

City of Fort Lauderdale

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



Meeting Minutes

Tuesday, February 21, 2017

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**

JOHN P. "JACK" SEILER - Chair
DEAN J. TRANTALIS - Vice Chair
BRUCE G. ROBERTS - Commissioner - District I
ROBERT L. McKINZIE Commissioner - District III
ROMNEY ROGERS Commissioner - District IV

LEE R. FELDMAN, Executive Director
JOHN HERBST, City Auditor
JEFFREY A. MODARELLI, Secretary
CYNTHIA A. EVERETT, General Counsel

ROLL CALL

Present 5 - Commissioner Robert L. McKinzie, Commissioner Romney Rogers, Commissioner Bruce G. Roberts, Vice Chair Dean J. Trantalis, and Chair John P. "Jack" Seiler

QUORUM ESTABLISHED

Also Present: Executive Director Lee R. Feldman, Secretary Jeffrey A. Modarelli, General Counsel Cynthia A. Everett, City Auditor John Herbst, and Sergeant at Arms Jamie Costas

No public-e-comments were submitted for this meeting.

Call to Order

Chair Seiler called the meeting to order at 10:24 p.m.

MOTIONS

M-1 [17-0273](#) Motion to Approve January 18, 2017 Community Redevelopment Agency Board Meeting Minutes

Vice Chair Trantalis made a motion to approve this item and was seconded by Commissioner McKinzie.

APPROVED

Aye: 5 - Commissioner McKinzie, Commissioner Rogers, Commissioner Roberts, Vice Chair Trantalis and Chair Seiler

M-2 [17-0268](#) Motion to Approve an Amendment to the Agreement with Upscale Events by MOSAIC, LLC dba The MOSAIC Group

Chair Seiler recognized Charles King, 105 N. Victoria Park Road, who addressed the Commission in opposition to this item. Mr. King recommended using these funds to build market rate housing in the Northwest Progresso Village area, west of the railroad tracks .

Chair Seiler recognized Count Rosenthal, 1237 NW 4th Avenue, who commented on his experience with one of the principals involved with the Mosaic Group, citing his work in developing Miami Beach tourism. He also stated his support was due to the involvement of Commissioner McKinzie, a longtime supporter for improving Northwest Progressive Village area.

Vice Chair Trantalis asked Executive Director Feldman about his

comfort level that Mosaic will fulfill its contractual obligations. Executive Director Feldman stated that after the review with the principals of Mosaic, the activities will be reviewed on a case by case basis to ensure defined deliverables do not exceed the stated costs. Executive Director Feldman reviewed the previous two years of Mosaic activities, noting the structure of those activities needed to change, which has been done and there is now clear direction. Vice Chair Trantalis commented on his disappointment that this was not done in the first two years of the Mosaic contract. Executive Director Feldman read the specific language he requested be included in the Mosaic contract as noted below.

The commencement of work on any Activity delineated on Exhibit A must be approved in writing, by the NW CRA Manager and such request must include the maximum amount of hours the Contractor will devote to the Activity and the deliverable(s) associated with the Activity .

CRA Executive Director retains the flexibility to reallocate hours within the scope of agreed services through written communication.

He stated it was advised not to include the additional language in the contract due to it not being in the initial Request for Proposal (RFP). Executive Director Feldman stated this language will be the way he and Jonathan Brown, Area Manager of the Northwest Progresso Flagler Heights CRA, would be managing Mosaic and their deliverables. Vice Chair Trantalis expounded on his concerns on Mosaic's ability, requesting a six month review and the ability to cancel for convenience with 30 days notice.

General Counsel Everett discussed the history of the contract renegotiation and the additional language requested to be included by Executive Director Feldman. She stated it was not approved by the Board and is a fixed fee contract with a defined scope of services.

Assistant City Attorney Bangel referenced the termination for convenience portion of the contract, stating it is 30 days prior to the effective date and clarifying the amount of any payments due at that time.

