



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

<u>Board Members</u>	<u>Attendance</u>	Cumulative Attendance June 2025-May 2026	
		<u>Present</u>	<u>Absent</u>
Rhoda Glasco Foderingham, Chair	A	2	1
Jinny Bissainthe	A	2	1
Jeffrey Burns	P	2	1
Sonya Burrows	P	3	0
Kenneth Calhoun	P	2	1
Noel Edwards	P	3	0
Marion Howard	P	2	1
Matthew Kohen	P	3	0
Christopher Murphy	A	1	2
Alfredo Olvera [Via Zoom]	P	3	0
John Quailey, Vice Chair	A	2	1
Brian Stafford	P	3	0
Mallory Sullivan	P	3	0

Currently there are 13 appointed members on the Board, which means seven (7) would constitute a quorum.

Staff

Vanessa Martin, CRA Business Manager
 Lizeth DeTorres, Sr. Administrative Assistant
 Eleni Ward Jankovic, Housing and Economic Development Manager
 Bob Wojcik, Housing and Economic Development Manager
 Clarence Woods, III, NPF CRA Manager
 Tanya Bailey Watson, CRA Accounting Clerk
 Jonelle Adderley, CRA Project Coordinator
 Corey Richey, CRA Construction Manager
 K. Cruitt, Prototype Inc. Recording Secretary

Others

Nancy Robin, Habitat for Humanity
 Conchita Pleasant, Nefertiti's Secrets
 Kevin Crowder, Business Flare
 Alicia Alleyne, Business Flare

Communication to the CRA Board of Commissioners

None

I. Call to Order/Roll Call

Chair Foderingham

Roll was called and a physical quorum was present.

Neither Chair Foderingham nor Vice Chair Quailey was present to run the meeting. Mr. Edwards volunteered.

Motion made by Mr. Kohen, seconded by Ms. Burrows, to appoint Mr. Edwards to Chair the meeting. Motion passed unanimously.

Motion made by Ms. Burrows, seconded by Mr. Stafford, to allow Mr. Olvera to attend the meeting via Zoom. Motion passed unanimously.

Mr. Edwards called the meeting to order at 3:02 p.m.

II. Approval of Minutes

NPF CRA Board

- September 9, 2025 Minutes

Motion made by Mr. Howard, seconded by Mr. Kohen to approve the Board's September 9, 2025 minutes. In a voice vote, motion passed unanimously.

III. Project Funding Update

Vanessa Martin
Business Manager

Ms. Martin indicated there were no major changes entering Fiscal Year 2026. They were still showing 33% of the \$68.9 million had been dispersed, leaving approximately \$46 million. They were currently working on the progress reports for an update at the next meeting. She had included a snapshot of their fiscal position for 2026 and was projecting that if the items on this agenda were approved, they would have approximately \$219,000 left for incentives.

Ms. Burrows asked if there were any new projects Mr. Woods was considering clawing back. Mr. Woods stated they were constantly monitoring project benchmarks. He stated they had identified a couple that may need to be pulled back. He would keep the Board apprised.

IV. Disposition and Development of CRA Property at 427 NW 20 Avenue, 1207 NW 2 Street, 420 NW 8 Avenue and 521 NW 13 Avenue for Permanent Owner-Occupied Affordable Housing-Acceptance of the Recommendation of the RFP Evaluation Committee to Award an Agreement to

Bob Wojcik
CRA Staff

Broward County Habitat Community Housing Development Corporation for the Project

Mr. Wojcik reported that in 2021, the City of Fort Lauderdale transferred surplus scattered sites in the Northwest-Progresso-Flagler Heights Community Redevelopment (NPF CRA) area to the Fort Lauderdale Community Redevelopment Agency (CRA) for affordable housing and the properties were conveyed to the CRA at no cost. Florida Statutes require cities to prepare an inventory list of City-owned property that was appropriate for affordable housing, dedicated to permanent affordable housing, and must remain affordable to families not exceeding 120% of the Area Median Income (AMI). Mr. Wojcik stated on August 8, 2025, the CRA issued a Notice of Intent to accept proposals from Certified Community Housing Development Organizations (CHDO) and dispose of four CRA parcels for permanent owner-occupied affordable housing. The properties are located at 427 NW 20 Avenue, 1207 NW 2 Street, 420 NW 8 Avenue and 521 NW 13 Avenue. Except for the property donations, the CRA would provide no additional financial assistance for the project.

Mr. Wojcik stated on September 12, 2025, two proposals were received for the project, from Broward County Habitat Community Housing Development Corporation (BCHCHDC), and Fort Lauderdale Community Development Corporation. An Evaluation Committee was established and met on September 25, 2025 to review and score the proposals based on the Evaluation Criteria below as stated in the RFP.

