



CITY OF FORT LAUDERDALE

DRAFT
REGULAR MEETING MINUTES
NORTHWEST-PROGRESSO-FLAGLER HEIGHTS
REDEVELOPMENT ADVISORY BOARD
CITY OF FORT LAUDERDALE
JULY 12, 2022 – 3:00 P.M.
FORT LAUDERDALE, FLORIDA

<u>Board Members</u>	<u>Attendance</u>	Cumulative Attendance June 2022-May 2023	
		<u>Present</u>	<u>Absent</u>
Rhoda Glasco Foderingham, Chair [via Zoom]	P	1	0
Dylan Lagi, Vice Chair	P	1	0
Leann Barber	A	0	1
Sonya Burrows	P	1	0
Kenneth Calhoun	P	1	0
Lisa Crawford	P	1	0
John Hooper	A	0	1
Michael Lewin	A	0	1
Steffen Lue	A	0	1
Lorraine Mizell	P	1	0
Christopher Murphy	P	1	0
Alfredo Olvera	P	1	0
John Quailey	P	1	0

Staff

Lizeth DeTorres, Sr. Administrative Assistant
 Clarence Woods, III, NPF CRA Manager
 Bob Wojcik, Housing and Economic Development Manager
 Eleni Ward Jankovic, Project Coordinator
 Vanessa Martin, NPFCRA Business Manager
 Jamie Opperee, Prototype Inc. Recording Secretary

Public

Beverly Chambers, Historic Dorsey Riverbend	Dilia Tabora, Housing Trust Group
Roosevelt Bradley, Elite Equity Development	Greg Brewton, GBA
Nicole Bradley, Elite Equity Development	Axel Rivera Leon, Cornerstone Group
Abraham Hollist, Optimal Health	Matt Walters
Kristen Hollist, Optimal Health	Kenrith Lawrence, Food Friends Catering
Elon Metoyer, Housing Trust Group	Patricia Urquiaga, Food Friends Catering
	Myrna Loy, Food Friends Catering

Currently there are 13 appointed members on the Board, which means seven (7) would constitute a quorum.

I. Call to Order/Roll Call

Chair Foderingham

Vice Chair Lagi called the meeting to order at 3:01 p.m. and roll was called.

II. Approval of Minutes

NPF CRA Board

- May 10, 2022 Minutes

Motion by Mr. Calhoun, seconded by Ms. Crawford, to approve the minutes of May 10, 2022. In a voice vote, the motion passed unanimously.

III. FY 2023 Budget Recommendation

Vanessa Martin

Ms. Martin reported an increase in the TIFF revenue this year, as well as an increase in available incentives for projects, which was \$16 million.

Motion by Ms. Crawford, seconded by Mr. Quailey, to approve the 2023 budget. In a roll call vote, the motion passed unanimously.

[Agenda items were heard out of order.]

VI. RFP Solicitation #12642-925 – Purchase and Development of CRA Property – Acceptance of the Ranking of the RFP Evaluation Committee and Recommendation to Negotiate a Development Agreement with the Top Ranker Proposer for Approval by the CRA Board

CRA Staff

Mr. Wojcik said the City had issued the RFP for development of this CRA property. He described the location and said it was the last large CRA site on Sistrunk Boulevard and surrounded the Westside Gazette on three sides. It was zoned a combination of NW Regional Activity Center, Mixed Use and Residential Multifamily Medium Density. The property had been appraised for \$1,245,000. The RFP requires proposers to submit a purchase offer for the entire site and an application for CRA funding if requesting CRA incentives for the project. Six had been submitted. The Evaluation Committee had rated the proposals and narrowed them to three: Sistrunk View LLC, Urban Point Developers and Fuse Group. The rankings in order of preference were: 1. Sistrunk View LLC; 2. Urban Point Developers and 3. Fuse Group.

Mr. Wojcik stated Sistrunk View LLC proposed an attractive, affordable housing development called Sistrunk View, with 106 apartments, 10,000 square feet of amenity space, 5,700 square feet of commercial space and 111 parking spaces. He said 100% of the units would be affordable, with 16 units for 30% AMI renting for \$510-\$612 per

month; 42 units for 60% AMI, renting at approximately \$1,025 per month and 48 units for 70%- 80% AMI renting for \$1,190 - \$2,600 per month. The affordability period was 50 years.

Mr. Wojcik described the amenities in the units and the common areas. He added that the developer would attain Leadership in Energy and Environmental Design [LEED] certification for the development. Mr. Wojcik reported 30% of all jobs would be reserved for CRA residents.

Mr. Wojcik stated the developer was offering build-out for tenants of the 5,700 square feet of commercial space on the ground floor. The space was also available to the CRA to lease at approximately \$12 per square foot, that the CRA could then sublease to small businesses at a profit, providing an income stream.

