability protection, and funding for cleanup.

Maria Paituvi, representing ESciences, stated that the subject area for the inventory is located between 5<sup>th</sup> Avenue and Sunrise Boulevard. It includes a total of 290 properties. One goal of the inventory is to determine which sites have environmental concerns. Developers interested in these sites would then be fully aware of the challenges they may face, and would also be eligible for certain types of funding. The CRA may determine which sites could be best targeted for redevelopment. The inventory will be linked to the Google Maps link on the City's website.

Ms. Paituvi continued that ESciences reviewed County, State, and federal lists of regulated facilities for each of the 290 properties in the subject district, and integrated Code violation data provided by the City to determine trends. Based on this data, ESciences assigned an environmental ranking for each of the sites. These rankings are



based upon the historical uses of the properties, as well as history of Code violations, contamination or suspected contamination, ground storage, and hazardous licenses.

Information is available on Google Maps about these sites, including all the data reviewed by ESciences, current and historical uses of the properties, and regulatory identification of contamination. This informs developers of work that must be done when they purchase a site.

Sheryl Dickey, representing Dickey Consulting Services, advised that the inventory will help the CRA and developers take advantage of State and federal programs that allow investors to maximize their opportunities for a given site. She explained that if a brownfield site is designated, this will assist with the expansion and redevelopment of a property, hopefully leading to a higher re-use of the site. She further clarified that not all brownfield sites are contaminated: the designation may also apply to perceived contamination.

Brownfield areas are conglomerations of several individual sites. Local governments designate these areas by Resolution. The intent is to encourage redevelopment of these areas, which will bring jobs and opportunities. Additional possibilities include public-private partnerships, workforce training, and liability protection. Ms. Dickey noted that liability protection in particular is important for the effective re-use of properties.

Nadia Locke, also representing ESciences, further reviewed some of the benefits of the brownfield program, noting that one benefit is an enhanced regulatory framework for cleanup of the sites. The State and County have specific regulations related to brownfields that can expedite review and cleanup and make this process easier. Most entities entering the brownfield program do so on a voluntary basis by investing in a site. Liability protection includes statutory protections for lenders, which means the lenders do not incur liability in the event that they take ownership of the property through default of a loan.

Financial incentives include voluntary cleanup tax credits, as well as State and federal grants that originated with the Environmental Protection Agency (EPA). Bonus refunds are available for job creation on properties designated as brownfield sites. Ms. Dickey cited local examples of these sites, noting that some are subject to ongoing soil and groundwater monitoring and restrictions. Current uses of these sites include affordable housing, restaurant uses, and expansion of nearby facilities.

Mr. Strawbridge recalled that brownfield designation first discussed by the Board approximately one year ago, but the members were not in favor of it at that time. He emphasized that some brownfield sites are not actually contaminated, but are only perceived as such. He asked if it would be possible to invoke a brownfield designation without going to each individual property owner for his or her agreement, pointing out that if a brownfield district is established, all participants may benefit in some way. He

also asked if a park, or street frontage, might be eligible for consideration as a brownfield.

Mr. Brown replied that for this particular project, Staff is considering only the industrially zoned portion of the CRA. He continued that the next step in the process is community outreach, which will involve community leaders discussing this issue with the public. In the future, the subject area would be rezoned in order to create opportunities for other development.

#### **VI. Mosaic Update**

None.

#### **VII. Communication to CRA Board**

None.

#### **VIII. Staff Update**

It was noted that Mr. Brown will be leaving the City to accept a position in Palm Beach County. Mr. Morris of the Beach CRA will work with the Northwest CRA until a new Manager for the district has been found.

#### **IX. Public Comment**

Broward County Commissioner Dale Holness observed that the intent of a CRA is to address slum and blight; however, most CRAs, particularly those located in minority communities, do not fulfill this intent. He pointed out that although the Northwest CRA has existed for 22 years, the root causes of slum and blight, including poverty, continue to be problems.

Commissioner Holness emphasized the need to create opportunities for job training, particularly for jobs other than entry-level positions, which he felt would have a significant impact on the existing dynamics of the community. He asserted that the Board should take this into consideration with every vote, and should seek to avoid gentrification, which allows poverty and unemployment in one neighborhood to relocate elsewhere.

Commissioner Holness continued that the projects approved by the Board at today's meeting were disappointing to him, as there were no requirements for job creation or ownership from within the community. He noted that slum and blight, opportunities through apprenticeship, and local ownership were not addressed by the Applications. He added that proponents of the projects were allowed to make presentations while members of the community who opposed them had no opportunity to be heard.

Commissioner Holness cited the YMCA project as an example, stating that performance measures could have been tied to this Application. He suggested that the CRA could ensure that the contractor, suppliers, attorneys, and other personnel affiliated with a project could be required to have connections to the surrounding community. He concluded that residents of communities in need are not typically represented when decisions are made to approve projects, although they are in need of real opportunities.

Jasmin Shirley, member of the public, also addressed the YMCA project, pointing out that while the organization maintains that is not a social service agency, they are known to provide certain social services. She asked if the project represents the best use of CRA funding, noting that the YMCA made no presentations to local homeowners' organizations and did not encourage feedback from residents.

Ms. Shirley stated that the existing L.A. Lee branch of the YMCA was widely supported by the surrounding community, receiving most of its funding from those residents. She added that studies dating back to the 1980s have made specific recommendations for buildings on Sistrunk Boulevard. She asserted that these studies should be followed, noting that they also refer to the exterior appearance of buildings in the area, recommending that new construction be compatible with other buildings of historical significance. The proposed YMCA building does not comply with this recommendation.

Ms. Dickey advised that the space should be an economic engine for the community, providing for job training and other business-driven development. She referred to the social responsibility of the CRA, which includes listening and responding to the community's social needs.

Dr. Nadine Hankerson, member of the public, agreed that while the Mizell Center needs a new building, it does not need the YMCA to anchor the new facility. She did not feel the organization has been a good steward to the Sistrunk community in terms of its financial support for infrastructure. She also expressed caution that the Sistrunk community may be losing touch with its legacy, including knowledge about local historical figures and land uses.

Bobby Henry, publisher of the *Westside Gazette*, expressed concern with who is or is not able to vote on applications. He pointed out that public meetings to discuss the YMCA project should have been widely advertised so the community would be better informed. He also expressed caution with the historical involvement of the YMCA with the Sistrunk community. He cited a study from CBRE, the City's real estate consultant, which states that the Mizell Center's site is not viable for commercial use, and that its highest and best use would be continued public in support of revitalization.

Marsha Ellison, President of the Fort Lauderdale chapter of the National Association for the Advancement of Colored People (NAACP), recalled that after the CBRE study,

funds were set aside to maintain the Mizell Center as it was meant to be. She asserted that the majority of the community was not notified of any public discussions of the YMCA project; when individuals became aware of the proposed project, many of them signed petitions in opposition to it. She concluded that discussion of the project at a recent City Commission meeting included misinformation, and that being involved in the discussion only after the fact was hurtful to many members of the community.

Chair Centamore commented that when the YMCA project was first presented to the Board at their November 2016 meeting, several individuals spoke in favor of the project; however, he did not know how many of those individuals were members of the community.

There being no further business to come before the Board at this time, the meeting was adjourned at 7:56 p.m.

Any written public comments made 48 hours prior to the meeting regarding items discussed during the proceedings have been attached hereto.

[Minutes prepared by K. McGuire, Prototype, Inc.]