

City of Fort Lauderdale

*City Hall
100 North Andrews Avenue
Fort Lauderdale, FL 33301
www.fortlauderdale.gov*



Meeting Minutes

Tuesday, August 22, 2017

2:30 PM

**OR AS SOON THEREAFTER AS POSSIBLE
City Commission Conference Room**

COMMUNITY REDEVELOPMENT AGENCY BOARD

***FORT LAUDERDALE COMMUNITY REDEVELOPMENT AGENCY BOARD OF
COMMISSIONERS***

***JOHN P. "JACK" SEILER - Chair
BRUCE G. ROBERTS - Vice Chair
DEAN J. TRANTALIS - Commissioner - District II
ROBERT L. McKINZIE Commissioner - District III
ROMNEY ROGERS Commissioner - District IV***

***LEE R. FELDMAN, Executive Director
JOHN HERBST, City Auditor
JEFFREY A. MODARELLI, Secretary
CYNTHIA A. EVERETT, General Counsel***

ROLL CALL

Present 5 - Vice Chair Bruce G. Roberts, Commissioner Dean J. Trantalis, Commissioner Robert L. McKinzie, Commissioner Romney Rogers, and Chair John P. "Jack" Seiler

QUORUM ESTABLISHED

Also Present: Executive Director Lee R. Feldman, CRA Secretary Jeffrey A. Modarelli, General Counsel Cynthia A. Everett, City Auditor John Herbst, and Sergeant at Arms Jeffrey Newman

No e-comments were submitted for this meeting.

CALL TO ORDER

Chair Seiler called the meeting to order at 4:08 p.m.

MOTIONS

M-1 [17-1041](#) Motion to Approve Minutes for June 20, 2017 and July 11, 2017
Community Redevelopment Agency Board Meetings

Commissioner Trantalis made a motion to approve the noted minutes and was seconded by Commissioner McKinzie.

APPROVED

Aye: 4 - Commissioner Trantalis, Commissioner McKinzie, Commissioner Rogers and Chair Seiler

Not Present: 1 - Vice Chair Roberts

M-2 [17-0818](#) Motion to Approve a Streetscape Enhancement Program Funding Agreement in the Amount of \$281,274 between the Fort Lauderdale Community Redevelopment Agency and All Aboard Florida-Operations LLC for the Brightline Fort Lauderdale Station Project located at 101 NW 2nd Avenue

Commissioner Trantalis stated his concern with the amount of funding for items M-2 and M-3 on this Agenda. He stated they total approximately \$500,000. He explained his reasoning regarding developer incentives and bringing them into neighborhoods experiencing slum and blight. Commissioner Trantalis explained these appropriations were never done in coordination with the Brightline Train Station (Station), confirming his concern with Community Redevelopment Agency (CRA) funds being used for this purpose. The Station has already served to eliminate the

blight and slum at this location. Commissioner Trantalis discussed areas in the Northwest where these funds could be better spent, confirming his position that this is an inappropriate use of CRA funds.

Commissioner Rogers noted these CRA funds are in the budget, citing previous discussions on this topic. He gave the Flagler Heights area as an example of prior actions of this type, noting the holistic policy approach of the CRA. Commissioner Rogers confirmed the intent of CRA policy is to incentivize and improve CRA areas, recommending continuing moving forward with the initial criteria established for previous CRA projects. Chair Seiler noted FEC's compliance with the criteria. Executive Director Feldman commented the history of FEC's site selection and CRA funding for streetscapes. Further debate and discussion continued on this topic.

Commissioner Trantalis made a motion to approve this item and was seconded by Commissioner McKinzie.

APPROVED

Aye: 4 - Vice Chair Roberts, Commissioner McKinzie, Commissioner Rogers and Chair Seiler

Nay: 1 - Commissioner Trantalis

M-3 [17-0821](#)

Motion to Approve a Streetscape Enhancement Program Funding Agreement in the Amount of \$183,820 between the Fort Lauderdale Community Redevelopment Agency and FLL Property Ventures, LLC for the Fort Lauderdale Brightline Parking Garage located at 300 NW 2nd Street

There was no discussion on this item. Comments relating to this item are noted above in item M-2.

Commissioner Rogers made a motion to approve this item and was seconded by Commissioner McKinzie.

APPROVED

Aye: 4 - Vice Chair Roberts, Commissioner McKinzie, Commissioner Rogers and Chair Seiler

Nay: 1 - Commissioner Trantalis

M-4 [17-0875](#)

Motion to Approve a Development Incentive Program Letter of Intent in the Amount of \$10,000,000 between the Fort Lauderdale Community Redevelopment Agency and the YMCA of South Florida for The LA Lee YMCA/Mizell Center Project located at 1409 NW 6

Street

Executive Director Feldman stated for the record that this item is a resolution, not a motion. Secretary Modarelli stated for the record there was a revision to page two of the resolution.

