

APPROVED
MEETING MINUTES
NORTHWEST-PROGRESSO-FLAGLER HEIGHTS
REDEVELOPMENT ADVISORY BOARD
FORT LAUDERDALE
VIRTUAL MEETING
JULY 14, 2020 – 3:00 P.M.

<u>Board Members</u>	<u>Attendance</u>	Cumulative Attendance June 2020-May 2021	
		<u>Present</u>	<u>Absent</u>
Rhoda Glasco Foderingham, Chair	P	2	0
Dylan Lagi, Vice Chair	P	2	0
Leann Barber	P	2	0
Sonya Burrows [arrived 3:13]	P	1	1
Kenneth Calhoun [arrived 3:13]	P	2	0
Lisa Crawford	P	1	1
Matt Habibi [arrived 3:11]	P	2	0
John Hooper	A	1	1
Michael Lewin	P	2	0
Steffen Lue	A	1	1
Lorraine Mizell	A	0	2
Christopher Murphy	P	2	0
Michelle Nunziata	P	2	0
John Qualey	A	1	1
Tina Teague	P	2	0

Staff

Bob Wojcik, Housing and Economic Development Manager
 Clarence Woods, III, NPF CRA Manager
 Lizeth DeTorres, Sr. Administrative Assistant
 Eleni Ward-Jankovic, Housing and Economic Development Manager
 Vanessa Martin, NPFCRA Business Manager
 Corey Ritchie, CRA Project Manager
 Deborah Martinez, CRA
 Jonelle Adderley, CRA Project Coordinator
 Lynn Solomon, Assistant City Attorney
 Jamie Opperee, Prototype Inc. Recording Secretary

Guests

Sharon Allen, Blue Tree Café
 Nika King, Blue Tree Cafe

Currently there are 15 appointed members on the Board, which means eight would constitute a quorum.

I. Call to Order/Roll Call

Chair Rhoda Foderingham

Chair Foderingham called the meeting to order at 3:00 p.m. and roll was called.

II. Approval of Minutes

NPF CRA Board

- June 9, 2020 Minutes

Motion by Mr. Lewin seconded by Mr. Murphy, to approve the minutes of June 9, 2020. In a voice vote, the **motion** passed unanimously.

III. Project Funding Update

Vanessa Martin

Ms. Martin projected \$433,470 would remain.

Ms. Teague asked about Miguel's project and Mr. Woods said he had spoken with Miguel, who indicated he was considering selling the restaurant/nightclub property due to the Covid-19 pandemic. On Sistrunk, Miguel was not rushing the development in the current environment, but he did intend to move forward. Mr. Lewin asked if the allocation could expire and Mr. Woods stated there was no expiration date on funding, but he monitored progress and if there was none, he could ask the Board to rescind the loan so the money could be allocated elsewhere.

Mr. Lagi wanted to be sure they exhausted their funds by the end of the fiscal year. Mr. Woods said staff discussed projects to use up the funds and he believed all but \$70,000 would be spent.

IV. Funding Request – The Blue Tree Café, LLC

CRA Staff

612 NW 9th Avenue, Bay 3, Fort Lauderdale Florida, 33311

\$225,000 Property and Business Improvement Program

Ms. Ward said this would be a multi-brand virtual kitchen and restaurant that could be converted to a dine-in restaurant after the Covid-19 restrictions were lifted. One of the restaurants would offer healthy soul food and the other would offer vegan/low sodium fare, and would offer carry-out, delivery and catering. She said this application was in the CRA focus area, so the Property and Business Improvement Program allowed them to provide up to 90% of the build-out costs for renovations and new construction. The estimated total build-out costs were \$265,500, with \$135,000 of that in hard construction costs and \$130,000 in equipment costs, so 84% of the total project costs would be carried by the CRA.

Ms. Ward informed the Board that the property was owned by Provident Fort Lauderdale and the owner had told her that the substantive renovation was complete and they were now working on the site. They anticipated completion in the next two months.

Ms. Ward reported the business owner was committed to using locally sourced products that were sustainably farmed and used Green packaging. The chef, Sharon Allen, had extensive experience in the restaurant business, including a food truck, food delivery and catering the Super Bowl.

Ms. Ward stated the business planned to hire five full time employees from the Sistrunk area and to train them in food safety and preparation.

Staff was requesting a recommendation/approval of this request as a positive addition to the Northwest Progresso Flagler Heights area and the City of Fort Lauderdale.

Ms. Allen stated she had been pleased to find this location in the Provident development and the Sistrunk area, which was associated with the Mizell family. She was passionate about sustainability and healthy food, and was a certified master gardener.

Chair Foderingham asked why this was a good project to go forward during the pandemic. Ms. Allen said this was now a virtual restaurant. Nika King, Ms. Allen's daughter and partner, explained that this was appropriate now because all of the food was ordered online and delivered.

Ms. King confirmed that they would hire five full time employees from the Sistrunk area and some additional employees as independent contractors. Mr. Lagi asked if construction was an open bid or if they would prefer local contractors. Mr. Ritchie said once the drawings were finalized with the Building Department, the project would be put out to bid.

Mr. Murphy was concerned about providing 84% of the funding in the current economic environment. He asked how this \$45,000 per job for five positions compared with other projects. Mr. Woods said the program guidelines allowed them to provide up to 90% of funds in a focus area project. With CDBG funds, when job creation was the objective, they typically provided \$35,000 per job, but they had not been tying down developers to a job creation model. He felt this was as favorable as any project to which they had attached a job requirement. They had been requesting donations for training/education for projects worth over \$1 million. Ms. Allen said she had already received calls from local placement services regarding employees.

Chair Foderingham asked the timeframe for starting the build-out work and opening and Ms. Allen said she wanted to be up and running no later than November 1. Mr. Woods did not feel this was a realistic timeframe, and estimated it would be a minimum of six months to begin the build-out and six to eight months to open.

Motion by Mr. Lagi, seconded by Ms. Nunziata, to approve. In a roll call vote, **motion** passed 11-0.

V. Communication to CRA Board of Commissioners

NPF CRA Board

None

VI. Old/New Business

NPF CRA Staff

Mr. Woods reported the 613 project had a temporary Certificate of Occupancy and was accepting tenant applications.

Chair Foderingham had noticed the City Commission had approved Donna's Caribbean Restaurant. Mr. Woods said there was an issue with traffic flow and in August, the CRA Board would consider approving the final \$290,000.

Chair Foderingham asked the status of the loans to businesses and Mr. Woods reported the Emergency Business Assistance program would go live the following day.

Mr. Woods stated they were considering financing or a line of credit for the \$20 million that would be left in the CRA. This would allow them to get projects done now instead of waiting. He would provide the Board with additional information at their next meeting.

Mr. Woods said the YMCA project was moving forward.

Mr. Murphy asked for an update on the vacant lots' requests for proposal. Mr. Woods said the RFP would go out at the end of July.

Chair Foderingham said the CRA was very appreciative to have Ms. Solomon as its legal counsel.

VII. Public Comments

None

VIII. Adjournment

There being no further business to come before the Board at this time, the meeting was adjourned at 3:58 p.m.

Any written public comments made 48 hours prior to the meeting regarding items discussed during the proceedings have been attached hereto.