Mr. Wojcik discussed the economic benefits of the project. He said this was a \$34 million project, utilizing 4% non-competitive tax credits, a \$19 million construction loan and \$10,500,000 permanent loan. The developer was requesting a \$5 million "non-forgivable" loan, fully paid back loan at 1% annual interest over 30 years. The developer would pay \$63,000 per year in interest, to total over \$1.5 million over the course of the loan. At maturity, the CRA would receive the \$5 million, plus \$1.3 million, as well as \$390,000 in interest from the seller's note. He stated this was the first project for which the CRA would be fully repaid, with interest.

Mr. Wojcik stated this developer was highly experienced, with 50 housing developments in Florida and two in Flager Village: Village View and Village Place.

Mr. Wojcik recommended the Board make a recommendation that the CRA accept the ranking of the Evaluation Committee, accept the proposal from Sistrunk View LLC and negotiate a development agreement with them for the Sistrunk View project.

Dilia Tabora, Housing Trust Group, gave a presentation on the project, a copy of which is attached to these minutes for the public record.

Greg Brewton, Greg Brewton and Associates, continued the presentation and stressed their commitment to hiring locally, which exceeded the County's goals. He said they provided employment opportunity and careers, so workers would be able to branch out on their own later and create more economic opportunity. Roosevelt Bradley, Elite Equity Development, said they ensured a better quality of life in all their housing. Ms. Tabora completed the presentation.

Chair Foderingham joined the meeting via Zoom at 3:24.

Mr. Murphy asked how the current inflationary/recessionary environment may affect financing. Elon Metoyer, Housing Trust Group, said they were very good at finding

alternative financing. They may apply to the County or State for additional funds if operating costs kept increasing.

Ms. Burrows asked what would happen to the West Side Gazette and Mr. Bradley said they had approached the West Side Gazette about improving the site, but they did not want any changes. Nicole Bradley stated they had proposed including the West Side Gazette and providing space in the development but they had declined. Ms. Tabora said they had considered the West Side Gazette in the design options. Mr. Bradley stated the West Side Gazette wanted their building to stay exactly as it was.

Vice Chair Lagi was thankful that retail had been included in the project.

Motion by Mr. Calhoun, seconded by Mr. Olvera, to grant the funding request. In a roll call vote, the motion passed 8-0.

IV. Funding Request – Optimal Health Pharmacy

CRA Staff

1409 NW 6th Street, Fort Lauderdale, FL 33311

\$293,000 Property and Business Improvement Program

Ms. Ward said the pharmacy was in the L.A. Lee YMCA/Mizell Community Center and offered educational resources and counseling as well as prescriptions. It was owned by Drs. Abraham and Kristen Hollist. She pointed out that there were no other pharmacies in this area now. The owners intended to create at least seven jobs for professionals and paraprofessionals.

Ms. Ward said the doctors currently had a business location in Miami Gardens. That location combined alternative and traditional medicine.

Ms. Ward stated this was a \$325,000 project cost and they were requesting 90%: \$293,000.

Dr. Kristen Hollist said their son had sickle cell disease and this had prompted them to investigate alternative medicine, nutrition, supplements, and lifestyle modifications for his treatment. Dr. Abraham Hollist said he was from Nigeria and noted that 70% of sickle cell disease victims in the world were Nigerians. He said he had taken a holistic approach to address his son's sickle cell disease and had developed Optimal Health to offer a holistic healthcare approach to everyone. Dr. Hollist said the pharmacy would be a non-profit that helped people who could not afford the copays. They also offered food assistance to keep the community healthy. He stated they also had two psychiatric doctors at the Miami Gardens site.

Dr. Kristen Holist said this would be a second location, with a pharmacy and social services component. It would not have a medical component because they were right next to Holy Cross clinic.

Mr. Calhoun asked about funding and Dr. Kristen Holist replied their non-profit foundation had a 340B, which allowed them to purchase discounted medications to serve the underprivileged community.

Ms. Crawford asked about social services and Dr. Kristen Holistic explained their medical center, pharmacy, and foundation in Miami Gardens. The social services employees totaled seven in Miami Gardens. Dr. Abraham Holist said they currently had over 100 psychiatric patients.

Mr. Murphy asked the timeline for the project and Dr. Kristen Holist said they wanted to begin construction by August and complete it by January 2023. She said the YMCA had worked with them to make this possible, and Mr. Woods said this included rent of approximately \$18 per square foot from the YMCA.

Beverly Chambers asked about the mental health component and Dr. Abraham Holist said the foundation and pharmacy would be at this location and they could use telehealth for psychiatric patients. He noted this was adjacent to Holy Cross, which had an outpatient clinic. Dr. Kristen Holist stated the foundation provided linkages to care, which they would make available.

Motion by Ms. Crawford, seconded by Mr. Murphy, to grant the funding request as presented. In a roll call vote, the motion passed 8-0.

