

# City of Fort Lauderdale

## COMMUNITY REDEVELOPMENT AGENCY BOARD

### Agenda

*City Hall - City Commission Chambers*

Tuesday, August 16, 2022 - 2:30 PM

*OR AS SOON THEREAFTER AS POSSIBLE*

*100 North Andrews Avenue, Fort Lauderdale, FL 33301*

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

*[www.fortlauderdale.gov/fltv](http://www.fortlauderdale.gov/fltv)*

*[www.youtube.com/cityoffortlauderdale](http://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**

**BEN SORENSEN - Vice Chair**

**HEATHER MORAITIS - Commissioner - District I**

**STEVEN GLASSMAN - Commissioner - District II**

**ROBERT L. McKINZIE - Commissioner - District III**

**GREG CHAVARRIA, Executive Director**

**DAVID R. SOLOMAN, Secretary**

**ALAIN E. BOILEAU, General Counsel**

**PATRICK REILLY, Interim City Auditor**

**PUBLIC APPEARANCES BEFORE THE CRA BOARD:**

If any person wishes to address the Board, the person shall sign up in the City Hall 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 the City Hall 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**      [22-0714](#)      Motion Approving Minutes for July 5, 2022, Community Redevelopment Agency Board Meeting - (Commission Districts 2 and 3)  
**Attachments:**      [July 5, 2022 Community Redevelopment Agency Board Meeting Minutes](#)

## RESOLUTIONS

- R-1**      [22-0696](#)      Resolution Approving Final Community Redevelopment Agency (CRA) Operating Budget and Community Investment Plan Allocations for Fiscal Year 2023 - (Commission Districts 2 and 3)  
**Attachments:**      [CRA Board Memo 22-0696](#)  
                                 [Exhibit 1 – NPF CRA FY 2023 Budget and CIP](#)  
                                 [Exhibit 2 – Central City CRA FY 2023 Budget and CIP](#)  
                                 [Exhibit 3 – CRA Incentives Budget](#)  
                                 [Exhibit 4 – Resolution](#)
- R-2**      [22-0732](#)      Resolution Waiving the Maximum Funding Amount under the Property and Business Improvement Program, Approving a Property and Business Improvement Program Forgivable Loan in the Amount of \$293,000 to Optimal Health Pharmacy, LLC located in the L.A. Lee YMCA Mizell Community Center at 1409 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 22-0732](#)  
                                 [Exhibit 1 - Location Map](#)  
                                 [Exhibit 2 - Broward County Property Appraiser Information](#)  
                                 [Exhibit 3 - Architectural Plans and Renderings of Proposed Project](#)  
                                 [Exhibit 4 - CRA Funding Application](#)  
                                 [Exhibit 5 - Business Plan/ Financial Projections](#)  
                                 [Exhibit 6 - Cost and Funding Breakdown](#)  
                                 [Exhibit 7 - July 12, 2022 NPF CRA Advisory Board Draft Minutes](#)  
                                 [Exhibit 8 - Property and Business Improvement Program Agreement](#)  
                                 [Exhibit 9 - Resolution](#)

- R-3      [22-0733](#)      Resolution Waiving the Minimum Project Cost Requirements and Minimum Developer's Contribution Requirements under the Development Incentive Program (DIP), Awarding a DIP Forgivable Loan in the Amount \$1,125,000 to Food Friends Catering, LLC for the Food Friends Southern Comfort Kitchen and Bar located at 1310-1312 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 22-0733](#)  
[Exhibit 1 - Location Map](#)  
[Exhibit 2 - Broward County Property Appraiser Information](#)  
[Exhibit 3 - Architectural Plans and Renderings of Proposed Project](#)  
[Exhibit 4 - CRA Funding Application](#)  
[Exhibit 5 - Business Plan](#)  
[Exhibit 6 - Financial Projections and Sales Assumptions](#)  
[Exhibit 7 - Cost Estimates](#)  
[Exhibit 8 - July 12, 2022 NPF CRA Advisory Board Draft Minutes](#)  
[Exhibit 9 - Development Incentive Program Letter of Intent](#)  
[Exhibit 10 - Resolution](#)

- R-4      [22-0738](#)      Resolution Approving a Development Incentive Program Award of \$5,000,000 to Sistrunk View, LLC, Approval of a Letter of Intent and Commercial Contract for the Purchase and Development of Fort Lauderdale Community Redevelopment Area Property under Solicitation RFP #12642-925 for the Sistrunk View Project, 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 22-0738](#)  
[Exhibit 1 – RFP Property Location Map](#)  
[Exhibit 2 – RFP 12642-925 - Purchase and Development of CRA Property](#)  
[Exhibit 3 – Proposal - Sistrunk View, LLC/Housing Trust Group](#)  
[Exhibit 4 – Proposal - Urban Pointe Developers/Schumer Capital Corp.](#)  
[Exhibit 5 – Proposal - Fuse Group Co](#)  
[Exhibit 6 – Proposal - D'Angelo Development, LLC](#)  
[Exhibit 7 – Proposal - Marie A Wells Arts and Education Center, Inc](#)  
[Exhibit 8 – Proposal - Land America Development Corporation](#)  
[Exhibit 9 – RFP Evaluation Committee Scoring and Ranking](#)  
[Exhibit 10 – “Sistrunk View” Project Plans and Illustrations](#)  
[Exhibit 11 – Letters of Intent from JP Morgan Chase and from Raymond James](#)  
[Exhibit 12 – “Sistrunk View” Sources and Uses/Proforma Operating Statement](#)  
[Exhibit 13 – Projects Completed by Housing Trust Group in the NPF CRA](#)  
[Exhibit 14 – July 12, 2022 NPF CRA Advisory Board Draft Minutes](#)  
[Exhibit 15 – Resolution](#)  
[Exhibit 16- Letter of Intent](#)

## ADJOURNMENT