

# City of Fort Lauderdale

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## Meeting Minutes

Tuesday, December 7, 2021

2:30 PM

City Hall - City Commission Chambers

OR AS SOON THEREAFTER AS POSSIBLE  
100 North Andrews Avenue, Fort Lauderdale, FL 33301

## **COMMUNITY REDEVELOPMENT AGENCY BOARD**

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

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

***HEATHER MORAITIS - Vice Chair***

***STEVEN GLASSMAN - Commissioner - District II***

***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 4:51 p.m.

## ROLL CALL

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

## MOTIONS

**M-1**     [21-1160](#)     Motion Approving Minutes for November 2, 2021 Community Redevelopment Agency Board Meeting - (Commission Districts 2 and 3)

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

### APPROVED

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

## RESOLUTIONS

**R-1**     [21-1134](#)     Resolution Approving Budget Amendment - Return Central City Community Redevelopment Agency (CRA) Fund Balance for Reallocation - (Commission District 2)

Commissioner Glassman introduced this Resolution which was read by title only.

### ADOPTED

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

**R-2**     [21-1146](#)     Resolution Approving Funding for the CRA Residential Façade and Landscaping Program - \$300,000 - (Commission District 3)

Commissioner Sorensen introduced this Resolution which was read by

title only.

**ADOPTED**

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

**R-3**     [21-1145](#)

Resolution Approving a \$4,000,000 CRA Development Incentive Program Loan to 909 NW 6th St. LLC for a Mixed-Use Commercial Development Project to be Located at 909 Sistrunk Boulevard, Authorizing the Executive Director to Execute Any and All Related Instruments, and Delegating Authority to the Executive Director to Take Certain Actions - (Commission District 3)

Mayor Trantalis recognized Tara Chadwick, 711 NW 10th Avenue. Ms. Chadwick clarified her understanding and said she favored mixed-use development and noted the \$26,000 median income of families who comprise this neighborhood.

Ms. Chadwick commented on aspects and the appropriateness of other mixed-use development in the area.

Commissioner McKinzie discussed his perspective and explained this mixed-use development is similar to other areas of the City with commercial development abutting residential neighborhoods. Further comment and discussion ensued.

Mayor Trantalis recognized Ihiyo Chadwick, 711 NW 10th Avenue. Mr. Chadwick commented on the financial inability of elderly area residents to frequent other mixed-use retail businesses in the area.

Commissioner McKinzie commented on District 3 CRA-funded projects for youth that include the YMCA and improvements to Carter Park.

Commissioner McKinzie commented on recent efforts to compromise with the developer's representative, Debbie Orshefsky, Esq.

Executive Director Lagerbloom explained aspects of the negotiated compromise.

Ms. Orshefsky explained aspects of compromise terms agreed to include the use of \$200,000 in developer agreement funding for rental subsidies to allow entry-level startup neighborhood businesses the ability to afford new retail space or other commercial space in the building. The developer has agreed that a building permit would be issued for the proposed project within two years from today or would lose the funding.

These discussions resulted in a new template for these types of CRA agreements. Further comment ensued.

Commissioner Glassman commented on his support and questioned if this would apply to everyone going forward.

Commissioner McKinzie commented on using this model as a template serving the intent of the CRA.

Commissioner Glassman pointed out the need to treat everyone equally and noted other empty buildings.

Commissioner McKinzie concurred and expounded on his perspective. Further comment and discussion ensued.

Executive Director Lagerbloom explained that benefits to the community could come in various ways, can vary with each project, and this is one option. Negotiations on this development were a good exercise towards articulating the community benefit in rental assistance.

Commissioner Glassman reiterated the need to ensure this component is part of everything going forward.

Commissioner McKinzie commented on his viewpoint regarding an applicant's initial plans for a project, subsequent changes and negotiations to address community needs. Further comment ensued.

Commissioner Glassman introduced this Resolution which was read by title only.

**ADOPTED**

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

**R-4**      [21-1166](#)

Resolution Authorizing Budget Amendment - Appropriation of Escrow Account Funds and Central Beach Wayfindings & Information Signage Capital Project Funds to the Aquatic Complex Renovations Project - \$413,676.87 - (Commission District 2)

Mayor Trantalis recognized William Brown, 112 N. Birch Road, and President of the Central Beach Alliance (CBA). Mr. Brown explained CRA Advisory Board approved funding for \$381,000 for Central Beach area wayfinding signage is being transferred to fund an Aquatic Complex filtration system. He discussed concerns related to the need for wayfinding signage, cited examples, and requested the Commission find funding for the wayfinding signage project at a future date.

Commissioner Glassman commented on the Central Beach Way Finding and Information Signage Capital Project related to tonight's Commission Regular Meeting Agenda item CR-7. He explained related details and questions and believes this CIP goes back to 2016.

In response to Commissioner Glassman's questions, Executive Director Lagerbloom explained the wayfinding has been studied but has not moved forward. Executive Director Lagerbloom commented on the phasing of projects and history related to this funding. The Aquatic Complex project funding is necessary to include a pool water filtration system creating chlorine onsite to address safety and cost concerns associated with chlorine currently delivered to the Aquatic Complex. Funding Central Beach area wayfinding signage will require him to return to the Board with subsequent action to identify Community Investment Plan (CIP) funding. Further comment and discussion ensued.

In response to Commissioner Glassman's question regarding the status of the Central Beach Way Finding and Information Signing Capital Project, Executive Director Lagerbloom noted additional discussion on this topic during a companion item included in the Commission Regular Meeting Agenda.

Commissioner Glassman introduced this Resolution which was read by title only.

**ADOPTED**

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

**ADJOURNMENT**

Chair Trantalis adjourned the meeting at 5:15 p.m.

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Dean J. Trantalis  
Chair

ATTEST:

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David Soloman  
Secretary