

# City of Fort Lauderdale

*City Hall  
100 North Andrews Avenue  
Fort Lauderdale, FL 33301  
[www.fortlauderdale.gov](http://www.fortlauderdale.gov)*



## Meeting Minutes

**Tuesday, November 20, 2018**

**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***

***LEE R. FELDMAN, 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 4:53 p.m.

## ROLL CALL

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

## QUORUM ESTABLISHED

**Also Present:** Executive Director Lee R. Feldman, Secretary Jeffrey A. Modarelli, General Counsel Alain E. Boileau, City Auditor John Herbst, and Sergeant at Arms Luan Malushi

## MOTIONS

### M-1 [18-1255](#)

Motion to Approve Minutes for October 23, 2018 Community Redevelopment Agency (CRA) Board Meeting

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

#### **APPROVED**

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

### M-2 [18-1261](#)

Motion Authorizing Task Order No. 11 for Professional Architectural and Engineering Services for the Carter Park Multipurpose Center - Walters Zackria Associates, PLLC - \$199,759

In response to Chair Trantalis, Executive Director Feldman confirmed this item is for the design of the Multi-Purpose Center at Carter Park, formerly a Senior Center. It will be funded by the Northwest Progressive Flagler Heights (NWPFH) Community Redevelopment Agency (CRA). Commissioner McKinzie expounded on details relating to NWPFH CRA funding, referencing item M-3 as an example.

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

#### **APPROVED**

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

**M-3**     [18-1266](#)

Motion to Appropriate Unspent Northwest Progresso Flagler Heights Community Redevelopment Agency (CRA) Estimated FY 2018 Year-End Operating and Incentive Funds Balance and Appropriation of Unanticipated Revenue, Outstanding Debt and Transfer between Operating Budget and Capital Project

In response to Chair Trantalis, Executive Director Feldman explained details relating to transfer of unspent CRA funds from the Northwest Progresso Flagler Heights (NWPFH) Community Redevelopment Agency (CRA) Operating Budget to the NWPFH CRA Capital Budget, expounding on the details. Further comment and discussion ensued on reimbursements for the north loop of the former Wave Project. Executive Director Feldman explained accounting details regarding financial obligations and expected State refunds related to the Wave Project.

Clarence Woods, Area Manager, Northwest Progresso Flagler Heights Community Redevelopment Agency, expounded on addressing year end accounting details of the NWPFH CRA Operational Account. Commissioner McKinzie discussed using CRA funds in a timely manner and funding other projects. Further comment and discussion ensued. Mr. Woods confirmed the availability of the NW 4th Avenue project. Commissioner McKinzie discussed using CRA funds for slum and blight rather than infrastructure improvements. Further comment and discussion ensued.

In response to Mr. Woods, City Auditor John Herbst confirmed after CRA Operational Budget funds are moved to the NWPFH CRA Capital Budget, they cannot be transferred back to the Operational Budget. Those funds remain in the pool for Capital projects and cannot be moved back into to the NWPFH CRA Operational Budget for an incentive program. Further comment and discussion ensued on the 2019 NWPFH CRA Fiscal Year Budget, upcoming NWPFH CRA projects and incentive funding.

Mr. Woods commented on the NWPFH CRA Operational Fund's inability to carry forward a fund balance, expounding on details relating to the inability to build up sizeable amounts to fund larger NWPFH CRA incentive projects. Chair Trantalis commented on future CRA annual funding. Further comment and discussion ensued. Executive Director Feldman recommended prepaying the YMCA obligation for Fiscal Year 2019 that will allow for \$1,200,000 to be used for NWPFH CRA incentives.

Chair Trantalis recognized Ray Cox. Mr. Cox commented on his perspective of this item.


Commissioner McKinzie motioned to approve this item as amended prepaying the YMCA obligation for Fiscal Year 2019 with the unspent Northwest Progresso Flagler Heights Community Redevelopment Agency estimated FY 2018 Year-End Operating and Incentive Funds Balance and unanticipated revenue less outstanding debt and was seconded by Vice Chair Sorensen.

**APPROVED AS AMENDED**

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

**ADJOURNMENT**

Chair Trantalis adjourned the Community Redevelopment Agency Board Meeting at 5:16 p.m.

  
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Dean J. Trantalis  
Chair

ATTEST:



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Jeffrey A. Modarelli  
CRA Secretary