Chair Seiler suggested that if the applicant agrees to the clause requested by Executive Director Feldman, it should be included. Executive Director Feldman commented on and reviewed the negotiation process held with Mosaic.

Commissioner McKinzie asked Ann Marie Sorrell, President and Chief Executive Officer of Mosaic, to confirm her agreement with the additional language recommended by Executive Director Feldman. She requested clarification from Executive Director Feldman. He stated before Mosaic commences work on a specific activity, they must have authorization from Jonathan Brown including the number of hours worked on the activity and an explanation as to what the activity will deliver. This will avoid confusion as to what is being done and what will be produced.

Ms. Sorrell confirmed agreement with the additional language being included in the contract.

Vice Chair Trantalis made a motion to approve this item as amended to include the additional language noted above in the contract and was seconded by Commissioner McKinzie.

APPROVED

Aye: 5 - Commissioner McKinzie, Commissioner Rogers, Commissioner Roberts, Vice Chair Trantalis and Chair Seiler

General Counsel Everett announced the departure of Assistant City Attorney Cole Copertino who will be leaving the Office of the City Attorney, thanking him for his work and noting he will be missed.

Chair Seiler thanked Assistant City Attorney Copertino noting he has been an asset to the City.

M-3 [17-0234](#)

Motion Requesting the City Commission to Transfer Three City-Owned Commercial Parcels to the Fort Lauderdale Community Redevelopment Agency for Redevelopment and Authorization to Issue Request for Proposals

Chair Seiler announced the number of parcels in this item has been revised to two. Executive Director Feldman stated the parcel being removed related to the retail development on Sistrunk Boulevard and 15th Avenue.

Vice Chair Trantalis asked where these two parcels are located. Jonathan Brown, Area Manager for the NWPFH CRA confirmed their location was on the west side of 7th Avenue at Third Street.

Chair Seiler recognized Charles King, 105 N. Victoria Park Road, who recommended the City sell the property and questioning the purpose of hiring CBRE to sell these types of surplus properties. He also

commented on the costs of the City building in field housing relative to its value.

Chair Seiler recognized Count Rosenthal, 1237 NW 4th Avenue, who commented on this item generating jobs and tax revenues, fighting blight and building up the area. He thanked the Motwani family for their contributions to the City.

Vice Chair Trantalis asked about the selling prices. Mr. Brown stated they are being sold for their appraised price. Executive Director Feldman confirmed there are several additional steps involved prior to the CRA receiving these properties, commenting on how the CRA will proceed.

In response to Commissioner Rogers's question, Commissioner McKinzie clarified that the City is not selling the lots for their appraised value until the CRA project has been put together and has incentivized the project. Chair Seiler reiterated the methodology being used with the goal of stimulating economic activity in the area.

Commissioner McKinzie made a motion to approve this item as amended and was seconded by Commissioner Roberts.

APPROVED AS AMENDED - Transfer (2) City Owned Parcels

Aye: 5 - Commissioner McKinzie, Commissioner Rogers, Commissioner Roberts, Vice Chair Trantalis and Chair Seiler

M-4 [17-0165](#)

Motion to Approve CRA Funding for the 2017 Fort Lauderdale Air Show in the Amount of \$50,000, and to Approve CRA Funding After the Fact for the 2016 Fort Lauderdale Air Show in the Amount of \$50,000

Chair Seiler recognized Charles King, 105 N. Victoria Park Road, who addressed the Commission, questioning how spending of funds on this item fights blight in the area.

Chair Seiler recognized Count Rosenthal, 1237 NW 4th Avenue, who commented on the tourist dollars generated by this item in addition to other benefits to the community as a result of investing in tourism.

Vice Chair Trantalis questioned the appropriateness of using CRA Funds to subsidize the Air Show, as the mission of the CRA is to eliminate slum and blight. Executive Director Feldman responded that although the Air Show is centered at the area of Sunrise and A1A, it contributes to populating the entire beach area of the South Beach Parking Lot northward, including those businesses located in the area.