RFP WEIGHED EVALUATION CRITERIA:

- The proposal is in the best interest of the CRA and promotes or facilitates the furtherance of the goals, objectives and policies of the NPF CRA Plan, and is most responsive to the requirements of the RFP: 33.33%;
- It demonstrates quality construction, materials and features of the structure and site: 33.3%
- It demonstrates the financial capacity, development experience, qualifications and ability best suited to carry such proposal: 33.3%

Mr. Wojcik said the Evaluation Committee consisted of: Jonelle Adderley, CRA Planner, Eleni Ward-Jankovic, CRA Housing and Economic Development Manager, and Corey Ritchie, Fort Lauderdale Community Redevelopment Agency Project Manager and State Certified General Contractor. The Evaluation Committee members unanimously scored BCHCHDC as the top ranked proposal and approved a motion to award them the project. He explained that BCHCHDC partners with Habitat for Humanity of Broward (HFHB) who has over 40 years of experience and a track record as a top affordable housing producer. BCHCHDC will manage the operation from inception to home closing to develop, construct, finance and close on the homes to be built on these sites. They function as a full-service non-profit organization leveraging their affiliation with HFHB to manage land development, construction, mortgage lending, homeowner readiness education,

selection, and continued family support, using this integrated approach to ensure long term sustainability and equitable home ownership.

Mr. Wojcik stated participating homebuyers provide sweat equity in lieu of a cash down payment. BCHCHDC directly addresses affordability through its affiliation with HFHB by serving as its own mortgage lender, providing low-interest rate mortgages, requiring no money down (excluding initial escrow cost) and not requiring Private Mortgage Insurance (PMI). These subsidies result in substantial up-front savings to families and over the life of the loan and payments received from existing homeowners are reinvested into future homes, creating a perpetual cycle of affordability. Restrictive covenants will govern these properties to keep them affordable over time for the target population.

Mr. Wojcik said BCHCHDC implements a competitive and rigorous selection process for homeowners and selected families participate in an intensive 12–18-month Future Homeowner Program. This program, combined with required “Sweat Equity Hours” (300 hours), prepares families for successful long-term homeownership. This extensive preparation along with ongoing support and loan servicing results in remarkably low foreclosure rates averaging under 1%. Homes are built cost effectively through leveraging partnerships, donors, access to national supply chains and product donations. Their work has evolved with progressive designs and a full portfolio of products from single to multi-family designs partnering with architectural talent to create homes that are not only beautiful, but value engineered to be affordable and sustainable.

Mr. Wojcik informed the Board that home design features include modern designs reflective of the surrounding community, lush landscaping with native plants, decorative stucco and designer paint schemes, marble window sills, concrete driveways, dimensional shingle roofs, wood cabinets, open floor plan design, chrome kitchen and bath features, master bath walk-in showers and bath tubs in the secondary bath, ceramic tile in high traffic living areas, Energy Star HVAC, water heater, refrigerator, dishwasher and electric range with self-cleaning oven, energy efficient modern light fixtures, washer-dryers, smoke and carbon dioxide detectors, low E impact exterior windows and doors and hurricane rated garage doors and extended two-foot overhangs. Homes are built to LEED building standards.

Recommendation

It is recommended the CRA Advisory Board approve a Motion recommending that the CRA Board accept the ranking by the CRA Evaluation Committee and award an agreement to Broward County Habitat Community Housing Corporation for the conveyance and development of the CRA property at 427 NW 20 Avenue, 1207 NW 2 Street, 420 NW 8 Avenue and 521 NW 13 Avenue for affordable housing.

Mr. Calhoun said the designs looked great. He asked what the price of the houses would be. Nancy Robin, Habitat for Humanity, explained that they typically price the homes at the appraised value but they also considered what could be afforded and lent at 0%

interest.

Mr. Burns asked if there would be a recorded deed restriction or other requirements and Mr. Woods said there would be, for affordability and for the home to be owner-occupied.

MOTION made by Mr. Calhoun, seconded by Mr. Stafford, to approve the requested funding. Motion passed 9-0.

V. Request for Funding Increase – Pleasant Image Distributing, Inc. (d.b.a. “Nefertiti’s Secrets”) – 710 NW 5th Avenue, Unit 1071, Fort Lauderdale, FL 33311 \$26,800 – CRA Property and Business Improvement Program

Eleni Ward-Jankovic
CRA Staff

Ms. Ward-Jankovic reported the Northwest-Progresso-Flagler Community Redevelopment Agency (NPF CRA) had received an application from Pleasant Image Distributing, Inc. (d.b.a. “Nefertiti’s Secrets”) for a funding increase for a project that was already toward the end of the build-out. The applicant, Conchita Pleasant, was requesting \$26,800 for equipment and furnishings to finish the project. Ms. Pleasant is a distributor and developer of a premium line of natural hair care products scientifically formulated to promote healthy hair and scalp for all hair types and textures, especially after traumatic hair loss, such as chemotherapy. She has been selling the products online for 13 years. This project includes a new distribution and retail facility, a demonstration salon and community engagement space. The Applicant has previously received CRA funding assistance for this project from the PBIP program in February of 2024, in the amount of \$98,100.00, through the administrative approval process. That amount was to cover 90% of the total build-out cost of \$109,000.00. Since that first award, the project costs have increased to \$139,000. The CRA’s total contribution would be \$124,900.

