

Exhibit 3

APPROVED
MEETING MINUTES
NORTHWEST-PROGRESSO-FLAGLER HEIGHTS
REDEVELOPMENT ADVISORY BOARD
FORT LAUDERDALE
VIRTUAL MEETING
JANUARY 12, 2021 – 3:00 P.M.

<u>Board Members</u>	<u>Attendance</u>	Cumulative Attendance	
		<u>Present</u>	<u>Absent</u>
Rhoda Glasco Foderingham, Chair	P	6	0
Dylan Lagi, Vice Chair	P	6	0
Leann Barber	P	6	0
Sonya Burrows	P	5	1
Kenneth Calhoun	P	5	1
Lisa Crawford	P	4	2
Matt Habibi	A	3	3
John Hooper	A	2	4
Michael Lewin	P	5	1
Steffen Lue	P	4	2
Lorraine Mizell	A	1	1
Christopher Murphy	P	5	1
Michelle Nunziata	A	5	1
John Quailey	P	4	2
Tina Teague	P	6	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
 Corey Ritchie
 Jamie Opperee, Prototype Inc. Recording Secretary

Guests

Jay Adams	Eyal Peretz
Victor Harvey	David Cardaci
Robert Lochrie	Nick Inamdar
Debbie Orshefsky	

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

local contractors and one was female-owned and had won awards for using minority subcontractors.

Ms. Burrows thanked Mr. Harvey for embracing the vision of the community and bringing “feet to the street.” She said this was the first project brought to the Board since she had been a member that had done this.

Ms. Barber asked about the current distillery and Mr. Harvey said his distillery’s current location was Charleston South Carolina but this would soon move to New Port Richey Florida. The Fort Lauderdale distillery would be a “conceptual” distillery that would create several different products. They would also offer distilling and bar tending classes.

Ms. Barber encouraged Mr. Harvey to develop an apprenticeship program and asked the CRA to talk to Mr. Harvey about this.

Motion made by Ms. Burrows, seconded by Mr. Lewin, to approve the development proposal and funding request. In a roll call vote, motion passed 11-0.

VII. Funding Request – 909 NW 6th St., LLC **CRA Staff**

Mixed-Use Commercial Development Project located at
909 Sistrunk Blvd. Fort Lauderdale, Florida 33311
\$4,000,000 – Development Incentive Program

Mr. Wojcik provided the staff presentation. He stated this would be over 76,000 square feet of restaurant, retail and office use, including over 80 parking spaces in the parking garage. The project represented a total investment of \$16.5 million and would create approximately 150 jobs.

Debbie Orshefsky, the developer’s attorney, said one of the key components of the development was satisfying the need for jobs and ground-floor retail in the “Main and Main” area at the NW corner of 9th Avenue and Sistrunk Boulevard.

Eyal Peretz, developer, gave a Power Point presentation on the project. He said Fuse Group had been investing in Sistrunk Boulevard. This project provided a balance between a place to work, a place to live and a place to shop, the way Sistrunk used to be. He said their design was focused on what businesses would need tomorrow. Mr. Peretz said the building could provide 150 jobs and they wanted to encourage all kinds of jobs, which required a certain type of infrastructure. He stated construction documents were almost complete and he anticipated they could break ground by the fourth quarter of 2021. Construction would begin this year and would take approximately 18 months. Mr. Peretz stated this project would tie into the walkable, friendly neighborhood.

Mr. Barber asked why this project needed the CRA's investment to be economically feasible. Mr. Peretz said the main factor was construction costs. The next factor was the leasing rates. He explained that the current rates for rent in the neighborhood did not support new construction. Their rents would be substantially lower than others in the area.

Ms. Barber asked if it would be possible to build a structure that offered rent subsidies for a number of years. Mr. Woods stated that was what they would be doing in two other developments. He said this would allow them to rent the spaces to small businesses from within the neighborhood to help them stay in the neighborhood.

Ms. Orshefsky said that asking for the kind of help Fuse was requesting today was effectively providing rent subsidies by another method.

Ms. Barber asked how many tenants in Mr. Peretz's last development were minority-owned or people who were living the neighborhood before that project was available. Mr. Peretz said that two of the businesses were minority/female-owned.

Motion made by Ms. Crawford, seconded by Mr. Murphy, to approve the funding request. In a roll call vote, motion passed 11-0.

VIII. Communication to CRA Board of Commissioners

NPF CRA Board

None

IX. Old/New Business

NPF CRA Staff

Regarding Ms. Barber's question about encouraging smaller businesses in the neighborhood, Mr. Woods said they were trying to build small businesses instead of national tenants. To the west of 7th Avenue, they were committed to growing sustainable small businesses by providing a rental rate they could afford.

Ms. Barber noted that the Board had the ability to engineer improvements to the community by directing funds. For five years, most of the funding had gone to housing and retail or office space. She felt they should consider diversifying funding to more diverse projects that could offer higher-paying jobs.

Ms. Crawford wanted to ensure they were looking out for small businesses. She felt Sistrunk should become a second Las Olas with entertainment and dining venues. Mr. Woods thought they were on course with where he had hoped the Board would be when he first came to the City two and half years ago and he saw the Sistrunk corridor development unfolding the way he thought it could. He said they were creating a sense of place.