Secretary Modarelli stated for the record, if approved, this item will ratify last year's vote by the City Commission for funding of the 2016 Air Show from Beach CRA funds and also will approve the CRA Board's funding for the 2017 Air Show from Beach CRA funds.

Commissioner Rogers moved to approve this item which was seconded by Commissioner Roberts.

APPROVED AS AMENDED

Aye: 5 - Commissioner McKinzie, Commissioner Rogers, Commissioner Roberts, Vice Chair Trantalis and Chair Seiler

BOARD REPORTS

BR-1 [17-0247](#)

Discussion on the Eligibility of Flagler Village Projects Receiving CRA Incentives

Executive Director Feldman explained it was put on the Agenda to clarify for the public CRA Board's position that the entire NWPRFH CRA remains open and the CRA Advisory Board and the CRA Board are open to reviewing and considering all applications based on their merit.

The CRA Board previously discussed where CRA incentives would be utilized, stating work in Flagler Village has for the most part been completed and the Board should be looking elsewhere. Staff has interpreted this to mean the priority area should be west of the railroad tracks. However, Executive Director Feldman reconfirmed the entire NWPFH CRA continues to be open and the CRA Advisory Board and the CRA Board will review and consider all applications based on their merit, giving examples in Flagler Village north of Sistrunk and east of Andrews. Vice Chair Trantalis noted this also includes the Lutheran Church project discussed earlier, which Executive Director Feldman confirmed.

Chair Seiler recognized Ron Centamore, Chair of the NWPFH CRA, who addressed the Commission confirming the CRA Advisory Board understanding of the CRA Board's position as noted above.

Chair Seiler recognized Alan Hooper, 2719 NE 37th Drive, who addressed the Commission giving his observations, noting the neighborhood is evolving from multifamily to retail to potential hotel and stating there is still opportunity. He commented all areas of the NWPFH CRA are in this effort together and the need to refocus with the goal of avoiding the feeling of the detachment among the areas within the NWPFH CRA.

Mayor Seiler recognized Michelle Nunziata, 315 NE Third Avenue and on behalf of the Flagler Village Civic Association who addressed the Commission giving her comments to the Board in support of Progresso Village and encouraging incentivizing small business retail in Flagler Village area. She noted slum and blight remains in parts of Flagler Village, citing examples of needed sidewalk repairs and funding for cleaning up the area next to the park in the One Stop Shop area prior to BrightLine's opening.

Commissioner Roberts and Vice Chair Trantalis agreed with Ms. Nunziata's comments on the importance and need to address the area next to the park, the One Stop Shop area, and the need to approach this issue from another perspective.

Chair Seiler recognized Count Rosenthal, 1237 NW 4th Avenue, who addressed the Commission, stating he attends events in both Flagler Village and on Sistrunk Boulevard. He cited the economic disparity of the residents in Flagler Village versus those in the area north of the railroad with in the NWPFH CRA and the reasoning behind the need to focus CRA funding on the area most in need.

Chair Seiler recognized Charles King, 105 N. Victoria Park Road, who addressed the Commission, giving his observation that the CRA should spend its funds to redevelop the Progresso area, rolling west over the railroad tracks to allow blighted industrial areas evolvement into neighborhood communities . This will serve to alleviate crime in other areas of the City.

Commissioner Rogers commented the on the NWPFH CRA Advisory Board Minutes, stating his feeling on the importance of prioritization throughout the NWPFH that, focuses on slum and blight.

Commissioner McKinzie commented on the need and importance to address the underlying mission of the CRA to address slum and blight, stating he will support any NWPFH CRA projects that focus on those areas.

DISCUSSED


ADJOURNMENT

There being no further business before the Community Redevelopment Agency Board at the Chair Seiler adjourned the meeting at 11:12 p.m.



John P. "Jack" Seiler
Chair

ATTEST:



Jeffrey A. Modarelli
Secretary