



CITY OF FORT LAUDERDALE

**DRAFT**  
**REGULAR MEETING MINUTES**  
**NORTHWEST-PROGRESSO-FLAGLER**  
**HEIGHTS**  
**REDEVELOPMENT ADVISORY BOARD**  
**CITY OF FORT LAUDERDALE**  
**March 11, 2025 – 3:00 P.M.**

<b><u>Board Members</u></b>	<b><u>Attendance</u></b>	<b>Cumulative Attendance</b>	
		<b><u>Present</u></b>	<b><u>Absent</u></b>
Rhoda Glasco Foderingham, Chair	P	7	1
Jinny Bissainthe [arrived 3:14]	P	6	2
Sonya Burrows	P	8	0
Kenneth Calhoun	P	8	0
Lisa Crawford [arrived 3:09]	P	6	2
Noel Edwards	P	5	3
Marion Howard [arrived 3:09]	P	1	0
Christopher Murphy	P	6	2
Alfredo Olvera	P	6	2
John Quailey, Vice Chair	P	8	0
Brian Stafford	P	3	0

**Currently there are 11 appointed members on the Board, which means six (6) would constitute a quorum.**

**Staff**

- Lizeth DeTorres, Sr. Administrative Assistant
- Vanessa Martin, CRA Business Manager
- Clarence Woods, III, NPF CRA Manager
- Bob Wojcik, Housing and Economic Development Manager
- Eleni Ward Jankovic, Housing and Economic Development Manager
- Jonelle Adderley, CRA Project Coordinator
- Corey Ritchey, CRA Project Manager
- Tania Bailey-Watson, CRA Senior Administrative Assistant
- J. Opperlee, Prototype Inc. Recording Secretary

**Others**

- Burnadette Norris-Weeks, Right Consulting LLC
- Kurt Petgrave, architect, KAP Architecture
- Dr. Germain Smith-Baugh, CEO of the Urban League
- Jasmine Shirley,

**Communication to the CRA Board of Commissioners**

None

**I. Call to Order/Roll Call**

Chair Foderingham

Chair Foderingham called the meeting to order at 3:00 p.m. Roll was called and a quorum was present.

**II. Approval of Minutes**

NPF CRA Board

- January 14, 2025 Minutes

**Motion** made by Mr. Edwards, seconded by Mr. Murphy to approve the Board's January 14, 2025 minutes. In a voice vote, motion passed unanimously.

**III. Project Funding Update**

Vanessa Martin,  
Business Manager

Ms. Martin said there had been no major changes: 43% of projects had been completed and 57 % were in progress.

**IV. Funding Request – Right Consulting, LLC. – The  
“Nexus” Live/Work Mixed-Used Development  
2219 Sistrunk Blvd.  
Development Incentive Program - \$1,000,000**

Bob Wojcik  
CRA Staff

Mr. Wojcik said the request was for a \$1 million Development Incentive Program forgivable loan. The project would consist of a three-story building with: parking and commercial/retail space for use by residential tenants on the first floor, three one-bedroom/one-bath rental apartments, residential amenity space and additional commercial/retail space for use by residential tenants on the second, and four rental apartments consisting of two one-bedroom/one bath and two two-bedroom/two bath apartments and residential amenity space on the third floor.

Mr. Wojcik explained that two of the five one-bedroom units would be affordable at 50% AMI, renting for approximately \$989 per month and the remaining three one-bedroom units would be affordable at 80% AMI, renting for approximately \$1,583/month. The two two-bedroom units were projected to rent at 80% AMI for approximately \$1,901/month. The approximately 2,500 square feet of commercial space would be rented to building residents at a discounted rate of \$11 per square feet plus CAM (Common Area Maintenance).

Mr. Wojcik stated residential unit amenities and standard features include Energy Star appliances, including stove, dishwasher, refrigerator and microwave, granite countertops, luxury vinyl and tile flooring, garbage disposal, range hood, washer and dryer connections, internet and cable connections, window treatments, and balconies.

Mr. Wojcik stated the 10,200 square foot site was purchased by the Developer in 2004 and consists of two lots, with one containing an existing 913 square foot one story structure, which would be demolished. He reported the property was without debt. The site is zoned Northwest Regional Activity Center Mixed Use West (NW RAC MUW).

Mr. Wojcik informed the Board that the developer's business plan stated its mission was to "provide high quality housing for residents with small businesses desiring on-site working spaces." The target market was individuals such as freelancers, remote workers and entrepreneurs, including artists who were small business owners desiring to live and work in northwest Fort Lauderdale. The modern, attractive building was designed by KAP Architecture. This would be the western most project to be developed and funded by the CRA on Sistrunk Boulevard to date, and was across from the Sweeting Estates community, two blocks east of Delevoe Park and the African American Library and Research Center. It was a short distance down NW 27th Ave, to Broward Boulevard, Riverbend Marketplace Shopping Center and 1-95.