Chair Seiler recognized Jasmine Shirley, 1565 NW 4th Street, who spoke in opposition, noting the division in the community on this issue. Ms. Shirley commented that she had not received a reply to a communication regarding inaccurate information. Chair Seiler made Ms. Shirley's communication part of the record.

A copy of Ms. Shirley's communication to the Commission is attached to these minutes.

Chair Seiler recognized Lorraine Mizell, who spoke in support of this item acknowledging the benefits to the community. Ms. Mizell noted the original, historic building was demolished many years ago. She suggested a marker to recognize the historic aspects of the site and land.

Chair Seiler recognized Mark Johnson, 6645 NW 1st Street, who spoke in opposition, stating his negative perception involved in the process for this project. Mr. Johnson requested a pause to review this item's procedures, confirming he will expand upon this issue at tonight's Regular Commission Meeting.

Chair Seiler recognized Betty Spann, 404 NW 10th Avenue, who spoke in support stating the need to move forward with progress during this window of opportunity.

Chair Seiler recognized Reverend Henry Green, Mt. Hermon AME Church, who spoke in opposition to this item. He stated he is not against progress but emphasized the need for jobs in the community. He noted his concern about whether expending these funds is the best use to create jobs in the Sistrunk area, suggesting more dialogue with the community to provide additional information.

Chair Seiler recognized Kur Zimmerman, YMCA Board Member, who spoke in support of this item, confirming the consideration that has gone into this project to address its impact on jobs, education and overall wellness of the community. This is the core focus of the YMCA organization.

Chair Seiler recognized Tricia Halliday, 50 Nurmi Drive, who spoke in

opposition, stating her concern that these funds should be used to address infrastructure needs in the Northwest area.

Chair Seiler recognized Naomi Cobb, Chair of the L.A. Lee YMCA Board, who spoke in support of this item. Ms. Cobb commented on the YMCA's commitment to addressing the health and well-being of the youth in the community.

Chair Seiler recognized Charles Elsesser, 648 SE 15th Avenue, who spoke in opposition, requesting the Commission to pause and review this item, recommending additional dialogue. A proposal should include an emphasis on jobs.

Chair Seiler recognized Shirley Plummer, 922 NW 2nd Street, who spoke in support, confirming the current efforts of the YMCA in the community and the need to improve the Sistrunk area with this project.

Chair Seiler recognized Cindy Johnson, 9330 NW 18th Street, who spoke in opposition to this item, recommending the community have the opportunity to submit their input on this issue.

A copy of the document provided by Ms. Plummer is attached to these minutes.

Chair Seiler recognized Steve Cooney, YMCA Board Member, who spoke in support of this item to allow the YMCA to do more for the community.

Chair Seiler recognized Sonya Burrows, 1600 NW 4th Street, who spoke in opposition to this item. Ms. Burrows read a document from the City Attorney's Office questioning the use of CRA dollars for this project. She stated the funds for this project should be used for infrastructure needs in the Northwest community. She commented on the low wage jobs the YMCA has proposed.

A copy of the document provided by Ms. Burrows is attached to these minutes.

Chair Seiler recognized Tongelia Milton, YMCA Executive Director, who spoke in support, confirming the YMCA efforts to unite the area and their ongoing efforts to serve the needs of the community. Ms. Milton also discussed the economic development this project could provide.

Chair Seiler recognized Bobby Henry, Sr., Sistrunk Strong, who spoke in

opposition, questioning the reason for moving forward on this item due to the divisiveness in the community. Mr. Henry commented on members of the clergy who were not included in discussions on this topic and the speed at which this decision is being made.

Chair Seiler recognized Ruby Bogins, 843 NW 13th Terrace, who spoke in support of this item, stating the current YMCA is not able to accommodate the needs of the community. Ms. Bogins also noted the relocation of other historic buildings on Sistrunk Boulevard.

Chair Seiler recognized William Gary, 2831 NW 6th Court, who spoke in opposition to this item and the amount of funding going to a multimillion dollar quasi-private organization. Mr. Gary stated the services provided to poor communities should be at no cost. He also discussed his concern about the impact of the YMCA's gentrification of neighborhoods.

Chair Seiler recognized Anna Henry, 1404 NW 12th Street, who spoke in support of this item, commenting on the need to address the needs of Sistrunk Boulevard.

