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Meeting Minutes

Tuesday, April 5, 2022

11:30 AM

Joint Workshop with Northwest-Progresso-Flagler Heights

Redevelopment Board

City Hall - City Commission Chambers

100 North Andrews Avenue, Fort Lauderdale, FL 33301

CITY COMMISSION WORKSHOP

FORT LAUDERDALE CITY COMMISSION

DEAN J. TRANTALIS Mayor

HEATHER MORAITIS Vice Mayor - Commissioner - District I

STEVEN GLASSMAN Commissioner - District II

ROBERT L. McKINZIE Commissioner - District III

BEN SORENSEN Commissioner - District IV

CHRIS LAGERBLOOM, City Manager

DAVID R. SOLOMAN, City Clerk

ALAIN E. BOILEAU, City Attorney

CALL TO ORDER

Mayor Trantalis called the meeting to order at 11:35 a.m.

1. ROLL CALL

Commission Members Present: Vice Mayor Heather Moraitis, Commissioner Steven Glassman, Commissioner Robert L. McKinzie, Commissioner Ben Sorensen (arrived at 11:40 a.m.) and Mayor Dean J. Trantalis

Northwest-Progresso-Flagler Heights Redevelopment Board Advisory Committee Members Present: Present: Chair Rhoda Glasco Foderingham, Vice Chair Dylan Lagi, Leann Barber, Sonya Burrows, Lisa Crawford, Kenneth Calhoun, Steffen Lue, Lorraine Mizell (arrived at 11:45 a.m.), Christopher Murphy, Alfredo Olvera and John Quailey

Northwest-Progresso-Flagler Heights Redevelopment Board Advisory Committee Members Not Present: John D. Hooper, Michael Lewin and Tina Teague

Also Present: City Manager Chris Lagerbloom, City Clerk David R. Soloman and City Attorney Alain E. Boileau

2. CRA PROJECTIONS AND PRIORITIES - TIMING FOR PROJECTS – ZONING ENTITLEMENTS, PLANS and PERMITS

[22-0352](#)

Northwest-Progresso-Flagler Heights Community Redevelopment Agency (NPF CRA) Project Status Update - (Commission Districts 2 and 3)

Northwest-Progresso-Flagler Heights Redevelopment Board (NWPFRB) Chair Foderingham explained the aim of this workshop meeting is to discuss the progress of the *Northwest-Progresso-Flagler Heights (NWPFH) CRA*, its future, and efforts to ensure appropriate timeframes for review and tracking of projects throughout the entire process.

Clarence Woods, *NWPFH CRA Liaison*, commented on details related to recently instituted and improved project follow-up procedures. Further comment and discussion ensued on projects that have made progress and those that have not moved forward.

Mr. Woods remarked on Staff efforts to identify projects of concern that are targeted for defunding and explained related measures.

Mayor Trantalis commented on the need to claw back *CRA* funds for approved projects not moving forward and for Staff to actively pursue those developers. Chair Foderingham noted this topic was discussed at the December *NWPFHRB* Meeting.

Mayor Trantalis said *CRA* project tracking and monitoring should be standard practice. He requested that *CRA* Staff provide the *CRA* Board with its updated project monitoring procedures at a future *CRA Board Meeting*. Mr. Woods confirmed an update would be provided at the next *CRA Board Meeting*.

In response to Vice Mayor Moraitis' question, Mr. Woods confirmed backup information includes a list of delayed projects and corresponding *CRA* funding.

Commissioner McKinzie commented on *CRA* projects meeting scheduled completion dates and those not moving forward.

In response to Commissioner McKinzie's questions, Mr. Woods reviewed the *Adderley* project and said the new developer is awaiting the finalization of the development agreement. Further comment and discussion ensued on delays. Mr. Woods noted the approximate six (6) month timeline for preparation of project documents.

Lynn Solomon, Assistant City Attorney III, explained details regarding circumstances involved in the *Adderley* project and related document preparation. She confirmed it would be made a priority. The development agreement will be in place by the time the applicant closes on project construction financing.

In response to Mayor Trantalis' questions about the *Comfort Inn Suites* project, Bob Wojcik, Community Redevelopment Agency Housing and Economic Development Manager, provided an update on delays and explained relevant details.

In response to Vice Mayor Moraitis' questions, Mr. Woods reviewed details of the *CRA* project backup information and commented on the need to establish project milestones and benchmarks. Vice Mayor Moraitis confirmed the need for backup data to include milestone dates. Mr. Woods confirmed that *CRA* projects would be tracked, and related

project backup information would include milestone dates. Further comment and discussion ensued.

3. CRA SUNSET - NEW PROJECTS

In response to Mayor Trantalis' question, Mr. Woods confirmed the *NWPFH CRA* sunsets in November 2025.

Commissioner Glassman reiterated concerns regarding the November 2025 sunset date and the need for projects to move forward.

In response to Commissioner Glassman's question regarding the correct amount included in the *Provident Fort Lauderdale LLC* project backup information, Vanessa Martin, CRA Business Manager, confirmed the correct amount in the backup information is \$420,000.

In response to Commissioner Glassman's request, Staff confirmed additional project information would be provided in updated backup, including columns illustrating the total investment of the projects.

Commissioner McKinzie noted a portion of *CRA* project investors had initially invested by purchasing properties in the *CRA* and subsequently applied for *CRA* incentive funding for development, which resulted in slowed progress due to the process.

Chair Foderingham remarked on the need for the *CRA Board* to consider inflation, pricing, and material availability. She commented on pandemic related delays, the importance of projects moving forward and a possible extension of the *CRA* to finish existing projects that may not be completed by November 2025 for the benefit of the community and continued revitalization of the Northwest area.

