

City of Fort Lauderdale

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Meeting Minutes

Tuesday, September 21, 2021

1:45 PM

City Hall - City Commission Chambers

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

COMMUNITY REDEVELOPMENT AGENCY BOARD

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

DEAN J. TRANTALIS - Chair

HEATHER MORAITIS - Vice Chair

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 9:34 p.m.

ROLL CALL

Present 5 - Commissioner Steven Glassman, Commissioner Robert L. McKinzie, Commissioner Ben Sorensen (participated via communications technology), 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 [21-0916](#) Motion Approving Minutes for September 9, 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 [21-0834](#) Motion Approving Subordination of the CRA Mortgages from Urban North, LLC to a New Mortgage in Favor of First Republic Bank; Amendments to the Façade Program Participation Agreement with Urban North LLC and to the Property and Business Improvement Program Agreement with Patio Bar and Pizza, LLC; Amendments to both CRA Mortgages and Authorizing the Executive Director to Execute Any and All Related Instruments, and Delegating Authority to the Executive Director to Take Certain Actions - (Commission District 2)

Chair Trantalis said he would abstain from this vote due to his representation of one of the parties.

Chair Trantalis passed the gavel to Vice Chair Moraitis.

Commissioner Glassman commented on the upcoming Broward County

traffic configuration project for area pedestrian and vehicular safety.

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

APPROVED

Aye: 4 - Commissioner Glassman, Commissioner McKinzie, Commissioner Sorensen and Vice Chair Moraitis

Abstain: 1 - Chair Trantalis

Vice Chair Moraitis passed the gavel to Chair Trantalis.

RESOLUTIONS

R-1 [21-0852](#) Resolution Approving Altis Cardinal Living, LLC, with Principals Frank Guerra, Alberto J. Suarez and Anthony Seijas as New Partners, Removing the Lansing Melbourne Group, LLC with Managing Member Peter Flotz, Adding Yalale Holdings, LLLP with Principal Felipe Yalale, Amending the Letter of Intent for the West Village, LLC Project and Ratifying Resolution 20-01 - (Commission District 3)

Executive Director Chris Lagerbloom provided additional information. Yesterday afternoon, City Auditor John Herbst requested additional time to review this item. Executive Director Lagerbloom explained input from Staff indicating this could be delayed allowing for City Auditor Herbst's review and recommended deferral.

In response to Chair Trantalis' questions, City Auditor Herbst explained his request. He did not have an opportunity to review item details.

Clarence Woods, Area Manager Northwest Progresso Flagler Heights Community Redevelopment Agency (NWPFH CRA) explained details related to this item and said it is not a flip. Felipe Yalale, Principal, will maintain a majority stake in the project and has obtained a developer that will partner with him. Mr. Yalale's current partner, Peter Flotz, was a consultant and is being replaced with a proven developer.

Chair Trantalis commented on the title of this item. Lynn Solomon, Assistant City Attorney III, Office of the City Attorney, explained a corporate layer is being added. *Yalale Holdings, LLP* is a partner in the *West Village, LLC Project (Project)*. Ms. Solomon confirmed that based on the organization chart presented and attached to this item, *Yalale*

Holdings, LLP is a fifty-one percent (51%) stakeholder in the *Project*.
Chair Trantalis confirmed his understanding.

Chair Trantalis recognized, Frank Guerra, *Altis Cardinal Living, LLC*.
Mr. Guerra said the entity originally approved will continue to be an owner of the property through development and construction. New partners were brought in to adequately capitalize this project, i.e., infusion of equity and the ability to acquire an adequate development and construction loan. He expounded on details related to experience and qualifications that include the ability to accomplish the *Project* in one (1) phase.

In response to Commissioner McKinzie's question, Mr. Guerra explained progress to date and the goal to submit for a construction permit by December. Further comment and discussion ensued on Commission action.

Commissioner McKinzie expounded on his perspective to approve this contingent on review by City Auditor Herbst. General Counsel Alain Boileau explained details related to a Resolution being contingent on the review by City Auditor Herbst. Further comment and discussion ensued. Commissioner McKinzie expounded on his viewpoint regarding moving forward with this item versus deferral.

Commissioner Sorensen made a motion to defer this item to the October 5, 2021 Community Redevelopment Agency Board Meeting and was seconded by Commissioner Glassman.

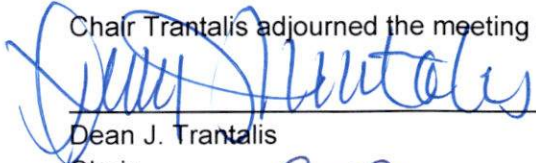
DEFERRED to October 5, 2021

Aye: 4 - Commissioner Glassman, Commissioner Sorensen, Vice Chair Moraitis and Chair Trantalis

Nay: 1 - Commissioner McKinzie


ADJOURNMENT

Chair Trantalis adjourned the meeting at 9:54 p.m.



