

City of Fort Lauderdale

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Meeting Minutes

Tuesday, January 6, 2026

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

JOHN C. HERBST - Vice Chair

STEVEN GLASSMAN - Commissioner - District 2

PAM BEASLEY-PITTMAN - Commissioner - District 3

BEN SORENSEN - Commissioner - District 4

RICHELLE WILLIAMS, Executive Director

DAVID R. SOLOMAN, Secretary

SHARI L. McCARTNEY, General Counsel

PATRICK REILLY, City Auditor

CALL TO ORDER

Chair Trantalis called the meeting to order at 5:07 p.m.

ROLL CALL

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

BOARD QUORUM ESTABLISHED

Also Present: Executive Director Rickelle Williams, Secretary David R. Soloman, General Counsel Shari L. McCartney, and City Auditor Patrick Reilly

MOTIONS

M-1 [26-0057](#) Motion Approving Minutes for December 16, 2025, Community Redevelopment Agency Board Meeting - (Commission Districts 2 and 3)

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

APPROVED

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

RESOLUTIONS

R-1 [25-0574](#) Resolution Approving a Forgivable Loan Increase of \$475,000 under the Property and Business Improvement Program to V&R Family Enterprises, Corp. Located at 1227 Sistrunk Boulevard; Authorizing the Executive Director to Execute All Documents Related to this Transaction; and Delegating Authority to the Executive Director to Take Certain Actions and Providing for an Effective Date - (Commission District 3)

Chair Trantalis recognized Vanessa Martin, Acting Community Redevelopment Agency (CRA) Manager. Ms. Martin provided background information on this Agenda item.

In response to Chair Trantalis' question about whether the applicant had previously received CRA funding, Ms. Martin confirmed that the funding increase is being requested due to unforeseen structural

rehabilitation needs.

In response to Commissioner Beasley-Pittman's questions regarding language in the backup materials indicating a thirty (30) year affordability term for the rental units and confirmation of the number of units that would be subject to the affordability term, Ms. Martin clarified that the affordability term had been revised back to ten (10) years, and that the reference to thirty (30) years need to be corrected. The affordability term applies to all five (5) rental units.

Executive Director Williams clarified that the original affordability term was intended to be ten (10) years. When the developer requested additional funding, staff considered whether extending the affordability term to thirty (30) years would be appropriate. Following a financial analysis, staff concluded that a thirty (30) year affordability term was not viable, given the small number of five (5) units and the thin project margins.

In response to Commissioner Beasley-Pittman's question, Executive Director Williams clarified that the backup materials were intended to be amended to reflect a ten (10) year affordability term, and that the Commission is being asked to vote on the item as amended to reflect a ten (10) year affordability term.

In response to Chair Trantalis' question, Ms. Martin said that the developer is contributing approximately \$369,000 towards the project, representing about twenty-three percent (23%) of the total project cost, which includes the land value. Executive Director Williams confirmed this is above the minimum threshold.

Vice Chair Herbst expressed concern that the proposed affordability term was relatively short, noting that the Commission typically sees longer affordability terms. Ms. Martin responded that affordability terms historically vary and cited examples. Chair Trantalis remarked on his viewpoint. Further comment and discussion ensued.

Chair Trantalis acknowledged staff's explanation that the project's cash flow would not support a thirty (30) year affordability term and agreed that it would be excessive. Chair Trantalis expressed concern that a ten (10) year affordability term may be too short, given the level of CRA investment, and suggested a fifteen (15) year affordability term as a more reasonable compromise.

Executive Director Williams responded that staff had considered an affordability term range of ten (10) to fifteen (15) years, noting that ten (10) years would be more favorable to the developer, while fifteen (15)

years would also be workable.

In response to Chair Trantalis' question, Commissioner Beasley-Pittman provided additional context regarding the developer's long-standing ties to Fort Lauderdale, noting that the family has four (4) generations of local presence and a history of providing housing and community support. The project involves rehabilitating an existing property, and is intended to be returned to active community use.

Commissioner Beasley-Pittman remarked on her discussions with the applicant regarding both the ten (10) year and fifteen (15) year affordability terms and confirmed she is amenable to both. Vice Chair Herbst said he would be more comfortable with a fifteen (15) year affordability term.

Commissioner Glassman reviewed his understanding of the escalating percentage contribution of CRA funding for the project. In response to Commissioner Glassman's question, Ms. Martin confirmed the CRA's total contribution is \$1,225,000.

Commissioner Glassman raised concern about language in the May 13, 2025 Northwest-Progresso-Flagler Heights Community Redevelopment Agency (NWPFH CRA) Board Meeting Minutes suggesting that the City had pressured the property owner regarding the building's forty (40) year inspection, which may have contributed to improper roof repairs and the need for the roof to be redone. Ms. Martin responded that the statement was inaccurate and explained related information. Further comment and discussion ensued.

Vice Chair Herbst introduced this Resolution, as amended to include a ten (10) year affordability term that will apply to all five (5) rental units, which was read by title only.

ADOPTED AS AMENDED

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

R-2 [25-1069](#)

Resolution Approving a Forgivable Loan Increase of \$26,800 under the Property and Business Improvement Program to Pleasant Image Distributing, Inc., Located at 701 NW 5 Avenue, Suite 1071; Authorizing the Executive Director to Execute All Documents Related to this Transaction; and Delegating Authority to the Executive Director to Take Certain Actions and Providing for an Effective Date - (Commission District 2)

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

ADOPTED

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

ADJOURNMENT

Chair Trantalis adjourned the meeting at 5:19 p.m.

Dean J. Trantalis
Chair

ATTEST:

David R. Soloman
Secretary