

City of Fort Lauderdale

COMMUNITY REDEVELOPMENT AGENCY BOARD

Agenda

Tuesday, October 1, 2024 - 2:30 PM

*Broward Center for the Performing Arts - Mary N. Porter Riverview
Ballroom - 201 SW 5th Avenue, Fort Lauderdale, Florida 33312*

<https://fortlauderdale.legistar.com/Calendar.aspx>

www.fortlauderdale.gov/fltv

www.youtube.com/cityoffortlauderdale

Cable Television - Comcast Channel 78 and AT&T U-verse Channel 99



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

WARREN STURMAN - Commissioner - District IV

SUSAN GRANT, Acting Executive Director

DAVID R. SOLOMAN, Secretary

THOMAS J. ANSBRO, General Counsel

PATRICK REILLY, City Auditor

The meeting shall commence at 2:30 PM or as soon thereafter as possible

PUBLIC APPEARANCES BEFORE THE CRA BOARD:

If any person wishes to address the Board, the person shall sign up in Broward Center for the Performing Arts - Mary N Porter Riverview Ballroom lobby. A member of the City Clerk's Office Staff will be there to assist. Speaker Cards are given to the Chair. After being recognized by the Chair, the speaker should identify the agenda item in question, indicate support, opposition, or neutrality on the agenda item, and then proceed to succinctly state the speaker's position or present information.

If an attorney, or any other person appears before the Board in a representative capacity, the attorney, or other representative the person shall sign up in Broward Center for the Performing Arts - Mary N Porter Riverview Ballroom lobby. A member of the City Clerk's Office Staff will be there to assist. After being recognized by the Chair, the speaker should identify the client(s) being represented, and identify the agenda item in question. The speaker shall then indicate the client's support, opposition, or neutrality on the agenda item and then proceed to succinctly state the client's position or present information on behalf of the client(s).

Pursuant to Section 3.13 of the Charter of the City of Fort Lauderdale, Florida, the Chair shall maintain order at all meetings, and the Police Department, upon instructions of the Chair, shall expel any person from the meeting who refuses to obey the order of the Chair in relation to preserving order at the meetings. Any person who interrupts or disturbs a City Board meeting, or who willfully enters or remains in a City Board meeting having been warned by the Chair to depart and who refuses to do so, may be subject to arrest.

AUXILIARY AIDS AND SERVICES: If you desire auxiliary aids or services or both to assist in viewing or hearing the City Board meetings or reading the agenda and minutes for the meeting, please contact the City Clerk's Office at 954-828-5002 at a minimum of two days prior to the meeting and arrangements will be made to provide these services to you.

NOTICE TO MEMBERS OF THE PUBLIC: If a person decides to appeal any decision made by the board, agency, or commission with respect to any matter considered at such meeting or hearing, the person will need a record of the proceedings, and that, for such purpose, the person may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

ROLL CALL

MOTIONS

- M-1 [24-0866](#) Motion Approving Minutes for September 3, 2024, Community Redevelopment Agency Board Meeting - (Commission Districts 2 and 3)
Attachments: [September 3, 2024 Community Redevelopment Agency Board Meeting](#)

RESOLUTIONS

- R-1 [24-0645](#) Resolution Providing a \$1,500,000 Increase in Development Incentive Program Forgivable Loan Funding to Wright Dynasty, LLC for the Wright Dynasty Project Located At 1217-1223 Sistrunk Boulevard, Authorizing the Executive Director to Execute Any and All Related Instruments, and Delegating Authority to the Executive Director to Take Certain Actions - (Commission District 3)
Attachments: [CRA Board Memo 24-0645](#)
[Exhibit 1 - Location Map/Broward County Property Appraiser Information](#)
[Exhibit 2 - Developer's Funding Increase Request](#)
[Exhibit 3 - Construction Bids/Value Engineering](#)
[Exhibit 4 - Final DRC Certificate of Compliance and Submittals](#)
[Exhibit 5 - Funding Commitment Letter from Grow America](#)
[Exhibit 6 - Project Appraisal](#)
[Exhibit 7 - Project Market Study](#)
[Exhibit 8 - Energy Efficiency Plan](#)
[Exhibit 9 - August 13, 2024, NPF CRA Advisory Board Approved Minutes](#)
[Exhibit 10- Letter of Intent](#)
[Exhibit 11- Resolution No. 20-12 \(CRA\)](#)
[Exhibit 12- Amended Letter of Intent](#)
[Exhibit 13- Resolution No. 22-18](#)
[Exhibit 14- Second Amendment to Letter of Intent](#)
[Exhibit 15- Resolution](#)

- R-2 [24-0818](#) Resolution Waiving the Maximum Funding Amount and Approving a \$750,000 Property and Business Improvement Program Forgivable Loan and a \$50,000 Streetscape Enhancement Program Forgivable Loan to West Sistrunk Plaze, LLC for Ponderosa Plaza, Located at 2201 Sistrunk Boulevard, Authorizing the Executive Director to Execute Any and All Related Instruments, and Delegating Authority to the Executive Director to Take Certain Actions - (Commission District 3)

Attachments: [CRA Board Memo 24-0818](#)

[Exhibit 1 – Location Map and Broward County Property Appraiser Information](#)

[Exhibit 2 – Project Plans and Illustrations](#)

[Exhibit 3 – Application for Funding](#)

[Exhibit 4 – Project Cost](#)

[Exhibit 5 – Operating Proforma](#)

[Exhibit 6 – Florida Division of Corporations Information for West Sistrunk Plaze.](#)

[Exhibit 7 – Project Development Team](#)

[Exhibit 8 – August 13, 2024 NPF CRA Advisory Board Approved Minutes](#)

[Exhibit 9 – Property and Business Improvement Program Agreement-](#)

[Exhibit 10 - Streetscape Enhancement Program Agreement](#)

[Exhibit 11 - Resolution](#)

PUBLIC HEARINGS

- PH-1 [24-0816](#) Public Hearing Accepting the Development Proposal of Sefton and Beverly Chambers and Approving the Sale of Community Redevelopment Agency Property Located at 724 NW 15 Way for Affordable Housing; Authorizing the Executive Director to Execute Any and All Related Instruments; and Delegating Authority to the Executive Director to Take Certain Actions - (Commission District 3)

Attachments: [CRA Board Memo 24-0816](#)

[Exhibit 1 – Location Map, Broward County Property Information and Photos](#)

[Exhibit 2 – RFP Notice and Exhibits for 724 NW 15 Way](#)

[Exhibit 3 – Proposal by Sefton and Beverly Chambers](#)

[Exhibit 4 – Property Appraisal – Vance Real Estate Service](#)

[Exhibit 5 – Approved Minutes of the August 13, 2024 NPF CRA Advisory Board](#)

[Exhibit 6- Purchase Contract and Addendum](#)

[Exhibit 7- Resolution](#)

ADJOURNMENT