Recommendation

The Community Redevelopment Agency (CRA) staff recommends a funding increase for this project from the CRA Property and Business Improvement Program for the build-out of a natural hair care product distribution center, meeting space for customers as well as a hair salon, paving the road to a variety of business, employment and learning opportunities.

Ms. Pleasant said the brand was near and dear to her heart, as a cancer survivor. She provided the company’s backstory and said she needed the extra funding to complete the project and attain her goal to create jobs in this community.

MOTION made by Ms. Burrows, seconded by Mr. Kohen, to approve the requested funding. Motion passed 9-0.

VI. Funding Request – Buildout of New CRA Office Space
The Adderley Apartments – 501 NW 7th Avenue,
Fort Lauderdale, FL 33311
\$750,000 – CRA Capital Improvements Fund

Eleni Ward-Jankovic
CRA Staff

Ms. Ward-Jankovic reported the Northwest-Progresso-Flagler Community Redevelopment Agency (NPF CRA) is requesting the Advisory Board's approval to allocate \$750,000 from the CRA Capital Improvements Fund to complete the construction and interior build-out of new CRA office space located within The Adderley. The CRA has been located at 914 NW 6th Street since September 2016. The current four-year lease term began on June 30, 2021, and is set to expire on November 30, 2025, which coincided with the CRA's original sunset date, but the CRA had been extended to 2035.

Ms. Ward-Jankovic reminded the Board that in 2022, the CRA entered into a development Incentive program with West Village for construction of the Adderley, a mixed-use, affordable housing development and as part of that program, the developer agreed to preserve 4,000 square feet of ground floor space for the CRA's exclusive use. the CRA or its successors could lease the space for a minimum of five years with two five-year extensions, at a rate of \$10 per square foot. The CRA can also sublease he space as it sees fit.

Ms. Ward-Jankovic explained that the CRAs current monthly rent is \$13,567, inclusive of CAM, for a yearly total of \$162,810. The space in the Adderley building would cost \$40,000 per year, plus CAM, a substantial savings that could be redirected toward community programs and redevelopment initiatives. The requested \$750,000 in Capital Improvements funding will be financed through contributions of \$600,000 from the NPF CRA and \$150,000 from the Central City CRA.

Recommendation

Staff respectfully recommends that the CRA Advisory Board approve the allocation of \$750,000 from the CRA Capital Improvements Fund to complete the design and build-out of the new CRA offices within The Adderley building.

Mr. Woods said the deal with the developer included allowing Invest Fort Lauderdale to occupy the space as well. The savings in rent would go to Invest Fort Lauderdale, not the CRA or the City. Ms. Martin had calculated that the breakeven point for the rent savings versus the investment was approximately five years.

Mr. Woods said the space was on the northeast corner of the building. He said they had just hired an architect to start plans, which would take four to six weeks. Corey Richey, CRA Construction Manager, said all systems had already been brought there and they just needed to hook up. Mr. Woods clarified that contractors would have a local hiring requirement.

Mr. Kohen asked if they had considered any alternatives and Ms. Martin said they had worked with the City Manager's office and there were no comparables in the CRA.

MOTION made by Mr. Kohen, seconded by Mr. Burns, to approve the requested funding. Motion passed 9-0.

Ms. Burrows asked about leasing the additional space to the community. Mr. Woods said Invest Fort Lauderdale would control the subleases to the community elsewhere; the CRA needed the space in the Adderley.

**VII. Recommendation to approve the Updated
Redevelopment Plan**

Jonelle Adderley
CRA Staff

Ms. Adderley requested approval of the amended and restated CRA Redevelopment Plan. This was required after the CRA was extended for 10 years. To fulfill this requirement, the CRA had retained Business Flare, LLC to prepare the Amended Plan in collaboration with staff, City departments, and community stakeholders.

Kevin Crowder, owner of Business Flare, said Alicia Alleyne, their COO, was a resident of the CRA. He said they had listened to what they heard in the survey and in the community. They had considered economic development; housing; the legacy community; displacement concerns; transportation, transit and parking; safety and the overall capital plan. He said this would probably be their ten-year plan.

RECOMMENDATION

Staff recommends that the Northwest-Progresso-Flagler Heights Community Advisory Board make a recommendation to the Community Redevelopment Agency Board of Commissioners to approve the Northwest-Progresso-Flagler Heights Amended and Restated Community Redevelopment Plan ("Amended Plan").

MOTION made by Mr. Stafford, seconded by Mr. Kohen, to approve the requested funding. Motion passed 9-0.

VIII. Old/New Business

Ms. DeTorres informed the Board that Commissioner Pitman had requested the meetings be televised but the AV team was not available on November 15 so the meeting should be rescheduled to November 5 or November 19.

Board members discussed the alternate dates for the November meeting.

MOTION made by Mr. Calhoun, seconded by Mr. Stafford, to change the November meeting date to November 19. Motion passed 9-0.

IX. Public Comments

None

X. Adjournment

There being no further business to come before the Board at this time, the meeting was adjourned at 4:03 PM.

The next regular NPF-CRA meeting will be held **Wednesday – November 19, 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. Opperee, Prototype Inc.