



CITY OF FORT LAUDERDALE

**REGULAR MEETING MINUTES
NORTHWEST-PROGRESSO-FLAGLER
HEIGHTS
REDEVELOPMENT ADVISORY BOARD
CITY OF FORT LAUDERDALE
January 14, 2025 – 3:00 P.M.**

<u>Board Members</u>	<u>Attendance</u>	Cumulative Attendance June 2024-May 2025	
		<u>Present</u>	<u>Absent</u>
Rhoda Glasco Foderingham, Chair	P	6	1
Jinny Bissainthe	A	5	2
Sonya Burrows	P	7	0
Kenneth Calhoun	P	7	0
Lisa Crawford	P	5	2
Noel Edwards	P	4	3
Christopher Murphy	P	5	2
Alfredo Olvera	P	5	2
John Quailey, Vice Chair	P	7	0
Brian Stafford	P	2	0

Currently there are 10 appointed members on the Board, which means six (6) would constitute a quorum.

Staff

Lizeth DeTorres, Sr. Administrative Assistant
Vanessa Martin, CRA Business Manager
Clarence Woods, III, NPF CRA Manager
Eleni Ward Jankovic, Housing and Economic Development Manager
Jonelle Adderley, CRA Project Coordinator
Tania Bailey-Watson, CRA Senior Administrative Assistant
J. Oppерlee, Prototype Inc. Recording Secretary

Others

Sean Jones, SJC Sistrunk LLC

Communication to the CRA Board of Commissioners

Motion made by Ms. Burrows, seconded by Mr. Olvera to send a Communication to the City Commission stating the Board recommended extending the CRA to the maximum allowed by statute, maintaining the existing boundaries. In a roll call vote, motion passed 9-0.

I. Call to Order/Roll Call

Chair Foderingham

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



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I. Call to Order/Roll Call

Chair Foderingham

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

II. Approval of Minutes

NPF CRA Board

- December 10, 2024 Minutes

Motion made by Mr. Stafford, seconded by Mr. Edwards to approve the Board's December 10, 2024 minutes. In a voice vote, motion passed unanimously.

III. Project Funding Update

Vanessa Martin,
Business Manager

Ms. Martin provided the list of capital improvement projects the Board had requested. She had also provided a Status Report for the Completed Incentive Projects. She stated there were no major changes to the "In Progress" report since the last meeting.

IV. Funding Request and Recommendations Recommended Funding to SJC Sistrunk, LLC for a Mixed-Used Project - 801 NW 6th Street Development Incentive Program - \$6,000,000

Eleni Ward,
NPF Staff

Ms. Ward said the developer was requesting \$6 million for a six-story building with commercial spaces on the ground floor, parking and 121 apartment units of various sizes. The project was on three adjacent lots, one of which was a former gas station. An environmental report was included, clearing the old gas station lot for construction. The three lots total 42,967 square feet with 6,800 square feet on the ground floor, dedicated to retail space. The owner would create 142 parking spaces for residents and commercial customers. There would be 10 studio apartments, 67 one-bedroom/one-bath apartments, and 44 two-bedroom/two-bath apartments. Of the 121 apartments, 14 units would be rented to residents with incomes less or equal to 100% of the median family income within Broward County (MFI), adjusted for household size, as determined by HUD on an annual basis, with rent and utility costs not to exceed 30% of the gross annual household income. Of those 14 units, seven units would be rented at 80% of AMI and another seven would be at 100% AMI for 30 years. In addition, the developer would lease 2,000 square feet of the commercial space to the CRA at \$5 per square foot.

The total project cost was projected to be \$39 million with the CRA contribution representing 15%. The remainder would be financed by a bank loan and the developer's own resources.

Sean Jones, principal of SJC Sistrunk LLC, said this corner would be a foundation for the Boulevard and he had purchased the property with that in mind: to further the development of Sistrunk Boulevard and to eliminate blight. He stated 14 units would be affordable: seven would be at 80% of AMI and another seven would be at 100% of AMI. The report indicated that the balance of the units would be 120% AMI, but Mr. Jones said he would need to remain flexible, considering construction costs and interest rates. He said this project would create 1,067 jobs, in construction, maintenance, management, and retail.

Mr. Edwards asked about parking and Mr. Jones said they had 143 parking spaces, 1.21 spaces per unit. He said his planner and architect had experience in Fort Lauderdale. Ms. Ward pointed out where the parking would be located in the project. Ms. Crawford asked about ground floor uses and Mr. Jones said he hoped to lease space to a Jimmy Johns franchise. He noted that the additional housing would generate the need for more retail. Mr. Calhoun said the Board had discussed the need for smaller, more affordable retail spaces.

Mr. Stafford asked about the parking dedicated to retail use and Mr. Jones said he anticipated a parking study as part of the site plan process and he believed they had enough space for residential and retail parking. Mr. Stafford pointed out they did not meet the 1.21 spaces per unit for residential and had no additional for retail. He asked about guest parking and Mr. Jones said they would work this out with the Development Department.

Mr. Murphy said the direct benefit for the CRA was the 14 affordable units and the retail space, but he wondered if there were additional direct benefits to make it worth the \$6 million investment. Mr. Jones noted the huge benefit to eliminating blight and stated there was high demand for all types of units, from affordable to market.

Mr. Edwards was concerned about the parking and Mr. Woods stated this project would not be able to get a permit without meeting City parking requirements. He pointed out that Planning and Zoning would address that. Mr. Woods noted the importance of developing this corner. Chair Foderingham said they needed to remember that every project went through City review, which would determine if parking was sufficient. Ms. Ward said they received calls every day from people needing retail, commercial, and office space and the mixed-use developments coming would help alleviate this.

Mr. Murphy was concerned that there would only be 14 affordable units and 2,000 square feet of retail for the Board's \$6 million investment. He wanted that corner improved but wished it would offer more affordable units. Mr. Woods said another benefit of this project was the potential to contribute to the TIFF for the Redevelopment Trust Fund to pay for more development. He said they needed mixed income housing and the hope was that the density would drive the need for goods and services to serve those with more disposable income, creating a base for commerce and economic development.

Motion by Ms. Crawford, seconded by Ms. Burrows, to approve staff's recommendation. In a voice vote, motion passed 6-3 with Mr. Edwards, Mr. Murphy and Mr. Stafford opposed.

V. Old/New Business

November Meeting/Date Options (Friday 11/14 or Thursday 11/20)

Board members agreed to schedule the November 2025 meeting for November 14.

Communication to the City Commission

Chair Foderingham said the City Commission would discuss the possible extension of the CRA and asked if the Board wanted to make a recommendation. Ms. Burrows had heard there were discussions about changing the boundaries and wanted to specify that the Board opposed this. Chair Foderingham said there was a May 7, 2024 memo sent by the prior City Manager to the City Commission suggesting a change to the boundaries based on the new Finding of Necessity to encompass only the areas that still suffered from slum and blight. Mr. Woods said this made no sense because the redeveloped areas would provide the TIFF to develop the remaining blighted areas.

Motion made by Ms. Burrows, seconded by Mr. Olvera to send a Communication to the City Commission stating the Board recommended extending the CRA to the maximum allowed by statute, maintaining the existing boundaries. In a roll call vote, motion passed 9-0.

VI. Public Comments

None

VII. Adjournment

There being no further business to come before the Board at this time, the meeting was adjourned at 3:46 PM.

The next regular NPF-CRA meeting will be held **Tuesday – February 11, 2025.**

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

Minutes by J. Oppert, Prototype Inc.