

APPROVED
MEETING MINUTES
NORTHWEST-PROGRESSO-FLAGLER HEIGHTS
REDEVELOPMENT ADVISORY BOARD
FORT LAUDERDALE
VIRTUAL MEETING
JANUARY 12, 2021 – 3:00 P.M.

<u>Board Members</u>	<u>Attendance</u>	Cumulative Attendance June 2020-May 2021	
		<u>Present</u>	<u>Absent</u>
Rhoda Glasco Foderingham, Chair	P	6	0
Dylan Lagi, Vice Chair	P	6	0
Leann Barber	P	6	0
Sonya Burrows	P	5	1
Kenneth Calhoun	P	5	1
Lisa Crawford	P	4	2
Matt Habibi	A	3	3
John Hooper	A	2	4
Michael Lewin	P	5	1
Steffen Lue	P	4	2
Lorraine Mizell	A	1	1
Christopher Murphy	P	5	1
Michelle Nunziata	A	5	1
John Quailey	P	4	2
Tina Teague	P	6	0

Staff

Bob Wojcik, Housing and Economic Development Manager
 Clarence Woods, III, NPF CRA Manager
 Lizeth DeTorres, Sr. Administrative Assistant
 Eleni Ward-Jankovic, Housing and Economic Development Manager
 Vanessa Martin
 Corey Ritchie
 Jamie Opperee, Prototype Inc. Recording Secretary

Guests

Jay Adams	Eyal Peretz
Victor Harvey	David Cardaci
Robert Lochrie	Nick Inamdar
Debbie Orshefsky	

Currently there are 15 appointed members on the Board, which means eight would constitute a quorum.

I. Call to Order/Roll Call

Chair Rhoda Foderingham

Chair Foderingham called the meeting to order at 3:00 p.m. and roll was called.

II. Approval of Minutes

NPF CRA Board

- November 10, 2020 Minutes

Motion by Ms. Crawford, seconded by Ms. Teague, to approve the minutes of November 10, 2020. In a voice vote, the **motion** passed unanimously.

III. Project Funding Update

Vanessa Martin

Ms. Martin experienced technical difficulties and returned later in the meeting for her report.

Later in the meeting, she reported the projected uncommitted total as of 12/30/20 was \$797,897.

IV. Funding Request – Knallhart Holdings II, LLC

CRA Staff

The Abbey-441 NE 3rd Avenue
Fort Lauderdale, Florida 33301
\$50,000 – Commercial Façade Program
\$225,000 – Property & Business Improvement Program

Mr. Wojcik provided the staff presentation. He stated the façade of the church was designated historical in 2017 and the developer received approval from the DRC in 2020 for reuse of the church. David Cardaci was the leaseholder and intended to convert the church into a 220-seat restaurant and music venue. He had invested \$1.5 million of his own funds to renovate the building and the landlord would provide \$1.25 million.

David Cardaci, lease holder, said they were proud to be part of this project and to be contributing to Flagler Village.

Ms. Crawford asked about the intended use and how it would benefit the community. Mr. Cardaci said one component was a restaurant use and the second was a “vanilla” event space. The business would hire approximately 150 people, mostly from the local market.

Ms. Barber asked Mr. Woods if there was an effort to encourage a diversified portfolio of projects to provide more higher-paying jobs. Chair Foderingham asked to discuss this later in the meeting.

Motion made by Mr. Lewin, seconded by Mr. Calhoun, to approve the funding request. In a roll call vote, motion passed 11-0.

V. Property Disposition, Development Proposal and Funding

CRA Staff

Request for CRA Property at 1204 Sistrunk Blvd. and
1620 NW 6th Court, Fort Lauderdale, Florida 33311 by
Sistrunk Apartments, LLC for The Aldridge and The
Laramore Mixed-Use Development Projects
\$8,000,000 - Development Incentive Program
\$570,000 - CRA Land Contribution

Mr. Wojcik provided the staff presentation. He said the request included the donation of CRA property and \$8 million from the Development Incentive Program. The City's Economic Development Corporation [EDC] would be a 20% partner on the projects. The project was for two 36-unit, five-story Green certified mixed use developments with 80% of the rental units restricted to tenants making at or below 80% of the Area Median Income. 20% of those units would be set aside for seniors. The remaining 20% of units would be rented at market rate. The City's EDC would have the right to lease the ground floor commercial space at a discounted rate of \$5 to \$7 per square foot over a 15-year period. The developer was Magellan Housing, an experienced developer of multi-family housing.

