

Vice Chair Burrows agreed that the YMCA is skilled in fundraising, but did not feel their funds go directly back into the community. Mr. Hart reiterated that by operating at a loss, the YMCA invests in its neighborhoods.

In a roll call vote, the **motion** passed 10-4 (Chair Centamore, Vice Chair Burrows, Mr. Lagi, and Mr. Wilkes dissenting).

**b. MAS Café – Coffee Shop, 315 E. Sistrunk Boulevard**

Mr. Wojcik stated that this request is for \$225,000 from the Property and Business Improvement Program (PBIP). The Applicant plans to open a coffee shop. The PBIP provides for up to 75% funding, not to exceed \$225,000, which is secured by a five-year forgivable mortgage. The request represents up to 43% of construction costs for a family-owned and –operated business that expects to hire six employees. The project will feature unique architecture and will serve as a community hub that helps to activate the street. Staff recommends approval of the request.

Marcela and Santiago Bedoya, representing the Applicant, showed a PowerPoint presentation, advising that MAS Café will offer specialty coffee from Colombia. Mr. Bedoya noted that the intent is to provide a community coffee-shop environment and communal space. It is located in close proximity to both Peter Feldman Park and several residential developments that could benefit from a local café.

At a pre-Development Review Committee (DRC) meeting, the project received approval for a parking exception, which would encourage people to walk or bike to the site. Ms. Bedoya showed a rendering of the café, noting that it will be constructed using repurposed shipping containers and glass.

Ms. Foderingham requested more information on the project's construction schedule. Mr. Bedoya replied that the owners have already reached out to contractors and have a projected completion date of summer 2018. He estimated that it would take no more than three months to construct the building.

Ms. Teague asked how many staff members would be employed by the café. Mr. Bedoya replied that within the first five years, they hope to hire up to six employees. Ms. Teague recommended that Staff ensure the business hires at least 20% from within the surrounding community. Mr. Bedoya and Mr. Brown agreed to this request.

Mr. Strawbridge noted that there are competing coffee shops located within the neighborhood, and asked how this type of project would be used to alleviate slum and blight. Mr. Wojcik replied that the project would be located on land that is currently vacant, which contributes to slum and blight.

Mr. Wilkes requested clarification of the difference in costs projected by the Applicant and costs listed by Staff. Mr. Bedoya explained that the café's costs include architectural services, as well as the cost of equipment, both of which are listed at a conservative number. They hope to bring construction costs below \$350,000. Mr. Wojcik added that the café will have an extensive outdoor seating area and hopes to incorporate streetscape requirements into their funding request.

**Motion** made by Ms. Foderingham, seconded by Mr. Lue, to approve Staff recommendations for a funding assistance package for the Property and Business Improvement Program to [unintelligible] LLC in an amount not to exceed \$225,000.

Mr. Lagi advised that he would recuse himself from voting upon this Item, as he has done business with the Applicant in the past.

Mr. Wilkes asked if the CRA would fund up to 75% of the Applicant's construction costs. Mr. Wojcik replied that this is the maximum available if the Applicant uses CRA contractors; otherwise they can be reimbursed on a 60% basis. Mr. Wilkes asserted that the CRA should review the requirements of its incentive programs, as the café does not eliminate slum and blight. He pointed out that the western portion of the CRA has a much greater need for redevelopment. Mr. Wojcik advised that smaller projects such as this one are also in need of assistance.

Mr. Cohen stated that the proposed project is needed in its neighborhood, where there is also slum and blight. He emphasized the need to encourage more community-based businesses such as MAS Café.

In a roll call vote, the **motion** passed 11-2 (Ms. Barber and Mr. Wilkes dissenting). [Mr. Lagi abstained. A memorandum of voting conflict is attached to these minutes.]

**c. Sistrunk Market, 115 W. Sistrunk Boulevard**

Mr. Wojcik advised that this request is for \$1.4 million from the CRA's Development Incentive Program (DIP), which allows the CRA to customize incentives to specific projects. This project will convert a 23,000 sq. ft. warehouse into a food hall. Total project costs are estimated at roughly \$6 million.

The project will include an indoor market with a brewery and tap room, food and craft kiosks, and event space. It would be the first food hall in Fort Lauderdale. The project is expected to create 70 jobs, of which the developer has committed to maintaining at least 50 jobs. The Applicant has also optioned a larger site to the rear of this property, which is occupied by a warehouse that may be demolished and replaced with 16 micro-housing units as Phase 2 of the overall project.