V. Funding Request – Food Friends Restaurant and Catering
1310 NW 6th Street, Fort Lauderdale, FL 33311
\$1,125,000 Development Incentive Program

CRA Staff

Ms. Ward said the developer was requesting \$1,125,000 under the Development Incentive program. This business had been established by Kenrith Lawrence, who had a master's degree in hospitality and had many years' experience as a chef. Patricia Urquiaga, his business partner, had a master's degree in business and 14 years' experience in business management. She would manage daily operations, human resources, market sales and other aspects. Food Friends Catering specialized in southern comfort foods, as well as Latin, Caribbean, and Asian foods. Ms. Ward said they wished to expand into a sit-down restaurant and would offer a diverse menu from meats to vegan. Their goal was to create at least 19 employment opportunities and to hire from the CRA area. They would offer staff training and offer jobs to those needing a second chance. The project renovation cost was estimated to be \$1.3 million: and the CRA request represents 86% of the cost the developer will pay for additional equipment cost. The property owner, NWRD LLC, is also contributing approximately \$194,000.

The property owner had already paid for some of the architectural costs, demolition, site clean-up, the support beams and roof trusses. Ms. Ward remarked this building was in severe need of rehabilitation.

Mr. Lawrence described his childhood, when he developed his love for cooking with his family. He said Food Friends had catered over 200 events and their clients included Amazon, the Adrienne Arsht Center, the Alvin Ailey Dance Company, Guardian Pharmacy, Citrus Healthcare Network and Broward County Schools. He had a master's degree in hospitality management and a bachelor's degree in social work. He also did volunteer work in Broward County schools.

Ms. Urquiaga said she had been in the industry for 13 years. She had a master's degree in business analytics and entrepreneurship, as well as a bachelor's degree in international business. She also did volunteer work in the community.

Ms. Urquiaga and Mr. Lawrence provided a Power Point presentation, a copy of which is attached to these minutes for the public record.

Myrna Loy, Mr. Lawrence's mother, said she had retired from Bell South and opened her own business and then a restaurant in 2014 that had been very successful. She stated they loved to work with the community.

Mr. Murphy loved the proposal but he was having trouble with the \$1 million request in a market that may be saturated and in the current economic environment. Mr. Lawrence said they had a very strong team, with their restaurant developer and their relationship to the James Beard Foundation. He said they wanted to bring a business that was a prototype for other businesses. He stated they had estimated costs a bit higher, in light of the current economic environment.

Greg Brewton, property owner, said they were requesting the funds for the build-out to modernize the building. He said they had focused on local talent, individuals who were committed to the community.

Mr. Woods pointed out that the building was just four walls now. He stated it was important to maintain some older structures in the community and rehabilitate them instead of tearing them down. Regarding the large request, he felt it would be well worth it to realize this vision. He stated the property owner and business owners would actually contribute 20%.

Ms. Crawford asked the timeline of the project and Mr. Lawrence said they anticipated it would take 18 to 24 months. Ms. Crawford asked about the menu and whether there would be entertainment. Mr. Lawrence said their menu would include vegan options, steaks, and braised meat as well as "elevated southern comfort" food. Ms. Urquiaga said they were considering testing out new menu items each month. Mr. Lawrence said they were considering jazz nights and fraternity nights with entertainment.

Ms. Burrows asked if they had looked at available space ready for build-out and Mr. Lawrence said they had looked at other properties but none had worked out. Ms. Urquiaga said their initial plan had been to lease, but they really liked this building.

Ms. Mizell asked about the liquor license and Mr. Lawrence said with over 150 seats, they would qualify for a 4COP full liquor license.

Mr. Murphy asked how the funds would be paid out and Mr. Woods said it would be during the project build-out for progress in place. Mr. Murphy asked about funding for operational expenses and Ms. Urquiaga said they would also get a loan for operational expenses. Mr. Lawrence stated they also owned a rental property they could mortgage if necessary. Ms. Urquiaga and Mr. Lawrence referred to their presentation financials and reviewed expenses.

Motion by Ms. Crawford, seconded by Mr. Olvera, to grant the funding request. In a roll call vote, the motion passed 5-3 with Ms. Burrows, Mr. Murphy and Mr. Calhoun opposed.

VII. Communication to CRA Board of Commissioners

CRA Staff

None

VIII. Old/New Business

Ms. Burrows requested the update that Mr. Woods given to the CRA Board and he agreed to provide it. She also wanted updates on projects the Board had approved but Mr. Woods said virtually every Board-approved project went to the CRA Board and he would provide this list.

Mr. Murphy pointed out that the land appraisal for the first project was from last October and noted the increase in property values since then. Mr. Woods said the developer was paying more than the appraised value.

Mr. Calhoun asked what would happen if a business failed after receiving funds, and Woods said a new tenant would get the benefit of any rent restriction for whatever time was left on the agreement.

Board members and Mr. Woods discussed the Food Friends request and Mr. Woods noted how important it was to retain older buildings in the neighborhood. He added that the City would get increased revenue from the taxes on the improved building. He reminded the Board that the CRA's mission was to eliminate blight in the neighborhood.

IX. Public Comments

None

X. Adjournment

There being no further business to come before the Board at this time, the meeting was adjourned at 5:32 p.m.

The next regular NPF-CRA meeting will be held, **Tuesday –August 9, 2022.**

Any written public comments made 48 hours prior to the meeting regarding items discussed during the proceedings have been attached hereto.