Nick Inamdar, developer, said there were two sites: 1204 Sistrunk and 1620 SW 6 Court. He said the CRA would have a right to all the retail space for 15 years and would be a partner. He said they were excited to be developing attractive housing that would spur additional investment throughout the corridor.

Robert Lochrie, the developer's attorney, displayed aerial photos of the property and renderings of the projects. He stated the projects would be Green certified and have secure parking.

Ms. Burrows said the projects were attractive but she thought when they did the rezoning, they had compromised to keep high rises to the east of 9 Avenue, away from the existing single family dwellings. She thought this was why people from the community felt they could not trust the City, because they did not honor their agreements.

Mr. Lagi asked about the financial contribution agreement. Mr. Woods explained that the partnership would be with the CRA's EDC, which would manage the partnership with Sistrunk Apartments LLC. The CRA would be a 20% partner in all revenues for 15 years for the purpose of continual redevelopment in the CRA.

Mr. Lue asked if the developer would use local contractors and labor. Mr. Lochrie stated they would encourage the use of local contractors and talent from the community. Mr. Inamdar stated there would be a separate agreement regarding this and they were committed to using local contractors wherever possible.

Chair Foderingham asked the timeframe and Mr. Inamdar said they wanted to close as soon as possible and they would begin work as soon as they had a building permit.

Ms. Crawford was concerned that because these were rental units, the project did not encourage ownership in the community. Chair Foderingham noted that there was a need for single-family home ownership but there was also a need for multi-family units to encourage density and encourage economic growth in the community.

Mr. Woods stated they had just received proposals for the 43 lots, which would be single-family homes. There were also 25 units that would be built just west of I-95. He noted they wanted to encourage businesses that would provide jobs, which required residents with disposable income, which would create more commerce in the neighborhood. He said the commercial space on the ground floor would provide the opportunity for small local business to be in the neighborhood.

Motion made by Mr. Calhoun, seconded by Ms. Teague, to approve the development proposal and funding request. In a roll call vote, motion passed 10-1 with Ms. Burrows opposed.

VI. Property Disposition, Development Proposal and Funding Request for CRA Property at 1017 Sistrunk Blvd. and 606 NW 10th Terrace, Fort Lauderdale, Florida 33311 by Northeast 6th Development, LLC for "The Victory" Commercial and Entertainment Project
\$2,450,000 - Development Incentive Program

CRA Staff

Mr. Wojcik provided the staff presentation. This proposal had been the top-ranked proposal out of three reviewed by the CRA Evaluation Committee. This was a three-story commercial building and entertainment complex including: a craft distillery, a local chain restaurant, a cigar lounge and a wine bar. One of the developer partners was Jay Adams, who had restored historic buildings, including Progresso Plaza in the CRA. The other partner was Victory Harvey, who was also the anchor tenant with the Old Sistrunk Distillery.

Mr. Harvey provided a Power Point presentation on The Victory Entertainment Complex. He stated this would provide a place for local people to gather and would keep money in the community. Mr. Harvey explained that the call to social action and encouragement to black-owned businesses had provided the impetus for his vodka brand to grow. This opportunity would be the anchor in the building, to which his business would move their offices as well as the distillery.

Mr. Harvey said other tenants included Lorna's Caribbean & American Grille, Smoke on the Boulevard Cigar Bar, and The Wine Down Wine Bar which would not only serve wines but would also offer educational experiences. He said they had narrowed it down to two

local contractors and one was female-owned and had won awards for using minority subcontractors.

Ms. Burrows thanked Mr. Harvey for embracing the vision of the community and bringing “feet to the street.” She said this was the first project brought to the Board since she had been a member that had done this.

Ms. Barber asked about the current distillery and Mr. Harvey said his distillery’s current location was Charleston South Carolina but this would soon move to New Port Richey Florida. The Fort Lauderdale distillery would be a “conceptual” distillery that would create several different products. They would also offer distilling and bar tending classes.

