

City of Fort Lauderdale



Meeting Minutes

Tuesday, May 18, 2021

2:30 PM

OR AS SOON THEREAFTER AS POSSIBLE
100 North Andrews Avenue, Fort Lauderdale, FL 33301

Access Via:

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

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COMMUNITY REDEVELOPMENT AGENCY BOARD

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

DEAN J. TRANTALIS - Chair

HEATHER MORAITIS - Vice Chair - Commissioner District I

STEVEN GLASSMAN - Commissioner - District II

ROBERT L. McKINZIE - Commissioner - District III

BEN SORENSEN - Commissioner - District IV

CHRIS LAGERBLOOM, Executive Director

JOHN HERBST, City Auditor

JEFFREY A. MODARELLI, Secretary

ALAIN E. BOILEAU, General Counsel

CALL TO ORDER

Chair Trantalis called the meeting to order at 9:20 p.m.

ROLL CALL

Present 5 - Commissioner Steven Glassman, Commissioner Robert L. McKinzie (participated telephonically), Commissioner Ben Sorensen, Vice Chair Heather Moraitis, and Chair Dean J. Trantalis

QUORUM ESTABLISHED

Also Present: Executive Director Chris Lagerbloom, Secretary Jeffrey A. Modarelli, General Counsel Alain E. Boileau and City Auditor John Herbst

MOTIONS

M-1 [21-0516](#) Motion Approving Minutes for May 4, 2021 Community Redevelopment Agency Board Meeting - (Commission Districts 2 and 3)

Commissioner Glassman made a motion to approve this item and was seconded by Commissioner Sorensen.

APPROVED

Aye: 5 - Commissioner Glassman, Commissioner McKinzie, Commissioner Sorensen, Vice Chair Moraitis and Chair Trantalis

M-2 [21-0535](#) Motion Approving an Amendment to the Property and Business Investment Improvement Program Agreement for The Blue Tree Café, LLC, a Proposed Multi-Brand Virtual Kitchen and Restaurant at 612 NW 9th Avenue - (Commission District 2)

Executive Director Lagerbloom provided an overview of this item amending the forgivable loan to the *Blue Tree Café* business (forgivable loan) and impact on the property owner. He read negotiated terms of the forgivable loan and associated liens into the record.

- 1. The CRA will agree not to hold Property Owner in default in the event Blue Tree Café fails or ceases operation, so long as Property Owner is "actively" seeking a successor tenant. Satisfaction of Mortgage to be issued at the end of the term so long as Property Owner is actively seeking a successor. If a successor is found during the unexpired term and the successor*

tenant signs a lease and signs an assumption of liability in favor of the CRA, then Property Owner would be in compliance.

2. *Property Owner will agree to subordinate his Landlord's Lien.*
3. *The CRA will file a UCC-1 Financing Statement with the Secretary of State.*
4. *If default by Blue Tree Cafe, the CRA , at its election, can seek to recover possession of assets funded by the CRA.*
5. *During recovery of property, the CRA will compensate Property Owner for any damage caused by the CRA during the course of recovery. The CRA will not seek to recover any assets which are permanently affixed to the building.*

In response to Chair Trantalis' questions, Lynn Solomon, Assistant City Attorney III - Office of the City Attorney, explained details associated with this item and confirmed the property owner has agreed to place a second mortgage on the property subject to the business loan terms read into the record by Executive Director Lagerbloom. She said the property owner and business owner are separate entities. There is an existing mortgage on the property and the City is taking a second position. Comment and discussion ensued.

Chair Trantalis commented on his perspective and concern regarding potential risk to the City.

Commissioner Glassman made a motion to approve this item as amended and was seconded by Commissioner Sorensen.

APPROVED AS AMENDED

Aye: 5 - Commissioner Glassman, Commissioner McKinzie, Commissioner Sorensen, Vice Chair Moraitis and Chair Trantalis

PUBLIC HEARINGS

PH-1 [21-0527](#)

Public Hearing Accepting the Property Disposition and Development Proposal of NE 6th Development, LLC for the Purchase and Development of CRA Property at 1204 Sistrunk Boulevard and 1620 NW 6th Court, and Approving a \$2,450,000 CRA Development Incentive Program (DIP) Loan to NE 6th Development, LLC for the Victory Entertainment Complex, 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) - Requesting Deferment to June 15, 2021

Executive Director Lagerbloom explained notice of this item indicated the option of a virtual format. He clarified that due to deferment to the June 15, 2021 Community Redevelopment Board Meeting, the virtual format would no longer apply. This item would be addressed in person in City Hall Commission Chambers on June 15, 2021.

Commissioner Glassman made a motion to defer this item to the June 15, 2021 Community Redevelopment Agency Board Meeting and was seconded by Commissioner Sorensen.

DEFERRED to June 15, 2021

Aye: 5 - Commissioner Glassman, Commissioner McKinzie, Commissioner Sorensen, Vice Chair Moraitis and Chair Trantalis

PH-2 [21-0538](#)

Public Hearing Accepting the Property Disposition and Development Proposal of Sistrunk Apartments, LLC for the Development and Donation of CRA Property at 1204 Sistrunk Boulevard and 1620 NW 6 Court, and Approving a \$8,000,000 CRA Development Incentive Program (DIP) Loan to Sistrunk Apartments, LLC for "The Aldridge" and "The Larimore" Mixed Use Affordable Housing Projects, 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) - Requesting Deferment to June 15, 2021

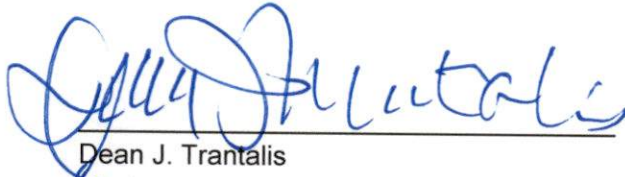
Commissioner Sorensen made a motion to defer this item to the June 15, 2021 Community Redevelopment Agency Board Meeting and was seconded by Commissioner Glassman.

DEFERRED to June 15, 2021

Aye: 5 - Commissioner Glassman, Commissioner McKinzie, Commissioner Sorensen, Vice Chair Moraitis and Chair Trantalis

ADJOURNMENT

Chair Trantalis adjourned the meeting at 9:31 p.m.



Dean J. Trantalis
Chair

ATTEST:



Jeffrey A. Modarelli
Secretary