Mr. Wojcik stated the developer, Right Consulting LLC, was headed by attorney Burnadette Norris-Weeks, former president of the Sweeting Estates Civics Association. She also resided in that community and was one of the first homebuyers there. He said Right Consulting was located at 401 NW 7<sup>th</sup> Avenue and Ms. Weeks was one of the original stakeholders to invest in the redevelopment of the area, repurposing two very deteriorated one-story buildings, one into her law office in 2005 and the other as Avenue Executive in 2010, which provided meeting and flex workspace. Ms. Weeks also started the Women of Color Empowerment Institute, Inc in 2014, a 501(c)(3) non-profit organization assisting women entrepreneurs and supporting future women leaders with professional development through networking, podcast, seminars and conferences. She was also recently appointed by the City Commission to Invest Fort Lauderdale, the Economic Development Corporation that operates within the CRA boundaries.

Mr. Wojcik said the CRA's Development Incentive Loan represented 21% of the total project investment, estimated at \$4.7 million and the CRA funding would be applied to project construction hard costs. Mr. Wojcik recommended the Board approve a motion to recommend approval of the \$1 million Development Incentive Program forgivable loan to Right Consulting LLC for the Nexus Live/Work Mixed-Used Development.

Burnadette Norris-Weeks stated they were invested in this community and this was one of several businesses she owned in the area. She stated one must really have a heart to develop affordable housing. She said they were investing a substantial amount of their own funds in this project.

Mr. Howard and Ms. Crawford arrived at 3:09.

Mr. Calhoun was concerned that additional funding could be needed in the future and the CRA would not be in a position to provide it. Ms. Norris-Weeks said she had a history of finished projects and that should speak for itself.

Chair Foderingham asked about parking and Kurt Petgrave, Architect, said based on the guidelines, there was an exemption for up to 2,500 square feet of the commercial space. The project met or exceed the residential requirements with 13 spaces.

**Motion** by Ms. Burrows, seconded by Mr. Qualey, to approve staff's recommendation. In a voice vote, motion passed 10-0.

Ms. Bissainthe arrived at 3:14.

**V. Purchase and Development of CRA Property on NW 22 Road And NW 24 Avenue – Acceptance of the Ranking of the RFP Evaluation Committee and recommendation to Negotiate a Development Agreement with the Top Ranked Proposer for Approval by the CRA Board**

Bob Wojcik  
CRA Staff

Mr. Wojcik said the request was to allow a developer to purchase and develop property. He said the CRA had owned these properties for some time. The properties consisted of four varying-size parcels along a four-block area encompassing 9 vacant lots. Parcel 1 was approximately 5,003 square feet; Parcel 3 was approximately 5,004 square feet; Parcel 2 was approximately 15,312 square feet and Parcel 4 was approximately 17,036 square feet. The parcels are zoned a combination of Community Business (CB) and RMM 25 — Residential Multi-family and have an appraised value of \$827,380. Mr. Wojcik acknowledged the area was “a little rough” with some other vacant properties, as well as some long-time businesses.

Mr. Wojcik reported that on January 6, 2025, two proposals were received. The first was from the Central County Community Development Corporation, a subsidiary of the Urban League of Broward County, in partnership with Ellavoz Impact Capital, LLC and Minority Builders Coalition, Inc. The second proposal was from Shumer Capital Corp. An Evaluation Committee was established for reviewing and scoring the proposals. The Evaluation Committee consisted of: Avis Wilkinson, City of Fort Lauderdale Assistant Housing and Community Development Manager, Corey Ritchie, Fort Lauderdale Community Redevelopment Agency Project Manager, and Eleni Ward-Jankovic, CRA Housing and Economic Development Manager. The Evaluation Committee's overwhelming superior proposer was Central County Community Development Corporation and their Legacy Village Project.

Mr. Wojcik stated the Central County Community Development Corporation was a nonprofit corporation certified by the State of Florida as a Community Housing Development Organization (CHDO) and nationally certified by the U.S. Department of

Treasury as a Community Development Financial Institution (CDFI). These designations allowed them to leverage private capital investments as well as state and federal funds. Broward County Minority Builders Coalition is a 501(c)(3) nonprofit corporation and the architect was Design2Form, an award winning African American architectural firm. They were proposing a total of 64 affordable apartment housing units, scattered over the four parcels consisting of 60 one-bedroom and two-bedroom units and four three-bedroom live/work units. The live/work units would be constructed on Parcels 1 and 3 in three-story buildings, each with 754 Square feet of ground floor commercial space. The 60 one and two-bedroom units would be constructed on Parcels 2 and 4.

