

# City of Fort Lauderdale

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## Meeting Minutes

Tuesday, February 3, 2026

1:30 PM

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

### **COMMUNITY REDEVELOPMENT AGENCY BOARD**

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

***DEAN J. TRANTALIS - Chair***

***JOHN C. HERBST - Vice Chair***

***STEVEN GLASSMAN - Commissioner - District 2***

***PAM BEASLEY-PITTMAN - Commissioner - District 3***

***BEN SORENSEN - Commissioner - District 4***

***RICHELLE WILLIAMS, Executive Director***

***DAVID R. SOLOMAN, Secretary***

***SHARI L. McCARTNEY, General Counsel***

***PATRICK REILLY, City Auditor***

## CALL TO ORDER

Chair Trantalis called the meeting to order at 1:38 p.m.

## BOARD QUORUM ESTABLISHED

Also Present: Executive Director Rickelle Williams, Secretary David R. Soloman, General Counsel Shari L. McCartney, and City Auditor Patrick Reilly

## ROLL CALL

**Present** 5 - Commissioner Steven Glassman, Commissioner Pam Beasley-Pittman, Commissioner Ben Sorensen, Vice Chair John C. Herbst, and Chair Dean J. Trantalis

## MOTIONS

**M-1**     [26-0168](#)     Motion Approving Minutes for January 20, 2026, Community Redevelopment Agency Board Meeting - (Commission Districts 2 and 3)

Commissioner Beasley-Pittman made a motion to approve the Meeting Minutes and was seconded by Commissioner Glassman.

### **APPROVED**

**Yea:** 5 - Commissioner Glassman, Commissioner Beasley-Pittman, Commissioner Sorensen, Vice Chair Herbst and Chair Trantalis

## RESOLUTIONS

**R-1**     [26-0052](#)     Resolution Approving Budget Amendment - Appropriate Unspent Central City Community Redevelopment Area Fiscal Year-End (FY) 2025 Fund Balance - (Commission Districts 2 and 3)

Executive Director Williams noted that staff provided a revised Commission Agenda Memorandum (CAM) regarding certain Community Redevelopment Agency (CRA) funding allocations. Chair Trantalis requested that Commission Members review the updates.

***A copy of the revisions are attached to these Meeting Minutes.***

Executive Director Williams explained that the revisions corrected the funding methodology to comply with accounting rules and maintain a clear audit trail, without altering the intent of the underlying projects.

In response to Commissioner Glassman's question regarding the permissibility of allocating Central City CRA (CC CRA) funds to support office space located within the Northwest-Progresso-Flagler Heights CRA (NWPFH CRA), Executive Director Williams confirmed it is permissible as it is consistent with existing practice. Further comment and discussion ensued.

Vice Chair Herbst remarked on the need for clarity regarding the apportionment of funds from the CC CRA and the NWPFH CRA.

Executive Director Williams noted that the funding allocations reflect that separation, with \$600,000 funded by the NWPFH CRA and \$150,000 funded by the CC CRA for staffing levels assigned to each CRA. Further comment and discussion ensued.

Commissioner Glassman urged staff to prioritize funding for a 13th Street project within the CC CRA. Executive Director Williams said that staff will evaluate available funding for a future budget amendment.

Commissioner Glassman introduced the Resolution as amended, which was read by title only.

**ADOPTED AS AMENDED**

**Yea:** 5 - Commissioner Glassman, Commissioner Beasley-Pittman, Commissioner Sorensen, Vice Chair Herbst and Chair Trantalis

**ADJOURNMENT**

Chair Trantalis adjourned the meeting at 1:42 p.m.

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Dean J. Trantalis  
Chair

ATTEST:

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David R. Soloman  
Secretary



**CITY OF FORT LAUDERDALE**  
**City Commission Agenda Memo**  
**CRA BOARD MEETING**

**#26-0052**

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**TO:** CRA Chairman & Board of Commissioners  
Fort Lauderdale Community Redevelopment Agency

**FROM:** Rickelle Williams, CRA Executive Director *Rickelle Williams*

**DATE:** February 3, 2026

**TITLE:** **REVISED CRA R-1** Resolution Approving Budget Amendment –  
Appropriate Unspent Central City Community Redevelopment Area Fiscal  
Year-End (FY) 2025 Fund Balance – **(Commission Districts 2 and 3)**

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**Recommendation**

Staff recommends the Community Redevelopment Agency (CRA) Board of Commissioners approve the appropriation of the Central City Community Redevelopment Area fiscal year-end (FY) 2025 estimated fund balance in the amount of \$898,998 to the City of Fort Lauderdale for reallocation back to the Central City Community Redevelopment Area for Fiscal Year (FY) 2026 eligible expenditures.

**Background**

At the end of FY 2025, the Central City Community Redevelopment Area had an estimated year-end balance of \$898,998.

