



**APPROVED**  
**REGULAR MEETING MINUTES**  
**NORTHWEST-PROGRESSO-FLAGLER HEIGHTS**  
**REDEVELOPMENT ADVISORY BOARD**  
**CITY OF FORT LAUDERDALE**  
**December 10, 2024 – 3:00 P.M.**

<b><u>Board Members</u></b>	<b><u>Attendance</u></b>	<b>Cumulative Attendance</b>	
		<b><u>June 2024-May 2025</u></b>	<b><u>Present</u></b>
Rhoda Glasco Foderingham, Chair	P	5	1
Jinny Bissainthe	P	5	1
Sonya Burrows	P	6	0
Kenneth Calhoun	P	6	0
Lisa Crawford	A	4	2
Noel Edwards	P	3	3
Christopher Murphy	P	4	2
Alfredo Olvera	P	4	2
John Quailey, Vice Chair	P	6	0
Brian Stafford	P	1	0

**Currently there are 10 appointed members on the Board, which means six (6) would constitute a quorum.**

**Staff**

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

**Others**

- Ryan Grindler, Magellan Housing
- Steven Tinsley, Broward College
- Ethan Sharp, Broward College
- Anthea Pennant-Wallace, Broward College
- Phaion Hicks, Hibiscus Construction

**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. and roll was called and a quorum was present.

Brian Stafford, new Board member, introduced himself.

## **II. Approval of Minutes**

NPF CRA Board

- November 12, 2024 Minutes

**Motion** made by Mr. Murphy, seconded by Mr. Stafford to approve the Board's November 12, 2024 minutes. In a voice vote, motion passed unanimously.

## **III. Project Funding Update**

Vanessa Martin,  
Business Manager

Ms. Martin reviewed the funding chart. She reported that since 2017, the Board had awarded \$103 million and spent \$59 million. Approximately \$45 million was outstanding as of 12/2/24. Ms. Martin said they had an incentive budget of approximately \$18.5 million for 2025 and they had \$5.7 million in CIP balances. She agreed to provide details at the next meeting. Ms. Martin said on 11/19/24, the CRA Board had approved \$5.8 million of remaining incentive and operational balances from 2024 that they were trying to reallocate for 2025.

Mr. Woods informed Mr. Murphy that they were always seeking to pull money from projects that were not moving forward.

Ms. Martin discussed the TIFF dollar report and said they had awarded \$41.9 million, spent \$14.24 million and had \$27 million outstanding. There was \$19.45 million encumbered to date for the \$20 million loan and they had disbursed.

Chair Foderingham asked Ms. Martin to bring the CIP and a list of completed projects to the next meeting.

## **IV. Request for \$1,000,000 Increase in Development Incentive Forgivable Loan for the Aldridge and Larimore Mixed-Used Affordable Housing Developments, Located at 1204 Sistrunk Boulevard and 1620 NW 6 Court**

Bob Wojcik

Mr. Wojcik said this was a request for a \$1 million increase in the development incentive forgivable loan program for the Aldridge and Larimore mixed-use project. He recalled that in November 2021, the CRA had approved an \$8 million development incentive and a CRA land contribution for these two projects on Sistrunk Boulevard. The project included residential development, structured parking and commercial space. The rents would remain affordable for 30 years for eligible persons and families not exceeding 60% of the Broward County Median Area Income. The CRA's economic development corporation,

Invest Fort Lauderdale, was a 20% partner in the project and would receive 20% of the profits. They would also have the option to lease all the commercial space in both buildings for 15 years at \$5 per square foot for years 1-5; \$6 per square foot for years 6-10 and \$7 per square foot for years 11-15. The developer could also sublet any or all of the commercial space to small businesses.

Mr. Wojcik stated the need for additional funding was caused by a significant drop in the low-income housing tax credit pricing. He recommended the Board approve the increase.

Ryan Grindler, Magellan Housing, said both projects were currently in permitting. He stated the market for tax credits had taken a significant hit, resulting in the need for additional funds. In addition, he mentioned that once the additional funds are approved, the rate would be locked in regardless of any changes in the tax credits. Mr. Grindler said there were 26 parking spaces on the Larimore site, plus 9 on-street spaces. The other building was the same. Rents would be \$1,119 for one-bedroom apartments and \$1,344 for two-bedroom apartments. They anticipated construction would start immediately after closing in March or April 2025. Construction would take 18 months or less.