Mr. Wojcik said Parcel 2 would have a six-story building with balconies, structured parking, 34 affordable apartment units and an 8,000 square foot wellness center on the first floor. Parcel 4 would have a four-story building with balconies, structured parking and a central atrium with 26 affordable apartment units and first floor amenity space. He stated 11 units would be affordable at 50% AMI, 14 units would be affordable at 60% AMI, and 35 units would be affordable at 80% AMI. The developer was also working with two long-time, major stakeholders on this corridor, including Carmen Shirley, whose family operated a medical family practice at 720 NW 22<sup>nd</sup> Road (Calvin H Shirley Road) and Scurry Funeral Home at 738 NW 22<sup>nd</sup> Road. They had provided letters of support for the Developer in the re-imaging and integrating of their properties in the redevelopment plans, including a future healthy market with a rooftop community urban garden. The developer was requesting donation of the CRA Property and was not seeking any CRA funding assistance for the \$ 20.88 million project. Mr. Wojcik informed the Board that on March 5, 2025, the second ranked proposer, Shumer Capital Corporation, had contacted the CRA and withdrew their Proposal from consideration along with giving their support to the Central County Community Development Corporation.

Mr. Wojcik recommended the Board approve a motion to recommend acceptance of the ranking of the CRA Evaluation Committee and to recommend a contract be negotiated with Central County Community Development Corporation for the Legacy Village project.

Ms. Bissainthe asked the criteria the Evaluation Committee had used. Mr. Wojcik stated there were three criteria, each representing 33%: 1. The proposer's project is in the best interest of the CRA and promotes or facilitates the furtherance of the goals, objectives and policies of the NPF CRA Plan, and is most responsive to the requirements of the RFP. 2. The proposer demonstrates quality construction, materials and features of the structure and site, and 3. The proposer demonstrates the financial capacity, experience, qualifications and abilities best suited to carry out such proposal.

Ms. Burrows said it was good to see a project like this with people from the community in this community.

Dr. Germain Smith-Baugh, CEO of the Urban League, introduced Jasmine Shirley, Dr. Shirley's daughter, who had been the nexus for the idea.

Chair Foderingham asked if the City had any criteria for donating property. Mr. Woods stated there was none. Mr. Wojcik confirmed the developer would pay \$10 per parcel. Chair Foderingham stated this applicant deserved the donation.

**Motion** by Ms. Olvera, seconded by Ms. Burrows, to approve staff's recommendation. In a voice vote, motion passed 11-0.

Mr. Woods said the City Commission would hear this by the first meeting in May.

### **CRA Update**

Mr. Woods recalled the proposal to continue the CRA for an additional 10 years with no more County TIFF contribution and with 50% of the City's contribution to the TIFF. The County was supposed to provide guidance regarding whether a Finding of Necessity was needed or just a restated and amended Redevelopment Plan. They were ready to perform the Finding of Necessity, if needed. Two weeks ago, he had been informed of pending bills in the Florida House to terminate CRAs as early as July 2025. These bills would require any CRA in existence as of July 1, 2025 to terminate at the expiration of its charter or by September 30, 2045. Mr. Woods reported that if the CRA had not effectuated the extension agreement with the County and City, the CRA would terminate in November 2025. There was also a prohibition on initiating new projects or debt as of October 1, 2025. Any outstanding bonds as of July 1, 2025 may continue operations until those bonds matured with a final closure deadline of September 30, 2045. Mr. Woods pointed out that the existing 2019 amendment sunsetted all CRAs by 2039, so this was contradictory to that amendment.

Chair Foderingham asked if the Board should make a recommendation to the City Commission to ask them to make this a priority for the City's lobbyist. Mr. Woods stated there was already an effort at the FRA to combat this. He recalled that with the last amendment, suggestions and changes had been made to the original bill and he hoped the same could be done now. Chair Foderingham stated the City needed to formally extend the CRA as soon as possible.

Mr. Woods reported this bill had not been heard yet. Mr. Howard noted that 150 local governments in Florida had CRAs.

Mr. Woods said no rationale had been provided for the new bills. He noted that traditionally, there was a conservative reluctance to incentivizing development with government funds. He recalled the State funding that was once available to attract film and entertainment production to Florida that had been pulled.

Chair Foderingham recommended Board members contact their State representatives and senators. She said she would be interested in their staff analysis. Mr. Woods said he

wanted to get the consultant moving as quickly as possible to get this on the City and County agendas.

**VI. Old/New Business**

None

**VII. Public Comments**

None

**VIII. Adjournment**

There being no further business to come before the Board at this time, the meeting was adjourned at 3:46 PM.

The next regular NPF-CRA meeting will be held **Tuesday – April 8, 2025.**

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

*Minutes by J. Opperlee, Prototype Inc.*