The City of Fort Lauderdale is the sole taxing authority contributing Tax Increment Financing (TIF) to the Central City Community Redevelopment Area. Subsection 163.387(7), Florida Statutes provides the following:

On the last day of the fiscal year of the community redevelopment agency, any funds which remain in the trust fund after the payment of expenses shall be:

- (a) Returned to each taxing authority which paid the increment in the proportion that the amount of the payment of such taxing authority bears to the total amount paid into the trust fund by all taxing authorities for that year;
- (b) Used to reduce the amount of any indebtedness to which increment revenues are pledged;
- (c) Deposited into an escrow account for later reducing any indebtedness to which increment revenues are pledged; or
- (d) Appropriated to a specific redevelopment project pursuant to an approved community redevelopment plan. The funds appropriated for such project may

not be changed unless the project is amended, redesigned, or delayed, in which case the funds must be re-appropriated pursuant to the next annual budget adopted by the Board of Commissioners of the Community Redevelopment Agency.

As the City of Fort Lauderdale is the sole taxing authority contributing TIF to the Central City Community Redevelopment Area, the CRA recommends returning the unspent paid increment to the City for reallocation back to the Central City Community Redevelopment Area to be used to further the goals and objectives of the Central City Redevelopment Plan.

The Central City Community Redevelopment Area FY 2025 year-end unspent funds of \$898,998 will be allocated to the following:

- \$150,000 – Deposited to the CRA office buildout project at “The Adderley” located at 501 NW 7 Avenue. The CRA currently leases 6,000 square feet of office space in suites 100 and 200 at 914 NW 6 Street. The monthly rent, inclusive of base rent and common area maintenance (CAM) charges, is \$15,440.75. To maintain operations at the current location until the new buildout is completed, a six (6)-month extension that runs through May 31, 2026, was approved by the CRA Board. To facilitate the move, a capital investment of \$750,000 is being requested. The funding will be provided through contributions of \$600,000 from the Northwest-Progresso-Flagler Heights (NPF) CRA and up to \$150,000 from the Central City CRA. On December 3, 2025, at the Central City Community Redevelopment Area Advisory Board meeting, the buildout budget was presented and recommended for approval for up to \$150,000.
- \$250,000 – Allocated to the Property and Business Improvement Program to provide incentives in the form of forgivable loans. These funds are designed to attract and support businesses that undertake both interior and exterior improvements.
- \$298,998 – Allocated to the Commercial Façade Improvement Program to offer incentives in the form of forgivable loans. These funds are designed to attract and support businesses by funding exterior improvements.
- \$100,000 – Allocated to Central City Community Redevelopment Area services and materials ad/marketing for increased advertising and community outreach engagement for the Central City land use plan amendment project.
- \$100,000 – Allocated to Central City Community Redevelopment Area for the creation of a new position to assist with the implementation of the Central City Redevelopment Plan and related incentive programs.

**Resource Impact**

Funds for the Central City Community Redevelopment Area transfer in the amount of \$898,998 are available in the accounts listed below.

Future expenditures are contingent upon the approval of the Consolidated Budget Amendment CAM 26-0059.

**Source:**

<b>Funds available as of January 8, 2026</b>					
<b>ACCOUNT NUMBER</b>	<b>COST CENTER NAME</b>	<b>CHARACTER CODE/ ACCOUNT NAME</b>	<b>AMENDED BUDGET (Character)</b>	<b>AMOUNT RECEIVED (Character)</b>	<b>AMOUNT</b>
20-102-0000-000-399-999	Central City Redevelopment Area	Balances & Reserves/Appropriated Fund Balance	N/A	N/A	\$19,430
20-121-0000-000-399-999-	Central City Business Incentives	Balances & Reserves/Appropriated Fund Balance	N/A	N/A	\$879,568
<b>TOTAL AMOUNT ►</b>					<b>\$898,998</b>

**Use:**

<b>Funds available as of January 8, 2026</b>					
<b>ACCOUNT NUMBER</b>	<b>COST CENTER NAME (Program)</b>	<b>CHARACTER/ ACCOUNT NAME</b>	<b>AMENDED BUDGET (Character)</b>	<b>AVAILABLE BALANCE (Character)</b>	<b>AMOUNT</b>
20-121-9200-581-90-9002	Central City Business Incentives	Other Uses/Transfer to Central City Redevelopment Area Fund	N/A	N/A	\$180,570
20-121-9200-581-90-9348	Central City Business Incentives	Other Uses/Transfer to Central City CRA CIP	N/A	N/A	\$150,000
<b>TOTAL AMOUNT ►</b>					<b>\$330,570</b>

**Source:**

<b>Funds available as of January 8, 2026</b>					
<b>ACCOUNT NUMBER</b>	<b>COST CENTER NAME</b>	<b>CHARACTER/ ACCOUNT NAME</b>	<b>AMENDED BUDGET (Character)</b>	<b>AMOUNT RECEIVED (Character)</b>	<b>AMOUNT</b>
20-102-9200-581-381-121	Central City Redevelopment Area	Other Sources/Transfer from Central City Business Incentives	N/A	N/A	\$180,570
20-348-9200-581-381-121	Central City CRA CIP	Other Sources/Transfer from Central City Business Incentives	N/A	N/A	\$150,000
<b>TOTAL AMOUNT ►</b>					<b>\$330,570</b>

