

City of Fort Lauderdale

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Meeting Minutes

Tuesday, May 20, 2025

2:30 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

D'WAYNE M. SPENCE, Interim General Counsel

PATRICK REILLY, City Auditor

CALL TO ORDER

Chair Trantalis called the meeting to order at 4:25 p.m.

BOARD QUORUM ESTABLISHED

Also Present: Executive Director Rickelle Williams, Secretary David R. Soloman, Interim General Counsel D'Wayne M. Spence, and City Auditor Patrick Reilly

ROLL CALL

Present 4 - Commissioner Steven Glassman, Commissioner Pam Beasley-Pittman, Commissioner Ben Sorensen, and Chair Dean J. Trantalis

Not Present 1 - Vice Chair John C. Herbst

MOTIONS

M-1 [25-0528](#) Motion Approving Minutes for May 6, 2025, Community Redevelopment Agency Board Meeting Minutes - (Commission Districts 2 and 3)

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

APPROVED

Yea: 4 - Commissioner Glassman, Commissioner Beasley-Pittman, Commissioner Sorensen and Chair Trantalis

Not Present: 1 - Vice Chair Herbst

RESOLUTIONS

R-1 [25-0573](#) Resolution Approving the Interlocal Agreement Between the City of Fort Lauderdale, Fort Lauderdale Community Redevelopment Agency and the Broward County Board of County Commissioners to Extend the Northwest-Progresso-Flagler Heights Community Redevelopment Area for Ten (10) Years with City Only Tax Increment Funding - (Commission Districts 2 and 3)

Commissioner Beasley-Pittman introduced the Resolution.

Chair Trantalis recognized William Brown, Chair of the Budget Advisory Board (BAB). Mr. Brown referenced a Walk-On Agenda item regarding the BAB's position on the proposed extension of the

Northwest Progresso-Flagler Heights Community Redevelopment Area (NWPFH CRA). He outlined the Board's deliberations, noting that an initial motion to extend the NWPFH CRA without conditions failed in a tied four-four vote. A subsequent motion, which included specific conditions, passed unanimously. These conditions included a ten-year extension with fifty percent (50%) City funding, reevaluations every two (2) years, clear benchmarks and accountability, and clarification of the role of Invest Fort Lauderdale, LLC, (IFL). Mr. Brown expounded on the Board's consensus.

In response to Commissioner Glassman's questions, Mr. Brown clarified the BAB's 4-4 vote on the initial motion. Chris Cooper, Acting Assistant City Manager, referenced his review of the BAB meeting minutes for context.

Chair Trantalis recognized Yvette Matthews, Office of Management and Budget Acting Director. Ms. Matthews explained the sequence and rationale behind the BAB's voting. She confirmed that the second motion, supporting a conditional extension of the NWPFH CRA, aligns with Commission priorities, including a biennial review by the CRA Board, Commission oversight of expenditures, and the need for clarity around IFL's role. Further comment and discussion ensued.

Chair Trantalis recognized Charlie King, 105 N. Victoria Park Drive. Mr. King spoke in opposition to a ten (10) year extension to the NWPFH CRA and cited specific concerns.

Chair Trantalis expressed support for extending the NWPFH CRA, citing progress and pending commitments. He acknowledged past challenges but highlighted redevelopment successes. Chair Trantalis emphasized the importance of ongoing oversight, measurable benchmarks and accountability, and confirmed that the NWPFH CRA Manager has been directed to provide regular updates on the progress of approved projects.

Commissioner Beasley-Pittman responded to Mr. King's remarks, emphasized that no district should be left behind in redevelopment efforts, reaffirmed her support for extending the NWPFH CRA, and highlighted the need for equity.

In response to Commissioner Glassman's questions, Mr. Cooper provided an overview of NWPFH CRA funding allocations and commitments since 2017. Mr. Cooper also discussed the CRA's evolution since its inception in 1995 and related information.

Commissioner Glassman expressed disappointment with the delayed

activation of IFL, questioned unspent NWPFH CRA funds, and the viability of current financial commitments. Clarence Woods, NWPFH CRA Manager, commented on those concerns. Mr. Cooper said that IFL was originally intended to complement the CRA and confirmed that Staff will present an IFL update at the June 30, 2025, Commission Conference Meeting. Commissioner Glassman recalled his recollection that IFL was envisioned as the successor entity to the CRA.

In response to Commissioner Glassman's question, Mr. Cooper explained that, according to State Statute, any CRA funds not committed to a specific project or spent when it sunsets in November 2025, would be returned proportionally to the contributing taxing authorities. These funds could only be transferred to IFL if the CRA explicitly allocated them for that purpose.

Ms. Matthews clarified details of NWPFH CRA FY 2025 funding from taxing authorities. Commissioner Glassman reiterated concerns about those funds reverting to contributing entities.

Commissioner Glassman noted discrepancies in the Agenda backup materials regarding the ten-year NWPFH CRA funding. Mr. Woods provided an overview of the annual NWPFH CRA budget process. Further comment and discussion ensued.

Chair Trantalis confirmed that the Commission, during its Prioritization Workshop, agreed to review the continuation of the NWPFH CRA every two years and its budget annually.

Commissioner Glassman emphasized the need for urgency associated with delayed CRA projects and remarked on the importance of enforcement. Chair Trantalis requested that Mr. Woods provide an updated report on all approved but stalled CRA projects. Further comment and discussion ensued.

Executive Director Williams said that the Broward County Board of County Commissioners is expected to review this item at its June 10, 2025, meeting.

ADOPTED

Yea: 3 - Commissioner Beasley-Pittman, Commissioner Sorensen and Chair Trantalis

Nay: 1 - Commissioner Glassman

Not Present: 1 - Vice Chair Herbst

ADJOURNMENT

Chair Trantalis adjourned the meeting at 4:56 p.m.

Dean J. Trantalis
Chair

ATTEST:

David R. Soloman
Secretary