

City of Fort Lauderdale

*City Hall
100 North Andrews Avenue
Fort Lauderdale, FL 33301
www.fortlauderdale.gov*



Meeting Minutes

Tuesday, January 22, 2019

2:30 PM

**OR AS SOON THEREAFTER AS POSSIBLE
City Commission Conference Room**

COMMUNITY REDEVELOPMENT AGENCY BOARD

***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***

***CHRIS LAGERBLOOM, Executive Director
JOHN HERBST, City Auditor
JEFFREY A. MODARELLI, Secretary
ALAIN E. BOILEAU, General Counsel***

CALL TO ORDER

Chair Trantalis called the Community Redevelopment Agency (CRA) Board Meeting to order at 3:23 p.m.

ROLL CALL

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

QUORUM ESTABLISHED

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

BOARD REPORTS

BR-1 [19-0076](#)

Central Beach Master Plan Public Improvement Projects Update

Chair Trantalis recognized Don Morris, Economic and Beach Redevelopment Area Manager - Beach Area Community Redevelopment Agency (Beach Area CRA). Mr. Morris confirmed this is the Beach CRA's monthly update to the CRA Board regarding the Central Beach Master Plan Public Improvement Projects.

In response to Chair Trantalis' question about the timeline for activating the Las Olas Parking Garage (Garage) lighting system, Thomas Green, Senior CRA Project Manager, explained details regarding delays. Mr. Green also confirmed that construction is ongoing for the park located on the south side of the Garage, expounding on construction details. Substantial completion is expected at the end of September 2019, followed by punch-list work. In response to Chair Trantalis, Mr. Green gave a status update on the Las Olas Marina Project (Marina Project). The applicant will make a resubmission to the Design Review Committee with either a revised Site Plan or the current Site Plan that would include all comments.

In response to Chair Trantalis, City Attorney Alain Boileau explained the Marina Project applicant signed the Las Olas Marina Project Agreement (Agreement) with the City on May 3, 2018 and is within the one-year timeline requirement. Assistant City Attorney Lynn Solomon discussed milestones in the Agreement which need to be met by May 2, 2019, expounding on details. Chair Trantalis confirmed the intention of using

CRA funds for the Marina Project was to increase marina space in the City, expounding on details. Commissioner Glassman commented that the extended delay is due to the large amount of stakeholder meetings, expounding on details.

In response to Commissioner Glassman's question regarding oxidation in the Garage, Executive Director Lagerbloom said that the City would accept the Garage from the contractor when it is one hundred percent rust free, expounding on details. Mr. Green commented on additional details related to the rust cleaning process and warranty related items. He also discussed the relocation of the Royal Palm trees, confirming only those that are healthy will be accepted from the vendor.

In response to Commissioner Glassman's question regarding moving forward with D.C. Alexander Park (Park), Mr. Morris commented on neighbor feedback requesting amenities for all age groups at the Park. Meetings have occurred with the consultant and the Office of the City Manager to be followed by meetings with stakeholders. A concept presentation to the CRA Board will follow.

With regard to the Central Beach Master Plan, Commissioner Glassman confirmed his support of the Aquatic Complex's *Red Bull* High Dive (High Dive). Further comment and discussion ensued on this design aspect of the Aquatic Complex and sponsorship efforts from the Office of the City Manager. Vice Chair Sorensen commented on the impact of the High Dive on the visual line-of-sight in the Idlewyld neighborhood. Further comment and discussion ensued. Executive Director Lagerbloom confirmed the Board's position on this item, requesting Mr. Morris address the Board's desire for this item with the consultant in a serious and financially reasonable manner.