**Use:**

<b>Funds available as of January 8, 2026</b>					
<b>ACCOUNT NUMBER</b>	<b>COST CENTER NAME (Program)</b>	<b>CHARACTER/ ACCOUNT NAME</b>	<b>AMENDED BUDGET (Character)</b>	<b>AVAILABLE BALANCE (Character)</b>	<b>AMOUNT</b>
20-102-9200-581-90-9001	Central City Redevelopment Area	Other Uses/Transfer to General Fund	N/A	N/A	\$19,430
20-121-9200-581-90-9001	Central City Business Incentives	Other Uses/Transfer to General Fund	N/A	N/A	\$879,568
<b>TOTAL AMOUNT ►</b>					<b>\$898,998</b>

**Source:**

<b>Funds available as of January 8, 2026</b>					
<b>ACCOUNT NUMBER</b>	<b>COST CENTER NAME</b>	<b>CHARACTER/ ACCOUNT NAME</b>	<b>AMENDED BUDGET (Character)</b>	<b>AMOUNT RECEIVED (Character)</b>	<b>AMOUNT</b>
10-001-000-399-999	General Fund	Balances & Reserves/Appropriated Fund Balance	N/A	N/A	\$898,998
<b>TOTAL AMOUNT ►</b>					<b>\$898,998</b>

**Use:**

<b>Funds available as of January 8, 2026</b>					
<b>ACCOUNT NUMBER</b>	<b>COST CENTER NAME (Program)</b>	<b>CHARACTER/ ACCOUNT NAME</b>	<b>AMENDED BUDGET (Character)</b>	<b>AVAILABLE BALANCE (Character)</b>	<b>AMOUNT</b>
10-001-9200-581-90-9102	General Fund	Other Uses/Transfer to Central City Redevelopment Area	N/A	N/A	\$200,000
10-001-9200-581-90-9121	General Fund	Other Uses/Transfer to Central City Business Incentives	N/A	N/A	\$548,998
10-001-9200-581-90-9348	General Fund	Other Uses/Transfer to Central City CIP	N/A	N/A	\$150,000
<b>TOTAL AMOUNT ►</b>					<b>\$898,998</b>

**Source:**

<b>Funds available as of January 8, 2026</b>					
<b>ACCOUNT NUMBER</b>	<b>COST CENTER NAME</b>	<b>CHARACTER/ ACCOUNT NAME</b>	<b>AMENDED BUDGET (Character)</b>	<b>AMOUNT RECEIVED (Character)</b>	<b>AMOUNT</b>
20-102-9200-581-381-001	Central City Redevelopment Area	Other Sources/Transfer from General Fund	N/A	N/A	\$200,000
20-121-9200-581-381-001	Central City Business Incentives	Other Sources/Transfer from General Fund	N/A	N/A	\$548,998
20-348-9200-581-381-001	Central City CRA CIP	Other Sources/Transfer from General Fund	N/A	N/A	\$150,000
<b>TOTAL AMOUNT ►</b>					<b>\$898,998</b>

**Use:**

<b>Funds available as of January 8, 2026</b>					
<b>ACCOUNT NUMBER</b>	<b>COST CENTER NAME (Program)</b>	<b>CHARACTER/ ACCOUNT NAME</b>	<b>AMENDED BUDGET (Character)</b>	<b>AVAILABLE BALANCE (Character)</b>	<b>AMOUNT</b>
20-121-1521-552-40-4203-CRA092608	Property & Business Improvement Program Central City FY 26	Other Operating Expense/Redevelopment Projects	\$298,112	\$298,112	\$250,000
20-121-1521-552-40-4203-CRA092607	Commercial Façade Improvement Program Central City FY 26	Other Operating Expense/Redevelopment Projects	\$325,000	\$325,000	\$298,998
20-102-1520-552-30-3201	Central City Redevelopment Area	Services & Materials/Ad/Marketing	\$26,862	\$22,250	\$100,000
20-102-1520-552-40-4328	Central City Redevelopment Area	Other Operating Expenses/Servchg-Comm Dev	\$302,490	\$302,490	\$100,000
20-348-9100-541-60-6599-P13059	CRA Office Buildout CC	Capital Outlay/Construction	\$0	\$0	\$150,000
<b>TOTAL AMOUNT ►</b>					<b>\$898,998</b>

**Strategic Connections**

This item is an eligible reallocation within the Community Redevelopment Agencies.

This item supports the *Press Play Fort Lauderdale 2029* Strategic Plan, specifically advancing:

- The Business Growth and Support Focus Area, Goal 6: Build a diverse and attractive economy

This item advances the *Fast Forward Fort Lauderdale 2035* Vision Plan: We Are Community

**Related CAM**

#26-0059

**Attachment**

Exhibit 1 – Resolution

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Prepared by: Vanessa Martin, Acting CRA Manager

CRA Executive Director: Rickelle Williams