

# City of Fort Lauderdale

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## Meeting Minutes

Tuesday, August 16, 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, Interim City Auditor*

## CALL TO ORDER

Chair Trantalis called the meeting to order at 4:40 p.m.

## ROLL CALL

**Present** 5 - Commissioner Heather Moraitis, Commissioner Steven Glassman, Commissioner Robert L. McKinzie, Vice Chair Ben Sorensen, and Chair Dean J. Trantalis

## QUORUM ESTABLISHED

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

## MOTIONS

**M-1**     [22-0714](#)     Motion Approving Minutes for July 5, 2022, Community Redevelopment Agency Board Meeting - (Commission Districts 2 and 3)

Commissioner Glassman made a motion to approve the Meeting Minutes and was seconded by Commissioner Moraitis.

### APPROVED

**Yea:** 5 - Commissioner Moraitis, Commissioner Glassman, Commissioner McKinzie, Vice Chair Sorensen and Chair Trantalis

## RESOLUTIONS

**R-1**     [22-0696](#)     Resolution Approving Final Community Redevelopment Agency (CRA) Operating Budget and Community Investment Plan Allocations for Fiscal Year 2023 - (Commission Districts 2 and 3)

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

### ADOPTED

**Yea:** 5 - Commissioner Moraitis, Commissioner Glassman, Commissioner McKinzie, Vice Chair Sorensen and Chair Trantalis

**R-2**     [22-0732](#)     Resolution Waiving the Maximum Funding Amount under the Property and Business Improvement Program, Approving a Property and Business Improvement Program Forgivable Loan in the Amount of \$293,000 to Optimal Health Pharmacy, LLC located in the L.A. Lee

YMCA Mizell Community Center at 1409 Sistrunk Boulevard, 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)

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

**ADOPTED**

**Yea:** 5 - Commissioner Moraitis, Commissioner Glassman, Commissioner McKinzie, Vice Chair Sorensen and Chair Trantalis

**R-3**      [22-0733](#)

Resolution Waiving the Minimum Project Cost Requirements and Minimum Developer's Contribution Requirements under the Development Incentive Program (DIP), Awarding a DIP Forgivable Loan in the Amount \$1,125,000 to Food Friends Catering, LLC for the Food Friends Southern Comfort Kitchen and Bar located at 1310-1312 Sistrunk Boulevard, 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)

In response to Chair Trantalis' question regarding the contribution from the applicant, Executive Director Greg Chavarria advised that the total build-out is \$1,300,000 and the business owner is contributing fourteen percent (14%).

Clarence Woods, CRA Manager, confirmed the business owner's contribution and the building owner has contributed monies towards the project as well. Mr. Woods noted the business owner's previous experience is with catering, and this will be their first venture at a static location.

In response to Chair Trantalis' question, Mr. Woods responded that the space is about three thousand (3,000) square feet. Mr. Woods noted that there will also be outside seating.

In response to Chair Trantalis' question regarding staff's comfort level that this is a good investment for the city, Mr. Woods responded that the property is an adaptive reuse of an existing building and one of the objectives of the CRA is to try and maintain existing building stock and not demolish and rebuild.

In response to Chair Trantalis' question, Mr. Woods responded that the building owner contributed about \$200,000 dollars. Further comment and discussion ensued.

In response to Commissioner Glassman's question regarding the Northwest-Progresso-Flagler Heights Redevelopment (NWPFH) Board vote on the item, Mr. Woods noted the Board's discussion of the business owner not operating a similar business in the past.

In response to Commissioner Moraitis' question, the program requires a ten percent (10%) match due to the building being in the priority corridor. Further comment and discussion ensued regarding the business successes along the Sistrunk corridor.

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

**ADOPTED**

**Yea:** 5 - Commissioner Moraitis, Commissioner Glassman, Commissioner McKinzie, Vice Chair Sorensen and Chair Trantalis

**R-4**      [22-0738](#)

Resolution Approving a Development Incentive Program Award of \$5,000,000 to Sistrunk View, LLC, Approval of a Letter of Intent and Commercial Contract for the Purchase and Development of Fort Lauderdale Community Redevelopment Area Property under Solicitation RFP #12642-925 for the Sistrunk View Project, 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)

Commissioner Glassman commented that he reviewed the three (3) short-listed proposals, noting that this agenda item took a different path than similar agenda items in the past and requested to hear from the proposers. He further commented that the project does not fit the vision of that portion of the corridor and is not in support of the resolution. Commissioner Glassman questioned why there were no minutes from selection committee and why the project did not go to the NWPFH Board for vetting. Further comment and discussion ensued.

In response to Commissioner Glassman's questions, General Counsel Alain Boileau advised that the item before the CRA Board is a public procurement item and cannot look at the other projects that were considered. General Counsel Boileau explained that the agenda item includes both the purchase of real property and funding through the development incentive program. Further comment and discussion ensued regarding the decision to use a selection committee process and not going through the NWPFH Board.

