



CITY OF FORT LAUDERDALE

DRAFT
REGULAR MEETING MINUTES
NORTHWEST-PROGRESSO-FLAGLER HEIGHTS
REDEVELOPMENT ADVISORY BOARD
CITY OF FORT LAUDERDALE
November 19, 2025 – 3:00 P.M.

Board Members	Attendance	Cumulative Attendance	
		Present	Absent
Rhoda Glasco Foderingham, Chair	P	3	1
Jinny Bissainthe	P	3	1
Jeffrey Burns	A	2	2
Sonya Burrows	P	4	0
Kenneth Calhoun	P	3	1
Noel Edwards	P	4	0
Marion Howard	A	2	2
Matthew Kohen	P	4	0
Alfredo Olvera	A	3	1
John Quailey, Vice Chair	P	3	1
Brian Stafford	P	4	0
Mallory Sullivan	P	4	0

Currently there are 12 appointed members on the Board, which means seven (7) would constitute a quorum.

Staff

Lizeth DeTorres, Sr. Administrative Assistant
Clarence Woods, III, NPF CRA Manager
Jonelle Adderley, CRA Project Coordinator
Corey Richey, CRA Construction Manager
J. Opperlee, Prototype Inc. Recording Secretary

Others

None

Communication to the CRA Board of Commissioners

None

I. Call to Order/Roll Call

Chair Foderingham

The meeting was called to order at 3:03 p.m.

Chair Foderingham announced that Mr. Murphy had resigned.

II. Approval of Minutes

NPF CRA Board

- October 14, 2025 Minutes

Motion made by Mr. Edwards, seconded by Mr. Stafford to approve the Board's October 14, 2025 minutes. In a voice vote, motion passed unanimously.

III. Request for Additional Funding Increase

Cory Ritchey

V&R Family Enterprises, Corp.

Buildout of Mixed-Used Development

1227 Sistrunk Boulevard, Fort Lauderdale, FL 33311

\$100,000 CRA Property and Business Improvement

Program

Cory Ritchey, Construction Manager, said on May 13, 2025, the Advisory Board approved a second funding increase in the amount of \$375,000 to address additional unforeseen project expenses. Since that time, the general contractor had provided a final accounting of the total project cost necessary to ensure full completion. An additional \$100,000 was required to finalize the building, allocated as follows:

- \$15,000 for engineering, architectural, and design services associated with unanticipated conditions
- \$35,000 for relocation of electrical service from overhead to underground
- \$25,000 for required waterproofing of the windows, as directed by the inspector and the Building Department
- \$15,000 for installation of epoxy flooring in the electrical room

Mr. Ritchey reported they already had the rough-ins for mechanical, electrical and plumbing and windows were installed.

RECOMMENDATION

Community Redevelopment Agency (CRA) staff recommends an additional funding increase for this project from the CRA Property and Business Improvement Program for the build-out of the mixed-use building, which includes an event space and five apartments, not to exceed \$100,000.00, for a total CRA forgivable loan contribution of \$1,225,000.00.

Mr. Ritchey said the original contribution was based on their budget and they had not had sufficient funds at the time for the City Commission to approve it. Since then, they had held meetings with the contractor and owner to ensure everything was included, resulting in the additional costs. Mr. Ritchey said the owner had first contributed \$369,000 and then an additional \$100,000.

Mr. Ritchey said the event space was approximately 4,000 square feet. Ms. Burrows noted they needed a smaller event space in the corridor.

Mr. Stafford asked that this loan not be forgivable and Mr. Ritchey said it could not, noting the owner had already contributed \$469,000.

Motion made by Ms. Burrows, seconded by Ms. Bissainthe to accept the recommendation as proposed. Motion passed 8 – 1 with Mr. Stafford opposed.

IV. Old/New Business

None

V. Public Comments

None

VI. Adjournment

There being no further business to come before the Board at this time, the meeting was adjourned at 3:16 PM.

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.