PRESENTED

MOTIONS

M-1 [19-0091](#)

Motion to Approve Minutes for December 18, 2018 Community Redevelopment Agency Board Meeting

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

APPROVED

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

M-2 [19-0135](#)

Motion to Approve an Award of a Property and Business

Improvement Program Incentive Loan in the Amount of \$225,000 and a Commercial Façade Improvement Program Incentive Loan in the Amount of \$20,000 to Cravemadness, LLC and Authorize the Executive Director to Execute the Development Agreements and Related Documents or Instruments

Chair Trantalis recognized the applicants, Christine and Garfield Mills. Ms. Mills gave the Commission a slide presentation outlining their proposal, explaining the viability of their business concept for their food establishment, *Jamaican Jerk Shack*, its marketability, category as a fast, casual dining space and menu details. Mr. Mills commented on their business model, expounding on their two other Connecticut locations, the brand and their future vision. Ms. Mills discussed details related to providing employment opportunities and applications for a Property and Business Improvement Program Incentive Loan in the Amount of \$225,000 and a Commercial Façade Improvement Program Incentive Loan in the Amount of \$20,000.

A copy of this presentation is attached to these minutes.

In response to Vice Chair Sorensen's question regarding the timeline, Mr. Mills confirmed the estimated timeline would be September-October 2019.

In response to Chair Trantalis' question regarding the landlord tenant improvements being performed by M.L. Jones Construction Company (an affiliate of the landlord) as discussed in this item's Commission Agenda Memo (CAM), Clarence Woods, Manager - Northwest Progressive Flagler Heights (NWPFH) CRA, said that this would not prevent CRA Staff from going through its process to put the architectural plans out for bid to include the landlord's affiliate. The lowest, responsible and responsive bid would be selected and the grantee would be responsible should there be a cost difference between the landlord affiliate's bid and the selected bid.

Chair Trantalis commented on his perspective regarding this topic. Mr. Woods explained Staff efforts to work with the landlord's affiliate to receive a preliminary full scope of work and related pricing congruent with the industry. Chair Trantalis recommended adding a provision that the landlord affiliate can be utilized provided it is at the same cost as the lowest competitive bid. Further comment and discussion ensued.

Chair Trantalis commented on concerns, including the high cost of rent per square foot for this property versus other CRA properties along Sistrunk Boulevard. Commissioner McKinzie discussed his perspective

regarding this topic and protecting potential tenants. Further comment and discussion ensued on market rent for this area. Chair Trantalis discussed the CRA Board's responsibility as stewards of CRA funds and the goal to ensure their highest and best use.

City Auditor Herbst said that the NWPFH CRA could not move the bidding process forward due to the landlord requirement to utilize its affiliate. He said that the applicant could solicit the three complete bids. Further comment and discussion ensued. General Counsel Alain Boileau concurred with City Auditor Herbst, suggesting that the landlord agree to protect the tenant with a cap on the cost differentiation. Mr. Woods confirmed that CRA Staff would work through the process with the applicants.

Vice Chair Sorensen discussed the need to address rent. Chair Trantalis commented on the lease beginning when the Certificate of Occupancy for the restaurant is issued. Mr. Woods confirmed the need for clarity regarding rent commencing when the restaurant is open for business. Discussions ensued on rent related items. Commissioner McKinzie commented on challenges for other potential new businesses in the area. Chair Trantalis concurred. Mr. Woods confirmed agreement of CRA Staff with the Board's perspective to address these concerns. Further comment and discussion ensued.

City Auditor Herbst clarified that the applicants are not grant recipients. The applicants are recipients of CRA funds, a forgivable loan. Vice Chair Sorensen confirmed support of the Progresso Village Civic Association for this item. Further comment and discussion ensued on moving forward. Assistant City Attorney Lynn Solomon confirmed an amendment would include the provision that the landlord agrees to match the lowest responsive bid for construction of the tenant improvement build-out.

Vice Chair Sorensen made a motion to approve this item as amended to include the provision that the landlord's affiliate, M.L. Jones Construction, agrees to match the lowest responsive bid for construction of the tenant improvement build-out and was seconded by Commissioner Glassman.