Chair Seiler recognized Hope Gary, 2831 NW 6th Court, who spoke in opposition to this item, confirming the need for the community to control the economic development its neighborhood to prevent future gentrification of this area.

Chair Seiler recognized Danene Jaffe, YMCA Chief Strategy Officer, who spoke in support of this year. Ms. Jaffe commented on the history of YMCA's effort in the Northwest area and their future effort involved with this proposed YMCA project to drive economic development in the community.

Chair Seiler recognized Leann Barber, 3430 Galt Ocean Drive. Ms. Barber commented on the need for a comprehensive analysis and review of the facts for the community.

Chair Seiler recognized Mary Fertig, 511 Poinciana Drive. She discussed the significant amount of CRA funds expended for this project. She reviewed the 2014 CBRE cost analysis for improvements to the current Mizell Center. She commented on the \$8,000,000 difference, which could be put towards infrastructure needs.

A copy of Ms. Fertig's submission to the Commission is attached to these minutes.

Chair Seiler recognized Pamela Adams, 425 NW 23rd Avenue, who spoke in support of this item, noting the many benefits of a new anchor building at this location on 6th Street that will serve to attract additional development in the area. She recommended further neighbor engagement as this project moves forward to bring the community together.

Chair Seiler recognized Paul Chettle, 200 S. Birch Road, who spoke in opposition to this item, discussing the formal process involved in development projects within the Beach Community Redevelopment Agency (CRA). He noted there are other ways to utilize CRA funds in this area.

Chair Seiler recognized former Commissioner Charlotte Rodstrom, 66 Nurmi Drive, who discussed the plans noted the development incentive loan letter. Commissioner Rodstrom stated the funds should be spent on infrastructure due to the current infrastructure situation.

Chair Seiler recognized Marsha Ellison, Fort Lauderdale NAACP, who spoke in opposition, stating her position that the entire community has not been included in this project.

Commissioner Trantalis commented on the YMCA's desire to invest in the community, acknowledging the controversy over the Sistrunk location. He addressed the following issues, controversy over the Mizell Center location due to historic interests and the community's emotional ties, the perception of discrimination by having a new YMCA in the Northwest and one on Federal Highway, compliance with CRA rules as it relates to the use of \$10,000,000 of CRA funding when there are other critical needs in the Northwest area, and concerns over the appropriate use of the City's real estate and need to utilize the standard bid process.

Commissioner Trantalis commented on his vision for this area to provide higher paying jobs and improved economic development. He recommended taking a step back and not appropriate these funds at this time.

Chair Seiler stated for the record in submission of the correspondence from Jasmine Shirley.

Following input from Bob Wojcik, CRA Planner, who stated after a review of CRA files, Chair Seiler confirmed for the record that Ms. Jasmine Shirley nor any members of her family received CRA funding.

Vice Chair Roberts requested Executive Director Feldman provide the current condition and cost of rehabilitation of the Mizell Center as well as the infrastructure projects planned for the Northwest Progressive Flagler Heights CRA at tonight's Regular Commission Meeting.

Vice Chair Roberts asked General Counsel Everett to confirm the legality of this CRA expenditure and to confirm it complies with the rules and regulations of the CRA. General Counsel Everett confirmed. Discussions continued on the issues raised by the public relating several aspects of this issue.

In response to Vice Chair Robert's question, Executive Director Feldman discussed the milestones in need of being met for the YMCA on Federal Highway at Holiday Park, confirming it is several years out. Vice Chair Roberts noted the concern voiced about the process involved with this project, confirming his desire to bring the community together for a discussion regarding activating the YMCA.

Commissioner Rogers introduced this item that was read by title only.

Motion Changed to a Resolution - ADOPTED Resolution

Aye: 4 - Vice Chair Roberts, Commissioner McKinzie, Commissioner Rogers and Chair Seiler

Nay: 1 - Commissioner Trantalis

RESOLUTIONS

R-1 [17-0941](#)

Resolution Approving an Amendment to Inter-local Agreement for the NE 13th Street Complete Street Project between Broward County, City of Fort Lauderdale and Fort Lauderdale Community Redevelopment Agency

Vice Chair Roberts introduced this Resolution that was read by title only.

ADOPTED

Aye: 5 - Vice Chair Roberts, Commissioner Trantalis, Commissioner McKinzie, Commissioner Rogers and Chair Seiler

ADJOURNMENT

Chair Seiler adjourned the Community Redevelopment Agency Board Meeting at 5:19 p.m.

John P. "Jack" Seiler
Chair

ATTEST:

Jeffrey A. Modarelli
CRA Secretary