

# City of Fort Lauderdale

## COMMUNITY REDEVELOPMENT AGENCY BOARD

### Agenda

Thursday, November 7, 2024 - 2:30 PM

*Broward Center for the Performing Arts - Mary N. Porter Riverview  
Ballroom - 201 SW 5th Avenue, Fort Lauderdale, Florida 33312*

*<https://fortlauderdale.legistar.com/Calendar.aspx>*

*[www.fortlauderdale.gov/fltv](http://www.fortlauderdale.gov/fltv)*

*[www.youtube.com/cityoffortlauderdale](http://www.youtube.com/cityoffortlauderdale)*

*Cable Television - Comcast Channel 78 and AT&T U-verse Channel 99*



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

**DEAN J. TRANTALIS - Chair**

**STEVEN GLASSMAN - Vice Chair**

**JOHN C. HERBST - Commissioner - District I**

**PAM BEASLEY-PITTMAN - Commissioner - District III**

**WARREN STURMAN - Commissioner - District IV**

**SUSAN GRANT, Acting Executive Director**

**DAVID R. SOLOMAN, Secretary**

**D'WAYNE M. SPENCE, Deputy General Counsel**

**PATRICK REILLY, City Auditor**

\*\*\*The meeting shall commence at 2:30 PM or as soon thereafter as possible\*\*\*

**PUBLIC APPEARANCES BEFORE THE CRA BOARD:**

If any person wishes to address the Board, the person shall sign up in Broward Center for the Performing Arts - Mary N Porter Riverview Ballroom lobby. A member of the City Clerk's Office Staff will be there to assist. Speaker Cards are given to the Chair. After being recognized by the Chair, the speaker should identify the agenda item in question, indicate support, opposition, or neutrality on the agenda item, and then proceed to succinctly state the speaker's position or present information.

If an attorney, or any other person appears before the Board in a representative capacity, the attorney, or other representative the person shall sign up in Broward Center for the Performing Arts - Mary N Porter Riverview Ballroom lobby. A member of the City Clerk's Office Staff will be there to assist. After being recognized by the Chair, the speaker should identify the client(s) being represented, and identify the agenda item in question. The speaker shall then indicate the client's support, opposition, or neutrality on the agenda item and then proceed to succinctly state the client's position or present information on behalf of the client(s).

Pursuant to Section 3.13 of the Charter of the City of Fort Lauderdale, Florida, the Chair shall maintain order at all meetings, and the Police Department, upon instructions of the Chair, shall expel any person from the meeting who refuses to obey the order of the Chair in relation to preserving order at the meetings. Any person who interrupts or disturbs a City Board meeting, or who willfully enters or remains in a City Board meeting having been warned by the Chair to depart and who refuses to do so, may be subject to arrest.

**AUXILIARY AIDS AND SERVICES:** If you desire auxiliary aids or services or both to assist in viewing or hearing the City Board meetings or reading the agenda and minutes for the meeting, please contact the City Clerk's Office at 954-828-5002 at a minimum of two days prior to the meeting and arrangements will be made to provide these services to you.

**NOTICE TO MEMBERS OF THE PUBLIC:** If a person decides to appeal any decision made by the board, agency, or commission with respect to any matter considered at such meeting or hearing, the person will need a record of the proceedings, and that, for such purpose, the person may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