APPROVED AS AMENDED

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

PUBLIC HEARINGS

PH-1 [19-0039](#) Resolution to Transfer Community Redevelopment Agency (CRA)

Owned Property in the Northwest-Progresso-Flagler Heights Community Redevelopment Area (NPF CRA) to WWA Development LLC (WWA) and Authorization to Enter into a Development Agreement with WWA for the River Gardens-Sweeting Development; Providing CRA Purchase Assistance Program Incentive Funding Not to Exceed \$495,000 and Authorizing the CRA Executive Director to Execute the Development Agreements and Any and All other Documents or Instruments Necessary or Incidental to Consummation of the Transaction

Chair Trantalis opened the public hearing.

Chair Trantalis recognized Clarence Woods, Manager - Northwest Progressive Flagler Heights (NWPFH) CRA. Mr. Woods confirmed that the purchase assistance listed in this Agenda item description is not part of this item. The purchase assistance portion will return to the CRA Board at a later time. This Resolution only adopts the conveyance of land from the Northwest-Progresso-Flagler Heights Community Redevelopment Area (NWPFH CRA) to WWA Development LLC (WWA). Mr. Woods said that the CRA Purchase Assistance Program Incentive Funding will only be extended to end-buyers.

In response to Chair Trantalis' question, Mr. Woods said that the consideration for the conveyance is the development of eleven homes which will be sold. Mr. Woods explained how the pricing of these eleven homes would be regulated as noted in the backup to this item, stating that purchasers would be income eligible. Further comment and discussion ensued on efforts to address Affordable Housing and details related to income eligibility and purchase assistance.

Chair Trantalis commented on the high range of income eligibility. Bob Wojcik, CRA Housing and Economic Development Manager, expounded on how the range for income eligibility was determined and related details. Further comment and discussion ensued on the cost of construction per square foot, the goal of attracting workforce housing, affordability and purchase assistance. In response to Commissioner McKinzie's question, Mr. Woods explained how the conveyance of land contributes to affordability.

There being no one else wishing to speak on this item, Commissioner Glassman made a motion to close the public hearing, which was seconded by Commissioner McKinzie. Roll call showed: AYES: Commissioner Glassman, Commissioner McKinzie, Vice Chair Sorensen, Commissioner Moraitis, and Chair Trantalis. NAYS: None.

Vice Chair Sorensen introduced this Resolution which was read by title only.

ADOPTED

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

ADJOURNMENT

Chair Trantalis adjourned the Community Redevelopment Agency (CRA) Board Meeting at 4:22 p.m.



Dean J. Trantalis
Chair

ATTEST:



Jeffrey A. Modarelli
CRA Secretary

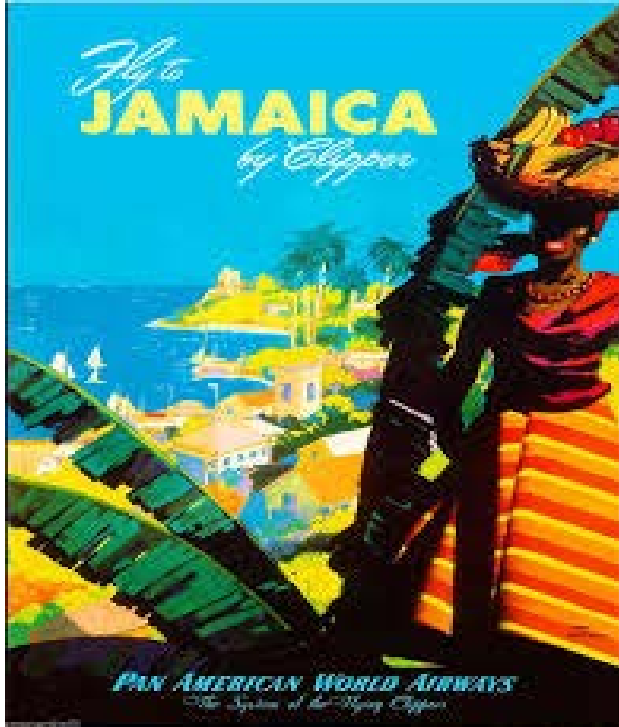
Jamaican Jerk Shack

Coming Soon to Sistrunk

Jamaican Jerk Shack: Re-Experience Your Trip To Jamaica



Jamaican Tourism



- The Jamaican Tourism Board shows that a record 4.3 million tourists visited Jamaica in 2017.
- Jamaica is the third most popular cruise destination with 1.9 million cruise visitors per year.



