

City of Fort Lauderdale

*City Hall
100 North Andrews Avenue
Fort Lauderdale, FL 33301
www.fortlauderdale.gov*



Meeting Minutes

Wednesday, September 6, 2017

2:30 PM

**OR AS SOON THEREAFTER AS POSSIBLE
City Commission Conference Room**

COMMUNITY REDEVELOPMENT AGENCY BOARD

***FORT LAUDERDALE COMMUNITY REDEVELOPMENT AGENCY BOARD OF
COMMISSIONERS***

***JOHN P. "JACK" SEILER - Chair
BRUCE G. ROBERTS - Vice Chair
DEAN J. TRANTALIS - Commissioner - District II
ROBERT L. McKINZIE Commissioner - District III
ROMNEY ROGERS Commissioner - District IV***

***LEE R. FELDMAN, Executive Director
JOHN HERBST, City Auditor
JEFFREY A. MODARELLI, Secretary
CYNTHIA A. EVERETT, General Counsel***

ROLL CALL

Present 5 - Commissioner Dean J. Trantalis, Commissioner Robert L. McKinzie, Commissioner Romney Rogers, Vice Chair Bruce G. Roberts, and Chair John P. "Jack" Seiler

QUORUM ESTABLISHED

Also Present: Executive Director Lee R. Feldman, Secretary Jeffrey A. Modarelli, General Counsel Cynthia A. Everett, City Auditor John Herbst, and Sergeant at Arms Anthony Gnisci

No e-comments were submitted for this meeting.

CALL TO ORDER

Chair Seiler called the meeting to order at 2:32 p.m.

MOTIONS

M-1 [17-1109](#) Motion to Approve August 22, 2017 Community Redevelopment Agency (CRA) Board Meeting Minutes

Commissioner Trantalis made a motion to approve the noted minutes and was seconded by Commissioner Rogers.

APPROVED

Aye: 5 - Commissioner Trantalis, Commissioner McKinzie, Commissioner Rogers, Vice Chair Roberts and Chair Seiler

Commissioner Trantalis commented on items M-2, M-3 and M4 having inconsistent results. Commissioner Trantalis requested Executive Director Feldman institute a program of oversight criteria to address these matters. Commissioner McKinzie commented on his position and the action taken after matters relating to Maria Freeman. Further comments and discussions continued. Commissioner Rogers commented on conversations with City Auditor John Herbst on the need for underwriting standards and ongoing monitoring of Community Redevelopment Agency (CRA) Incentive Programs. Chair Seiler noted the improvement in monitoring performance and accountability, confirming the need to assure the public that the Board is cognizant of past problems and future monitoring.

M-2 [17-1034](#) Motion to Approve a Redevelopment & Economic Development Incentive Program Funding Agreement in the Amount of \$350,000 between the Fort Lauderdale Community Redevelopment Agency and Provident Fort Lauderdale LLC for The Provident Community Shoppes Project located at 610 - 618 NW 9th Ave (Powerline Road)

No discussion.

Commissioner Trantalis made a motion to approve this item and was seconded by Vice Chair Roberts.

APPROVED

Aye: 5 - Commissioner Trantalis, Commissioner McKinzie, Commissioner Rogers, Vice Chair Roberts and Chair Seiler

M-3 [17-1035](#) Motion to Approve a Redevelopment & Economic Development Incentive Program Funding Agreement in the Amount of \$748,500 between the Fort Lauderdale Community Redevelopment Agency and FPA II, LLC for The Pharmacy Project located at 900, 914, & 930 Sistrunk Boulevard

Commissioner Rogers commented on the need for imposing the condition of pre-leases, expounding on his reasoning and the need for standard underwriting leasing requirements for the buildout.

Chair Seiler recognized the applicant, Eyal Peretz, applicant and owner Florida Prime Acquisitions, who addressed the Commission. Mr. Peretz confirmed once the renovation of the building is completed, this property will be the headquarters. He acknowledged the need for monitoring these types of incentive programs. He advised that they have put all the funding in place until a Certificate of Occupancy is issued, noting there is no risk to the City until the project is completed. It is a challenging environment to begin new leases, stating it will be a showcase to attract new businesses. The building is owned free and clear. Mr. Peretz confirmed they will occupy ten to twelve percent of the building, commenting on current hires. Further discussions continued on loan subordination.

Commissioner Trantalis made a motion to approve this item and was seconded by Commissioner McKinzie.

APPROVED

Aye: 5 - Commissioner Trantalis, Commissioner McKinzie, Commissioner Rogers, Vice Chair Roberts and Chair Seiler

M-4 [17-0937](#) Motion to Approve a Redevelopment & Economic Development

Incentive Program Funding Agreement in the Amount of \$350,000 between the Fort Lauderdale Community Redevelopment Agency and Brody Family Investments LLC for the Warehouse Renovation at 816 NW 6th Avenue

Commissioner Trantalis made a motion to approve this item and was seconded by Vice Chair Roberts.

APPROVED

Aye: 5 - Commissioner Trantalis, Commissioner McKinzie, Commissioner Rogers, Vice Chair Roberts and Chair Seiler

M-5 [17-0944](#)

Motion to Approve the Purchase of Property at 1504 Sistrunk Boulevard from the City of Fort Lauderdale for Commercial Use, Acceptance of Instruments of Conveyance, and Authorization to Secure Title Company Services for the Property

Commissioner Trantalis asked Executive Director Feldman about plans for this property. Executive Director Feldman stated the prospective buyer owns the adjacent property, discussing the required process. Commissioner Trantalis made a motion to approve this item and was seconded by Vice Chair Roberts.

APPROVED

Aye: 5 - Commissioner Trantalis, Commissioner McKinzie, Commissioner Rogers, Vice Chair Roberts and Chair Seiler

RESOLUTIONS

R-1 [17-0978](#)

Resolution Approving the Appropriation of \$1,350,000 to the Development Incentive Fund

Commissioner Trantalis asked what this Resolution is funding. Executive Director Feldman stated it is a development incentive for the 613 Project and the YMCA. Commissioner Trantalis asked if the amount for the YMCA is in addition to the \$10,000,000 already appropriated. Executive Director Feldman confirmed this item is for the first year of the \$10,000,000 YMCA funding, explaining how program funding is transferred and allocated.

Commissioner Trantalis stated he is voting for this item due to the fact that he does not want to see other allocated funding for items in this Resolution to fail. He confirmed his previous stance and vote against funding for the YMCA at the Mizell Center.

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

ADOPTED

Aye: 5 - Commissioner Trantalis, Commissioner McKinzie, Commissioner Rogers, Vice Chair Roberts and Chair Seiler

R-2 [17-1006](#)

Resolution Approving Budget Amendment - Appropriation of \$87,539 from the Bahia Mar Dredging Project to the A1A Beach Streetscape Improvement Project

Executive Director Feldman commented on this item. He stated because the City did not have to do the Bahia Mar dredging project due to actions by the lessee. This item's funding has been moved to the A1A Beach Streetscape Improvement Project. There was no further discussion.

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

ADOPTED

Aye: 5 - Commissioner Trantalis, Commissioner McKinzie, Commissioner Rogers, Vice Chair Roberts and Chair Seiler

ADJOURNMENT

Chair Seiler adjourned the Community Redevelopment Agency Board Meeting at 2:39 p.m.

John P. "Jack" Seiler
Chair

ATTEST:

Jeffrey A. Modarelli
CRA Secretary