

# City of Fort Lauderdale



## Meeting Minutes

Tuesday, October 6, 2020

2:30 PM

**OR AS SOON THEREAFTER AS POSSIBLE**  
**Access Meeting via:**

<https://fortlauderdale.legistar.com/Calendar.aspx>

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## **COMMUNITY REDEVELOPMENT AGENCY BOARD**

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

***DEAN J. TRANTALIS - Chair***

***STEVEN GLASSMAN - Vice Chair***

***HEATHER MORAITIS - Commissioner - District I***

***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 4:11 p.m.

## ROLL CALL

**Present** 5 - Commissioner Robert L. McKinzie (participated telephonically), Commissioner Ben Sorensen (participated telephonically), Commissioner Heather Moraitis (participated telephonically), Vice Chair Steven Glassman (participated telephonically, 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 (participated telephonically)

## MOTIONS

### M-1 [20-0714](#)

Motion to Approve Minutes for September 1, 2020 Community Redevelopment Agency (CRA) Board Meeting - (Commission Districts 2 and 3)

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

#### APPROVED

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

### M-2 [20-0654](#)

Motion Approving a Forgivable Loan in the Amount of \$290,000 to Junny Investment Group, LLC for Donna's Caribbean Restaurant located at 2012 NW 6th Street, and Delegating Authority to the Executive Director to Increase the Award to the Full Allocation of \$325,000 Subject to Satisfaction of Certain Conditions - (Commission District 3)

Commissioner McKinzie noted the previous deferral of this item and explained there were three (3) project recommendations related to traffic from the surrounding neighborhood homeowner's association. The developer has agreed to these recommendations. Commissioner McKinzie explained his perspective and the need for this project.

Vice Chair Glassman inquired about back-up documentation from the neighborhood homeowner's association in support of the project illustrating concerns were resolved. Brief comment ensued on the history of this item.

Chair Trantalis recognized Dr. Pamela Beasley-Pittman, 500 NW 19th Avenue on behalf of *Historic Dorsey-Riverbend Civic Association (Civic Association)*. Dr. Pittman confirmed the *Civic Association* now supports the project. She explained traffic calming measures agreed to by the developer.

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

**APPROVED**

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

**M-3**     [20-0743](#)

Motion Approving a Services Agreement between the City of Fort Lauderdale and the Fort Lauderdale Community Redevelopment Agency (CRA) - (Commission Districts 2 and 3)

Vice Chair Glassman requested a thorough financial update of the Community Redevelopment Agency (CRA). Executive Director Chris Lagerbloom confirmed a financial update could be scheduled as an Agenda item on an upcoming CRA Board Meeting. Chair Trantalis concurred with the need a financial update, expounding on his perspective. Further comment and discussion ensued.

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

**APPROVED**

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

Commissioner McKinzie discussed a communication from Clarence Woods, Northwest-Progresso Flagler Heights (NWPFH) Community Redevelopment Agency Area Manager. The *Florida Redevelopment Association* will award the *Project of the Year Award (Award) to Smitty's Wings (Project)*. Commissioner McKinzie expounded on *Project* details, funding and his perspective regarding restaurants in the NWPFH CRA. Further comment ensued.

Commissioner McKinzie suggested the CRA Board address additional change orders for the Project, expounding on his viewpoint and citing examples. He requested input from Executive Director Lagerbloom and City Auditor Herbst.

City Auditor Herbst provided his viewpoint, including an overview of his CRA experience and knowledge, in support of Commissioner McKinzie's suggestion.

Chair Trantalis explained concerns regarding this topic, noting the number of applicant funding requests and previous input to the CRA Board from City Auditor Herbst. Further comment and discussion ensued.

Commissioner McKinzie said his suggestion did not come from the applicant, commenting on aspects of Project alterations.

Vice Chair Glassman recommended addressing on a future CRA Agenda item. Further comment ensued.

Executive Director Lagerbloom confirmed he would review Commissioner McKinzie's suggestion with General Counsel Boileau and Mr. Woods and return to the CRA Board with a recommendation.

Chair Trantalis commented on current opportunities to procure restaurant equipment on the open market at a significantly reduced cost.

## ADJOURNMENT

Chair Trantalis adjourned the meeting at 4:42 p.m.



Dean J. Trantalis  
Chair

ATTEST:



Jeffrey A. Modarelli  
Secretary