Larger Appetite for Ethnic Food



- “Today’s American has much greater exposure to diverse cultures than an American 20 years ago. And as once-exotic things like sushi or yoga become mainstream, we seek new, more niche markers of cultural authenticity.” ~ QSR Magazine

The Future of Jamaican Fusion is Now



There's been marked rise in "Jamaican-Inspired" cuisine, food that pivots from the usual and targets a broader clientele.

The Rise of Fast Casual



- “One of the biggest gripes about fine or casual dining is how long the entire meal takes from start to finish,” He said.
- “I would characterize us in the U.S. as being more ADD than ever before. Few of us on few occasions actually have the time to sit through a white tablecloth sort of occasion.”

Jamaican Jerk Shack: Concept



Bringing
1970s
Jamaica to
Sistrunk
through
music,
Jamaican
street food,
beer, wine,
and fresh
juices.

Jamaican Jerk Shack: Survey Results

- While preparing the business plan, we surveyed individuals on the Sistrunk corridor, over a two day period. They urged us to provide a mixture of different types of food.



Jamaican Jerk Shack: Menu

No Problem



- Jamaican Jerk Chicken and Pork
- Oxtail
- Jerk Salad/Wraps
- Paninis
- Roasted Breadfruit
- Plantains



No Worries



- 24 flavors of buffalo wings, shrimp
- Artisan Burgers
- Freshly cut french fries

Jamaican Jerk Shack: Employment

Jamaican Jerk Shack will employ approximately 17 employees in the surrounding area in various capacities such as an assistant manager, waitresses/waiters, bartenders, delivery drivers and catering managers.



Jamaican Jerk Shack: Management

- Christine Mills and Garfield Mills will manage the location.



Loan Request



- We are requesting the following:
- PBIP Program: \$225,000
- Facade Program: \$20,000
- **Total CRA Loan: \$245,000**

Sources and Uses

Sources		Uses	
PBIP Program	\$225,000	Interior Buildout	\$225,000
Facade Program	\$20,000	Exterior Buildout	\$20,000
Total CRA Loan	\$245,000		
Owners Contribution to Construction Buildout	\$61,060	Construction buildout	\$61,060
Working Capital Available	\$71,597	Working Capital Available	\$71,597
Total	\$377,657	Total	\$377,657

