

# City of Fort Lauderdale

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## Meeting Minutes

Tuesday, February 18, 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***

***STEVEN GLASSMAN - Vice Chair***

***JOHN C. HERBST - Commissioner - District I***

***PAM BEASLEY-PITTMAN - Commissioner - District III***

***BEN SORENSEN - Commissioner - District IV***

***SUSAN GRANT, Acting 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 5:32 p.m.

## ROLL CALL

**Present** 5 - Commissioner Pam Beasley-Pittman, Commissioner Ben Sorensen, Commissioner John C. Herbst, Vice Chair Steven Glassman, and Chair Dean J. Trantalis

## BOARD QUORUM ESTABLISHED

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

## MOTIONS

**M-1**     [25-0135](#)     Motion Approving Minutes for January 22, 2025, Community Redevelopment Agency Board Meeting Minutes - (Commission Districts 2 and 3)

Vice Chair Glassman made a motion to approve the Meeting Minutes and was seconded by Commissioner Sorensen.

### APPROVED

**Yea:** 5 - Commissioner Beasley-Pittman, Commissioner Sorensen, Commissioner Herbst, Vice Chair Glassman and Chair Trantalis

## RESOLUTIONS

**R-1**     [25-0139](#)     Resolution Approving a Second Amendment to the Interlocal Agreement for the NE 4th Avenue Complete Street Project between Broward County, the City of Fort Lauderdale, and the Fort Lauderdale Community Redevelopment Agency - (Commission District 2)

Chair Trantalis recognized Troy Liggett, Middle River Terrace Neighborhood Association President. Mr. Liggett clarified the neighborhood's understanding of the project and its timeline, discussing concerns from area neighborhood associations. Chair Trantalis noted concerning aspects of the project and cited an example.

Chair Trantalis recognized Kristin Thompson, Transportation and Mobility Acting Deputy Director. Ms. Thompson explained the information

associated with the project, its scope, and confirmed the project was completed within the two hundred seventy (270) days, the substantial completion date. Ms. Thompson explained a related agreement with Florida Power and Light (FPL) for street lighting was not executed and returned to Staff. Staff is working towards a solicitation with an outside contractor to install street lighting.

In response to Chair Trantalis' question, Ms. Thompson noted the turnover of Project Managers involved in the project and commented on related information. Chair Trantalis discussed concerns regarding the lengthy timeline of this sidewalk project and possible similar concerns related to the upcoming Sidewalk Master Plan projects. Ms. Thompson explained details of the delays resulting in a lengthy timeline. Further comment and discussion ensued. Ms. Thompson said the extension being requested will allow for lighting installation and explained related details.

In response to Vice Chair Glassman's questions, Ms. Thompson explained lighting contractor costs and the related process.

Chair Trantalis reiterated his understanding of the circumstances. Ms. Thompson confirmed an increased cost for the lighting is related to the project delays and explained the extension includes Staff efforts to obtain additional funding from the Central City Community Redevelopment Agency. Further comment and discussion ensued.

Chair Trantalis emphasized concerns related to delays that are contributing to rising project costs. Ms. Thompson commented on the required procurement process and related information. In response to Chair Trantalis' question regarding the ability to separate the project into components, Ms. Thompson confirmed, explained Staff's efforts, and cited examples.

In response to Vice Chair Glassman's question, Cija Omengabar, Community Redevelopment Agency Planner and Project Manager, explained the reason Broward County is waiting until April 2025 to extend the related contract.

In response to Chair Trantalis' question, Mr. Liggett expounded on his viewpoint regarding the accuracy of Staff's comments on the project's substantial completion date. Further comment and discussion ensued. Chair Trantalis recommended including performance milestones in contracts going forward.

Vice Chair Glassman introduced this Resolution which was read by title only.

**ADOPTED**

**Yea:** 5 - Commissioner Beasley-Pittman, Commissioner Sorensen, Commissioner Herbst, Vice Chair Glassman and Chair Trantalis

**R-2**     [25-0162](#)

Resolution Approving a \$6,000,000 Forgivable Loan to SJC Sistrunk, LLC and Authorizing the Executive Director to Negotiate and Execute the Development Agreement and Any and All Other Documents or Instruments Necessary or Incidental to Consummate the Transaction - (Commission District 2)

Chair Trantalis recognized Sean Jones, Principal, SJC Sistrunk, LLC (Applicant). Mr. Jones said that he had individual discussions with several commission members, which resulted in an amendment to the project agreement, adding five (5) additional affordable housing units to the project for a total of nineteen (19) affordable housing units. Mr. Jones explained the average median income requirements for those affordable housing units.

In response to Chair Trantalis' question, Clarence Woods, Community Redevelopment Agency (CRA) Manager, explained the forgivable loan and expounded on related information. Chair Trantalis remarked on his understanding, and Mr. Woods confirmed that the project would be under construction before CRA funding is received. Further comment and discussion ensued. Chair Trantalis remarked on the lengthy timeline associated with this project's commencement and expounded on his viewpoint.

Commissioner Beasley-Pittman discussed the history of the project site and requested related homage be part of this project. Further comment and discussion ensued.

In response to Interim City Attorney D'Wayne Spence's request, Mr. Jones reiterated details of the affordable housing amendment associated with this project.

Commissioner Sorensen introduced this Resolution which was read by title only.

**ADOPTED**

**Yea:** 5 - Commissioner Beasley-Pittman, Commissioner Sorensen, Commissioner Herbst, Vice Chair Glassman and Chair Trantalis

**R-3**     [25-0190](#)

Resolution Approving Early Loan Forgiveness to the YMCA for the

Forgivable Loan of \$10,000,000 as of December 31, 2024, and Authorizing the Executive Director to Negotiate and Execute Any and All Documents or Instruments Necessary or Incidental to Consummate the Transaction - (Commission District 3)

Vice Chair Glassman introduced this Resolution which was read by title only.

**ADOPTED**

**Yea:** 5 - Commissioner Beasley-Pittman, Commissioner Sorensen, Commissioner Herbst, Vice Chair Glassman and Chair Trantalis

**ADJOURNMENT**

Chair Trantalis adjourned the meeting at 6:00 p.m.

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Dean J. Trantalis  
Chair

ATTEST:

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David R. Soloman  
Secretary