In response to Commissioner Glassman's question regarding the agenda item going through a procurement process over going through the NWPFH Board, Mr. Woods provided his understanding that the procurement process was used due to state statute requirements for the land sale portion of the agenda item. He further discussed that the procurement process was used to be as transparent as possible and the selection committee was created by CRA staff, one (1) committee member being the Chair of the NWPFH Board.

Assistant General Counsel Lynn Solomon discussed the process in relation to Florida Statute 163.38, which requires invitation for proposals for disposition of real property owned by the CRA. Development incentive program awards generally are approved by staff but in this instance, CRA staff decided to combine incentive funding with the disposition of real property. Further comment and discussion ensued.

Bob Wojcik, CRA Housing & Economic Development Manager, discussed the information included in the agenda item back up. In response to Commissioner Glassman's question, Mr. Wojcik discussed the process requires funding by the CRA so the CRA Board becomes the end authority for awarding the project. Further comment and discussion ensued.

In response to Commissioner McKinzie's question, Assistant General Counsel Solomon responded that an invitation to bid is used when disposition of real property is involved.

Chair Trantalis recognized Valeray Francisco, 3000 S. Ocean Drive, Hollywood. Ms. Francisco spoke in opposition of this agenda item.

Chair Trantalis recognized Sheryl Dickey, 1033 NW 6 Street. Ms. Dickey spoke in opposition of this agenda item.

Chair Trantalis recognized Leann Barber, 500 NE 1 Avenue, Flagler Village Civic Association President. Ms. Barber spoke in opposition of this agenda item.

Chair Trantalis recognized Dominique Key, 1615 NW 5 Street. Ms. Key spoke in opposition of this agenda item.

Chair Trantalis recognized Reina Love, 1700 NW 4 Street. Ms. Love spoke in opposition of this agenda item.

Commissioner McKinzie commented on housing affordability in the

surrounding area and encouraged Ms. Love and others to get more involved. He would like to see more affordable workforce and market rate housing in District 3. Further comment and discussion ensued.

Chair Trantalis recognized Beverly Chambers, 431 NW 17 Ave. Ms. Chambers spoke in opposition of this agenda item.

Chair Trantalis noted inaccuracies in Ms. Chambers comments and encouraged her to meet with CRA staff to discuss funding allocations within the Sistrunk area and throughout the entire CRA. Further comment and discussion ensued.

Chair Trantalis recognized Aretha Wimberly, 1800 NW 9 Street. Ms. Wimberly spoke in opposition of this agenda item.

Commissioner McKinzie noted that there are four (4) community gardens and provided examples of healthy components in the community. Further comment and discussion ensued.

Chair Trantalis recognized Greg Brewton, 644 SE 8 Street and on behalf of the applicant. Mr. Brewton spoke in support of this agenda item.

Chair Trantalis recognized Newton Ganon, 3407 NW 9 Avenue, Oakland Park. Mr. Ganon spoke in support of this agenda item.

Chair Trantalis recognized Elon Metoyer, 3225 Aviation Avenue, Miami and on behalf of the applicant. Mr. Metoyer spoke in support of this agenda item.

In response to Commissioner McKinzie's questions, the project includes five thousand seven hundred (5,700) square feet of commercial space and the applicant intends to rent out the space at a lower rate. Mr. Metoyer clarified that the applicants are asking for a loan and not a grant.

In response to Commissioner Glassman's question regarding neighborhood outreach, Mr. Metoyer responded that they did not do a lot of neighborhood outreach prior to responding to the request for proposals and noted additional neighborhood outreach would ensue should the project be approved. Further comment and discussion ensued.

Chair Trantalis recognized Roosevelt Bradley, 7942 NW 164 Terrace. Mr. Bradley spoke in support of this agenda item.

Chair Trantalis recognized Debbie Orshefsky, 515 E. Las Olas Boulevard and on behalf of Fuse 9, LLC. Ms. Orshefsky spoke in opposition to this agenda item. General Counsel Boileau advised that the other projects should not be discussed.

Commissioner Moraitis provided her comments on the need for more workforce housing throughout the city and noted the positive aspects of the project.

Commissioner Glassman reiterated his previous comments and concerns and discussed his outreach to individuals in and around the area. He would like for the CRA Board to have further discussions about the vision for this corridor, and specific property.

Chair Trantalis provided his comments on the necessity of affordable housing and that one area should not be the only source of affordable housing. He noted the positive aspects of the project but does not believe this parcel is the appropriate location. Chair Trantalis expressed the need for more amenities and commercial businesses in this area, noting that five thousand seven hundred (5,700) square feet of commercial space is insufficient for the needs of the surrounding community. Further comment and discussion ensued on commercial space within housing projects.

Commissioner McKinzie provided comments on the positive aspects of the project and that the parcel is the appropriate location for it.

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

**FAILED**

**Yea:** 2 - Commissioner Moraitis and Commissioner McKinzie

**Nay:** 3 - Commissioner Glassman, Vice Chair Sorensen and Chair Trantalis

**ADJOURNMENT**

Chair Trantalis adjourned the meeting at 6:27 p.m.

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Dean J. Trantalis  
Chair

ATTEST:

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David R. Soloman  
Secretary