Ms. Barber encouraged Mr. Harvey to develop an apprenticeship program and asked the CRA to talk to Mr. Harvey about this.

Motion made by Ms. Burrows, seconded by Mr. Lewin, to approve the development proposal and funding request. In a roll call vote, motion passed 11-0.

VII. Funding Request – 909 NW 6th St., LLC **CRA Staff**

Mixed-Use Commercial Development Project located at
909 Sistrunk Blvd. Fort Lauderdale, Florida 33311
\$4,000,000 – Development Incentive Program

Mr. Wojcik provided the staff presentation. He stated this would be over 76,000 square feet of restaurant, retail and office use, including over 80 parking spaces in the parking garage. The project represented a total investment of \$16.5 million and would create approximately 150 jobs.

Debbie Orshefsky, the developer’s attorney, said one of the key components of the development was satisfying the need for jobs and ground-floor retail in the “Main and Main” area at the NW corner of 9th Avenue and Sistrunk Boulevard.

Eyal Peretz, developer, gave a Power Point presentation on the project. He said Fuse Group had been investing in Sistrunk Boulevard. This project provided a balance between a place to work, a place to live and a place to shop, the way Sistrunk used to be. He said their design was focused on what businesses would need tomorrow. Mr. Peretz said the building could provide 150 jobs and they wanted to encourage all kinds of jobs, which required a certain type of infrastructure. He stated construction documents were almost complete and he anticipated they could break ground by the fourth quarter of 2021. Construction would begin this year and would take approximately 18 months. Mr. Peretz stated this project would tie into the walkable, friendly neighborhood.

Mr. Barber asked why this project needed the CRA's investment to be economically feasible. Mr. Peretz said the main factor was construction costs. The next factor was the leasing rates. He explained that the current rates for rent in the neighborhood did not support new construction. Their rents would be substantially lower than others in the area.

Ms. Barber asked if it would be possible to build a structure that offered rent subsidies for a number of years. Mr. Woods stated that was what they would be doing in two other developments. He said this would allow them to rent the spaces to small businesses from within the neighborhood to help them stay in the neighborhood.

Ms. Orshefsky said that asking for the kind of help Fuse was requesting today was effectively providing rent subsidies by another method.

Ms. Barber asked how many tenants in Mr. Peretz's last development were minority-owned or people who were living the neighborhood before that project was available. Mr. Peretz said that two of the businesses were minority/female-owned.

Motion made by Ms. Crawford, seconded by Mr. Murphy, to approve the funding request. In a roll call vote, motion passed 11-0.

VIII. Communication to CRA Board of Commissioners

NPF CRA Board

None

IX. Old/New Business

NPF CRA Staff

Regarding Ms. Barber's question about encouraging smaller businesses in the neighborhood, Mr. Woods said they were trying to build small businesses instead of national tenants. To the west of 7th Avenue, they were committed to growing sustainable small businesses by providing a rental rate they could afford.

Ms. Barber noted that the Board had the ability to engineer improvements to the community by directing funds. For five years, most of the funding had gone to housing and retail or office space. She felt they should consider diversifying funding to more diverse projects that could offer higher-paying jobs.

Ms. Crawford wanted to ensure they were looking out for small businesses. She felt Sistrunk should become a second Las Olas with entertainment and dining venues. Mr. Woods thought they were on course with where he had hoped the Board would be when he first came to the City two and half years ago and he saw the Sistrunk corridor development unfolding the way he thought it could. He said they were creating a sense of place.

Chair Foderingham requested an agenda item for the Board's next meeting, and a review of where they had been, where they were now and where the corridor development would be in five years.

Mr. Woods remarked that one of the big problems in Fort Lauderdale was parking. The requirements meant they had more to "squeeze" onto a small footprint. This was probably why they needed to subsidize these developments more than those located elsewhere. He agreed to put a discussion item on the next agenda.

Mr. Woods announced a Zoom meeting on Thursday regarding the NE 3rd pedestrian and vehicular traffic safety project with the Transportation Division, Broward County and the Florida East Coast Railway. He said they would like Board members to participate.

X. Public Comments

None

XI. Adjournment

There being no further business to come before the Board at this time, the meeting was adjourned at 4:37 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 J. Opperlee, ProtoType Inc.