## ROLL CALL

## MOTIONS

- M-1**      [24-0991](#)      Motion Approving Minutes for October 1, 2024, Community Redevelopment Agency Board Meeting - (Commission Districts 2 and 3)  
***Attachments:***    [October 1, 2024 CRA Meeting](#)
- M-2**      [24-1017](#)      Motion Approving an Additional Property and Business Improvement Program Forgivable Loan in the Amount of \$125,000 to Provident Market 1937, LLC for the Buildout of a Café/Specialty Foods Store Fusion Business at 900 Sistrunk Boulevard, Unit C; Authorizing the Executive Director to Execute Any and All Related Instruments; and Delegating Authority to the Executive Director to Take Certain Actions - (Commission District 3)  
***Attachments:***    [CRA Board Memo 24-1017](#)  
                          [Exhibit 1 - Location Map](#)  
                          [Exhibit 2 - Broward County Property Appraiser Information](#)  
                          [Exhibit 3 - Amended Construction Budget](#)  
                          [Exhibit 4 - Architectural Plans and Renderings](#)  
                          [Exhibit 5 - NPF Advisory Board Meeting Draft Minutes, dated September 10, 2024](#)  
                          [Exhibit 6 - Amended PBIP Agreement](#)
- M-3**      [24-1015](#)      Motion Approving an Additional Property and Business Improvement Program Forgivable Loan in the Amount of \$125,000 to Checkmate Barbershop, Inc. for the Buildout of a Unisex Barbershop at 900 Sistrunk Boulevard, Unit A; Authorizing the Executive Director to Execute Any and All Related Instruments; and Delegating Authority to the Executive Director to Take Certain Actions - (Commission District 3)  
***Attachments:***    [CRA Board Memo 24-1015](#)  
                          [Exhibit 1 - Location Map](#)  
                          [Exhibit 2 - Broward County Property Appraiser Information](#)  
                          [Exhibit 3 - Request for Funding Increase, dated August 2024](#)  
                          [Exhibit 4 - Architectural Plans and Renderings](#)  
                          [Exhibit 5 - Proposal for Podcast Studio](#)  
                          [Exhibit 6 - NPF Advisory Board Meeting Draft Minutes, dated September 10, 2024](#)  
                          [Exhibit 7 - Amended PBIP Agreement](#)

## RESOLUTIONS

- R-1**      [24-0817](#)      Resolution Accepting the Ranking of the RFP Evaluation Committee for the Purchase and Development of Fort Lauderdale Community Redevelopment Agency Property at 790 Sistrunk Boulevard, 538 NW 8 Avenue, 547 NW 7 Terrace, 551 NW 7 Terrace, and 537 NW 7 Terrace, Approving a \$5,000,000 Non-Forgivable Development Incentive Program Loan and Recommendation to Negotiate a Development Agreement with the Top Ranked Proposer, Sistrunk View, LLC, Authorizing the Executive Director to Execute Any and All Related Instruments, and Delegating Authority to the Executive Director to Take Certain Actions - (Commission District 3)

**Attachments:**

[CRA Board Memo 24-0817](#)

[Exhibit 1 – Property Location Map](#)

[Exhibit 2 – Notice and RFP Documents for Purchase and Development of CRA](#)

[Exhibit 3 – Proposal - Sistrunk View, LLC](#)

[Exhibit 4 – Proposal - Smith and Henzy Affordable Group](#)

[Exhibit 5 – Proposal - The Allen at Sistrunk LLC c/o Urban Pointe Developers, L](#)

[Exhibit 6 – RFP Evaluation Committee Scoring and Final Ranking](#)

[Exhibit 7 – Sistrunk View Project Plans and Illustrations](#)

[Exhibit 8 – Accommodations for Westside Gazette Property](#)

[Exhibit 9 – Letters of Intent from JP Morgan Chase and Raymond James](#)

[Exhibit 10 – Sistrunk View Sources and Uses and 10 year Proforma](#)

[Exhibit 11 – NPF CRA Housing Trust Group Project – Village View - 640 N And](#)

[Exhibit 12 – NPF CRA Housing Trust Group Project – Village Place - 740 NE 4](#)

[Exhibit 13 – NPF CRA Housing Trust Group Project – Mt Hermon Housing - 75C](#)

[Exhibit 14 – August 13, 2024 NPF CRA Advisory Board Approved Minutes](#)

[Exhibit 15- Sistrunk View, LLC Development Incentive Program Letter of Intent](#)

[Exhibit 16- Sistrunk View, LLC Resolution](#)

[Exhibit 17 – Purchase and Sale Contract, Addendum to Commercial Contract](#)

**ADJOURNMENT**