Dean J. Trantalis
Chair

ATTEST:



Jeffrey A. Modarelli
Secretary

OCT 01 2021

FORM 8B MEMORANDUM OF VOTING CONFLICT FOR COUNTY, MUNICIPAL, AND OTHER LOCAL PUBLIC OFFICERS

| | | | |
|---|-------------------|--|--|
| LAST NAME—FIRST NAME—MIDDLE NAME Trantalis, Dean J | | NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE Fort Lauderdale City Commission | |
| MAILING ADDRESS 100 N. Andrews Ave. | | THE BOARD, COUNCIL, COMMISSION, AUTHORITY OR COMMITTEE ON WHICH I SERVE IS A UNIT OF: | |
| CITY Fort Lauderdale | COUNTY Broward | <input checked="" type="checkbox"/> CITY <input type="checkbox"/> COUNTY <input type="checkbox"/> OTHER LOCAL AGENCY | |
| DATE ON WHICH VOTE OCCURRED Sept. 21, 2021 | | NAME OF POLITICAL SUBDIVISION: Fort Lauderdale | |
| | | MY POSITION IS: <input checked="" type="checkbox"/> ELECTIVE <input type="checkbox"/> APPOINTIVE | |

WHO MUST FILE FORM 8B

This form is for use by any person serving at the county, city, or other local level of government on an appointed or elected board, council, commission, authority, or committee. It applies to members of advisory and non-advisory bodies who are presented with a voting conflict of interest under Section 112.3143, Florida Statutes.

Your responsibilities under the law when faced with voting on a measure in which you have a conflict of interest will vary greatly depending on whether you hold an elective or appointive position. For this reason, please pay close attention to the instructions on this form before completing and filing the form.

INSTRUCTIONS FOR COMPLIANCE WITH SECTION 112.3143, FLORIDA STATUTES

A person holding elective or appointive county, municipal, or other local public office **MUST ABSTAIN** from voting on a measure which would inure to his or her special private gain or loss. Each elected or appointed local officer also **MUST ABSTAIN** from knowingly voting on a measure which would inure to the special gain or loss of a principal (other than a government agency) by whom he or she is retained (including the parent, subsidiary, or sibling organization of a principal by which he or she is retained); to the special private gain or loss of a relative; or to the special private gain or loss of a business associate. Commissioners of community redevelopment agencies (CRAs) under Sec. 163.356 or 163.357, F.S., and officers of independent special tax districts elected on a one-acre, one-vote basis are not prohibited from voting in that capacity.

For purposes of this law, a "relative" includes only the officer's father, mother, son, daughter, husband, wife, brother, sister, father-in-law, mother-in-law, son-in-law, and daughter-in-law. A "business associate" means any person or entity engaged in or carrying on a business enterprise with the officer as a partner, joint venturer, coowner of property, or corporate shareholder (where the shares of the corporation are not listed on any national or regional stock exchange).

* * * * *

ELECTED OFFICERS:

In addition to abstaining from voting in the situations described above, you must disclose the conflict:

PRIOR TO THE VOTE BEING TAKEN by publicly stating to the assembly the nature of your interest in the measure on which you are abstaining from voting; *and*

WITHIN 15 DAYS AFTER THE VOTE OCCURS by completing and filing this form with the person responsible for recording the minutes of the meeting, who should incorporate the form in the minutes.

* * * * *

APPOINTED OFFICERS:

Although you must abstain from voting in the situations described above, you are not prohibited by Section 112.3143 from otherwise participating in these matters. However, you must disclose the nature of the conflict before making any attempt to influence the decision, whether orally or in writing and whether made by you or at your direction.

IF YOU INTEND TO MAKE ANY ATTEMPT TO INFLUENCE THE DECISION PRIOR TO THE MEETING AT WHICH THE VOTE WILL BE TAKEN:

- You must complete and file this form (before making any attempt to influence the decision) with the person responsible for recording the minutes of the meeting, who will incorporate the form in the minutes. (Continued on page 2)

APPOINTED OFFICERS (continued)

- A copy of the form must be provided immediately to the other members of the agency.
- The form must be read publicly at the next meeting after the form is filed.

IF YOU MAKE NO ATTEMPT TO INFLUENCE THE DECISION EXCEPT BY DISCUSSION AT THE MEETING:

- You must disclose orally the nature of your conflict in the measure before participating.
- You must complete the form and file it within 15 days after the vote occurs with the person responsible for recording the minutes of the meeting, who must incorporate the form in the minutes. A copy of the form must be provided immediately to the other members of the agency, and the form must be read publicly at the next meeting after the form is filed.

DISCLOSURE OF LOCAL OFFICER'S INTEREST

I, Dean J. Trantalis, hereby disclose that on Sept. 21, 20 21 :

(a) A measure came or will come before my agency which (check one or more)

- ☐ inured to my special private gain or loss;
- ☐ inured to the special gain or loss of my business associate, _____ ;
- ☐ inured to the special gain or loss of my relative, _____ ;
- ☒ inured to the special gain or loss of Patio Bar and Pizza, by
whom I am retained; or
- ☐ inured to the special gain or loss of _____ , which
is the parent subsidiary, or sibling organization or subsidiary of a principal which has retained me.

(b) The measure before my agency and the nature of my conflicting interest in the measure is as follows:

The City Commission met Sept. 21 as the Community Redevelopment Agency Board and considered a motion approving the subordination of CRA mortgages to a new mortgage for Patio Bar and Pizza LLC. As an attorney in private practice, I represent the owners of Patio Bar and Pizza LLC.

If disclosure of specific information would violate confidentiality or privilege pursuant to law or rules governing attorneys, a public officer, who is also an attorney, may comply with the disclosure requirements of this section by disclosing the nature of the interest in such a way as to provide the public with notice of the conflict.

Oct. 1, 2021
Date Filed


Signature

NOTICE: UNDER PROVISIONS OF FLORIDA STATUTES §112.317, A FAILURE TO MAKE ANY REQUIRED DISCLOSURE CONSTITUTES GROUNDS FOR AND MAY BE PUNISHED BY ONE OR MORE OF THE FOLLOWING: IMPEACHMENT, REMOVAL OR SUSPENSION FROM OFFICE OR EMPLOYMENT, DEMOTION, REDUCTION IN SALARY, REPRIMAND, OR A CIVIL PENALTY NOT TO EXCEED \$10,000.