In response to Mayor Trantalis' question, City Attorney Boileau explained approved funding for *CRA* projects before November 2025 could be utilized following its sunset. After November 2025, *CRA tax increment financing (TIF)* would no longer be collected. City Attorney Boileau commented on his perspective regarding the position of the Broward County Commission regarding an extension of the *CRA*. The Commission could consider continuing the City's contribution toward the *TIF*. Further comment and discussion ensued on the progress made by the *CRA* and other financing mechanisms to continue revitalization of the Northwest area.

In response to Vice Mayor Moraitis' question, Mr. Woods confirmed the creation of the *Economic Development Corporation's (EDC) Invest in*

Fort Lauderdale (IIFL), which goes beyond the *CRA* sunset date to continue redevelopment of the Northwest area. Mr. Woods provided an update on the *IIFL* and the goal to partner with *CRA*-funded businesses for continued funding and revitalization of the Northwest area. Further comment and discussion ensued.

4. WAVE DEBT

Chair Foderingham noted the status of the *WAVE* debt and reimbursement had been a recurring item of discussion at *NWPFHRB* meetings.

City Attorney Boileau said *WAVE* funding has not yet been reimbursed by the *South Florida Regional Transit Authority (SFRTA)*. Staff is in contact with the *SFRTA*, and efforts are ongoing to receive a full accounting of the \$10,000,000 of *Northwest-Progresso-Flagler Heights CRA* funds for the *WAVE* northern loop extension. Further comment and discussion ensued.

Lynn Solomon, Assistant City Attorney III, explained details of *WAVE* funding from *CRA*. The *CRA* borrowed \$7,500,000 from *SunTrust Bank* for the northern loop of the *WAVE*.

City Manager Lagerbloom commented on his understanding of the use of *WAVE* funding that included design costs. Entities contributing funds for the *WAVE* lost their investments when the *WAVE* did not move forward.

In response to Commissioner McKinzie's questions, City Attorney Boileau expounded on details of expenditures for the *WAVE* and possible legal recourse. Further comment and discussion ensued.

In response to Vice Mayor Moraitis and Commissioner McKinzie's inquiries regarding the amounts both the City and the *CRA* expended and did not receive reimbursement, City Manager Lagerbloom confirmed those amounts would be researched and provided. Further comment and discussion ensued.

City Manager Lagerbloom said the outstanding amount the *CRA* owes on the *SunTrust Bank* loan is \$4,600,000, and the annual debt service is approximately \$780,000. Commissioner McKinzie recommended addressing this topic as quickly as possible.

In response to Commissioner Sorensen's question, City Attorney Boileau explained steps to address *WAVE* reimbursement. He confirmed a

public records request to the *SFRTA* for additional financial information. City Attorney Boileau explained the need to determine whether there is a reasonable basis for the *CRA* to receive a reimbursement and its position relative to the *Federal Transit Administration (FTA)*.

5. OLD/NEW BUSINESS

Chair Foderingham commented on *NWPFHRB* discussions and community input regarding the lack of a neighborhood grocery store in the *CRA* and the Northwest area being a food desert. She requested *CRA* Board support and assistance to provide a grocery store in the Northwest area.

Commissioner McKinzie and Mayor Trantalis discussed their perspectives, related history, and efforts to bring a mainstream neighborhood grocery store to the Northwest area.

Mayor Trantalis explained details associated with having a mainstream grocery store such as *Publix* or *Winn Dixie* and the need to have concentrated, high population levels in the neighborhood sufficient to support operations. He remarked on working with developers to achieve that goal with continued unit development in the *CRA*. Further comment and discussion ensued.

Commissioner McKinzie commented on the size and footprint necessary to accommodate a mainstream grocery store and remarked on related discussions with mainstream grocery store representatives.

Commissioner Glassman said the *Publix* planned at State Road A1A and NE 30th Street would be twenty thousand square feet (20,000'). Further comment and discussion ensued.

Mayor Trantalis recognized Eyal Peretz, *Fuse Group* CEO. Mr. Peretz concurred with previous comments regarding the need for a grocery store in the Northwest area and explained discussions with *Publix* representatives over the past several years. Feedback indicated the need for thirty-five thousand square feet (35,000') of space and a required process. Within the rectangle area bordered by *Broward Boulevard*, *Florida East Coast Railway* tracks, *Sunrise Boulevard*, and *Interstate 95*, the necessary residential units need to reach sixty-five hundred (6,500). Mr. Peretz commented on additional efforts, including offering space at fifty percent (50%) below the market rate.

Mr. Peretz commented on other discussions for a smaller grocer concept in several locations as part of a master development that encompasses

several *Fuse Group* properties and expounded on related details. Further comment and discussion ensued.

Mayor Trantalis recognized Dr. Pamela Beasley-Pittman, *Historic Dorsey-Riverbend Civic Association* President. Dr. Beasley-Pittman requested the *CRA Board* consider extending the *CRA* sunset date by an additional seven (7) years to ensure the completion of *CRA* projects in the Northwest area.

Mayor Trantalis commented on having more frequent Joint Workshops with the *NWPFHRB* as the November 2025 sunset date nears.

Commissioner McKinzie requested *CRA* Staff include updated project information at each *CRA* Board Meeting and ensuring *CRA* Meetings occur prior to Commission Regular Meetings. Mayor Trantalis agreed.

6. ADJOURNMENT

Mayor Trantalis adjourned the meeting at 12:40 p.m.