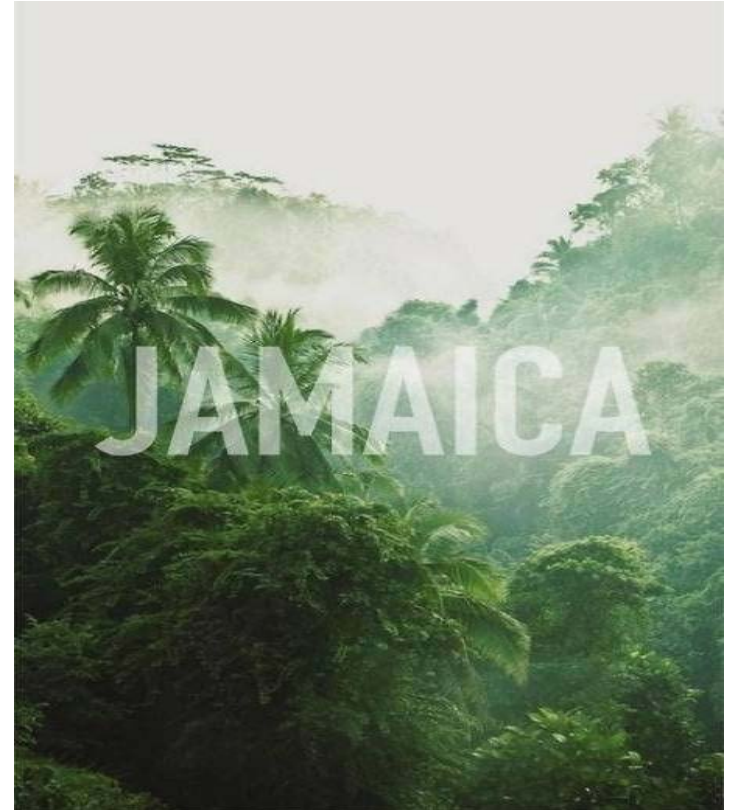
Jamaican Jerk Shack: Catering

Jamaican Jerk Shack will offer catering by developing relationships with various organizations and the community.

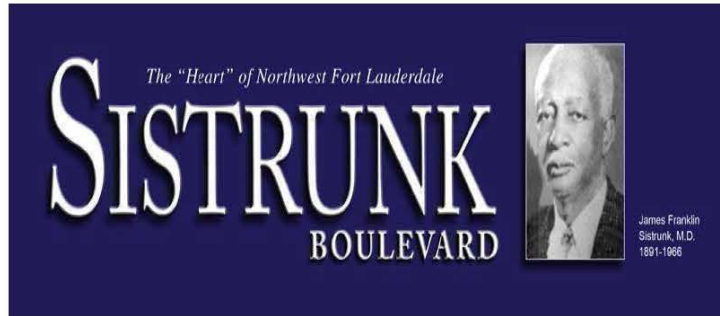


Jamaican Jerk Shack: Be A Part of the Experience

- Job creation (17 future employees)
- Providing a second chance for individuals with a challenging background
- Management brings 12 years of restaurant experience
- American and Jamaican cuisine
- Fast casual is a rapidly growing segment. From 2011 to 2016, fast- casual restaurants saw their sales grow between 10 and 11 percent annually.
- Create an inclusive community restaurant



Jamaican Jerk Shack: Honoring the Past, While Embracing The Future



'Doc' Sistrunk's 5,000 Babies

During his 44 years in Fort Lauderdale, Dr. James Franklin Sistrunk brought an estimated 5,000 babies into the world. Results are 40-year residents.

"Doc Sistrunk always knew his babies, too. No matter how old they were, he could point at them and say, 'That is one of mine.'"

Although a Dr. Henry H. Green practiced medicine in Fort Lauderdale briefly before moving on to Miami, Dr. Sistrunk is regarded today as Broward County's first black physician — and for 16 years his only one.

He was born in Midway, Fla., just west of Tallahassee, in 1891. After serving in World War I, he completed his education in 1919, graduating from Meharry College in Nashville, Tenn. After practicing briefly in Durham, he moved to Fort Lauderdale and continued his practice until shortly before his death in 1966 at the age of 75.

Before Dr. Sistrunk's arrival, Broward's growing black population was dependent on white doctors for medical treatment, and even after he opened his office on Mettall (now Northwest 85th Avenue), Sistrunk was somewhat restricted in the medical services he could provide. In those days, blacks were not permitted to perform surgery in white hospitals.

In 1938 Sistrunk was joined by Dr. Von D. Mizell. Together they established President Hospital, the city's first medical facility for blacks. Dr. Sistrunk became chief of staff. Later he also served on the staff at Broward General Hospital.

Sistrunk's greatest contribution to Broward County, however, came not through the hospital he helped to start, but through his long years as a classic "country doctor," a kindly, white-haired healer of the sick, an ever-present man who made house calls and forgot the bills if a patient had no money.

Today, his name is commemorated all over Fort Lauderdale — in Sistrunk Boulevard, in the J.F. Sistrunk Bridge over the north fork of the New River, and in the J.F. Sistrunk Children's Pavilion, the pediatric ward at the hospital he helped to found.

But to the people who knew him, he'll always be remembered simply as "Doc," Sistrunk.





Photo: Fort Lauderdale-Broward Society

Top: Dr. James Sistrunk with Dr. Von D. Mizell established President Hospital in 1938. Sistrunk is second from right in the staff shot of the President staff in 1948. Mizell is third from left.