Ms. Burrows requested a commitment to provide the CRA four months' notice before units would be available so the community could apply early and Mr. Grindler agreed. He said the units would be allotted by lottery.

**Motion** by Mr. Calhoun, seconded by Mr. Edwards, to approve staff's recommendation. In a voice vote, motion passed 9-0.

**V. Request to Amend the CRA's Property and Business Investment Program Agreement and the Quality of Life Grant Community Initiative Agreement with Broward College to Extend the Time Period for Broward College to Complete Improvements and Provide Scholarships to Residents**

Bob Wojcik

Mr. Wojcik recalled that in December 2020, the CRA had approved a \$1million funding package for scholarships and space improvements. The college had not met the 200-person workforce education goals under the agreement. The applicant was requesting an extension of time to enroll the 200 students. Mr. Wojcik recommended the Board recommend the CRA Board amend the agreement to extend the time period for Broward College to complete improvements and to provide the scholarships.

Steve Tinsley, Broward College, introduced Dr. Ethan Sharp and Anthea Pennant-Wallace, who would be implementing the plan to meet the goals of enrollment. He noted the turnover in leadership at Broward college, which had contributed to the delay. He stressed that Broward College remained committed and would continue to occupy the space at the YMCA and execute the higher education components of the grant. Mr. Tinsley reported they wanted to begin recruiting students at the beginning of 2025. He

said in the two years they had occupied the space, there had been no students. Under the Promise Neighborhoods grant, there had been significant scholarship activity.

Ms. Pennant-Wallace noted the challenge of ramping up services and getting students prepared for the programs. Ms. Bissainthe asked how they would recruit students and Ms. Pennant-Wallace said they had been building a pool of students.

Chair Foderingham suggested extending through September, the City's fiscal year and Mr. Wojcik said ideally, they would extend it until the CRA sunsetted. He suggested expanding the program to cover students who wanted to pursue higher education, not just rapid credentialing job training. Ms. Burrows was disappointed that the program was still not operational and wanted to allocate the funds to a program that was ready. Chair Foderingham noted that the YMCA had been in construction, then the lessees needed to do their own improvements. These issues, plus the turnover at Broward College, had caused the delay.

Mr. Woods pointed out that they had been holding classes, but not for people within the redevelopment area that were eligible for the reimbursement. He had been working with Dr. Tina Brown and Ms. Adderley was working with them on the marketing within the redevelopment boundaries, not just 33311.

Mr. Woods agreed with Mr. Wojcik that ideally, they should extend the program until the CRA sunsetted.

**Motion** by Mr. Edwards, seconded by Mr. Calhoun, to extend the time period to September 2025.

Chair Foderingham suggested extending to at least October 30, 2025.

Mr. Edwards withdrew his original motion.

**Motion** by Mr. Edwards, seconded by Mr. Calhoun, to extend the time period until the CRA sunsetted on November 20, 2025.

Board members discussed the possibility that the CRA would be extended beyond November 20, 2025.

Mr. Edwards withdrew his second motion.

**Motion** by Mr. Edwards, seconded by Mr. Calhoun, to extend the time period until November 20, 2025. In a roll call vote motion passed **9-0**.

**VI. Sale and Development of CRA Property Located at 740  
NW 10 Terrace (Property ID 4942 34 06 7960) and  
NW 8 Street (Property ID 4942 34 06 7980) – Acceptance of**

Bob Wojcik

**The Recommendation of the RFP Evaluation Committee  
to**

**Award an Agreement to Hibiscus Construction Co**

Mt. Wojcik said these were two 25-foot-wide lots that were not adjacent and were zoned multifamily but were unbuildable unless they were assembled with an adjacent property. They had received a proposal from Hibiscus Construction and the owner of the adjacent property, Believers Trust Ministries, to purchase the lots and combine them with adjacent property they already owned, to construct a multi-family rental development. He recommended the Board move to recommend the CRA Board accept the ranking of the evaluation committee and award the agreement to Hibiscus Construction.

**Motion** by Mr. Calhoun, seconded by Mr. Stafford, to recommend that the CRA board accept the ranking of the evaluation committee and award the agreement to Hibiscus Construction. In a roll call vote motion passed **9-0**.

**VII. Old/New Business**

Chair Foderingham reported the City Commission had approved the Sistrunk View property at their first meeting in November. She had made a presentation to the Commission at the behest of Commissioner Beasley-Pittman.

**VIII. Public Comments**

None

**IX. Adjournment**

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

The next regular NPF-CRA meeting will be held **Tuesday – January 14, 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.*