



CITY OF FORT LAUDERDALE

**DRAFT**  
**REGULAR MEETING MINUTES**  
**NORTHWEST-PROGRESSO-FLAGLER HEIGHTS**  
**REDEVELOPMENT ADVISORY BOARD**  
**CITY OF FORT LAUDERDALE**  
**AUGUST 9, 2022 – 3:00 P.M.**  
**FORT LAUDERDALE, FLORIDA**

<b><u>Board Members</u></b>	<b><u>Attendance</u></b>	<b>Cumulative Attendance June 2022-May 2023</b>	
		<b><u>Present</u></b>	<b><u>Absent</u></b>
Rhoda Glasco Foderingham, Chair	A	1	1
Dylan Lagi, Vice Chair	P	2	0
Sonya Burrows	P	2	0
Kenneth Calhoun [arrived 3:10]	P	2	0
Lisa Crawford [arrived 3:10]	P	2	0
John Hooper	P	2	1
Michael Lewin	P	2	1
Steffen Lue [arrived at 3:15]	P	2	1
Lorraine Mizell	P	2	0
Christopher Murphy	P	2	0
Alfredo Olvera	A	1	1
John Quailey	P	2	0

**Staff**

Lizeth DeTorres, Sr. Administrative Assistant  
 Clarence Woods, III, NPF CRA Manager  
 Bob Wojcik, Housing and Economic Development Manager  
 Vanessa Martin, NPFCRA Business Manager  
 Corey Ritchie, CRA Construction Manager  
 Jamie Opperee, Prototype Inc. Recording Secretary

**Public**

Beverly Chambers, Historic Dorsey Riverbend  
 Curtis Hodge, American Legion Post 220  
 Dr. Pamela Beasley Pittman, Historic Dorsey Riverbend

**Currently there are 12 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 3:04 p.m. and roll was called.

## **II. Approval of Minutes**

NPF CRA Board

- July 12, 2022 Minutes

**Motion** by Mr. Lewin, seconded by Mr. Murphy, to approve the minutes of July 12, 2022. In a voice vote, the motion passed unanimously.

## **III. FY 2023 Budget Recommendation**

Vanessa Martin

Ms. Martin had provided the update in the Board's packet.

Mr. Murphy asked the process for when a project was defunded and Ms. Martin said the money was put in fund balance and then they either reallocated the funds into debt service or back into capital projects.

## **IV. Funding Request**

CRA Staff

**Broward Partnership for the Homeless, Inc. - Seven on Seventh  
Mixed Use Affordable Housing Project at 920 NW 7th Avenue  
Streetscape Enhancement Program - \$285,000.**

Mr. Wojcik said this was a request from Broward Partnership for the Homeless, Inc. for \$285,000 for streetscape improvements for the Seven On Seventh Mixed Use Affordable Housing project located at 920 NW 7<sup>th</sup> Avenue.

He said Broward Partnership for the Homeless had partnered with affordable housing developer Green Mills Holding, LLC on this eight-story, 72-unit rental development consisting of seven studio/one bath units, fifty-seven one bedroom/one bath units and eight two bedroom/two bath units.

Mr. Wojcik reported 50% of the units would be reserved for formerly homeless individuals, many of whom were clients of Broward Partnership for the Homeless. Rents were targeted to tenants that make between 28% to 60% AMI (Area Median Income) with projected rents for a studio apartment starting at \$377 per month.

Mr. Wojcik stated Green Mills was a highly experienced local housing developer and had been awarded 9% Low Income Housing Tax Credits for the project in 2020 and the project was approximately 45% complete.

Mr. Wojcik explained that as a result of material shortages and construction cost increases, there were approximately \$1 million in pending change orders impacting the development budget and they were therefore seeking assistance from the CRA to offset some of these unforeseen expenses that would be applied to the improvements in the public right-of-way adjacent to the project.

Mr. Wojcik recommended the Board approve the request.

Mirch Rosenstein, Green Mills Holdings, provide a brief Power Point presentation, a copy of which is attached to these minutes for the public record.

Ms. Crawford and Mr. Calhoun arrived at 3:10.

Mr. Rosenstein stated they had requested the funding due to hard-cost change orders and delays. They were requesting \$285,000, which was well under the threshold for the request.

Mr. Lue arrived at 3:15.

Mr. Rosenstein said they hoped to complete the project by early 2023. They would start publicizing availability in October 2022. Ms. Crawford asked how the units would be allocated and Mr. Rosenstein described how they would be advertised, and said the process would be first-come, first-served, subject to income and background checks. Mr. Rosenstein said Green Mills was partnering with The Pantry of Broward on another affordable housing project for which they would apply for CRA funding. This was their first request for funds for this project.

Beverly Chambers asked what constituted “affordable” housing and Mr. Rosenstein said they abided by HUD and Florida Housing Finance Corp. annual charts and requirements. All of these units would be reserved at 60% AMI and less. He explained the AMI was not typically broken down to the level of the municipality. He stated his company had created 11 affordable housing developments in Florida.

Mr. Lagi said he would abstain from voting.

**Motion** by Mr. Lewin, seconded by Ms. Burrows, to approve the funding request. In a roll call vote, the motion passed 9-0 with Mr. Lagi abstaining.

**V. Request to Award and Additional \$416,900 from the CRA Property and Business Improvement Program (PBIP) to American Legion Robert Bethal Post 220, Inc. for Substantial Renovation and Expansion of the American Legion Post 220 at 1455 Sistrunk Boulevard**

CRA Staff

Mr. Wojcik stated on August 20, 2019, The American Legion Robert Bethal Post 220, Inc. was awarded \$125,000 from the CRA Façade Program and \$225,000 from the Property and Business Improvement Program [PBIP] to renovate and expand their facility.

Mr. Wojcik informed the Board that the American Legion Robert Bethal Post 220 had been in existence since 1947, operating out of their 960 square foot building. They provided a variety of services to veterans. The building was functionally obsolete and would be gutted and expanded to 2,544 square feet, with a modern kitchen, storage, offices, handicap accessible restrooms and a meeting area that could be rented out for

special events. The CRA was directly managing this project and had bid it out on the City's Bid Sync platform. Three bids had been received, and the lowest responsible bid was for \$640,000 and an additional \$100,000 was needed for the cost of millwork, cabinetry, fixtures, and interior finishes not included in the original bid. The total construction cost was \$740,000.

Mr. Wojcik stated in order to afford the project, an additional \$436,000 was needed. The project was in a CRA focus area, where the CRA could cover up to 90% of the costs of the PBIP program. The American Legion post would also increase their match by \$20,000 and was requesting \$416,900 be provided by the PBIP program.

Mr. Ritchie said this had been a challenging project, due to the DRC process and then the pandemic causing delays. They had pulled the permits in order to get accurate bids. Since inception, he noted construction materials had doubled in price.

Ms. Crawford asked what was needed to complete the project and Mr. Ritchie said the CRA had already provided \$350,000 and the project came in at approximately \$700,000. Mr. Wojcik stated the total project costs were now approximately \$811,900. Mr. Ritchie said construction would take seven to nine months.

Mr. Murphy asked how many lodge members there were and Curtis Hodge, American Legion Post 220, said approximately 60.

Ms. Mizell said the building definitely needed a face lift and this would bring in more veterans.

Ms. Crawford hoped they would continue hosting community events.

Dr. Pamela Beasley Pittman said the community supported this request. This was an opportunity to highlight the works and service of veterans.

Ms. Burrows noted the project had not changed; prices had changed since the pandemic.

**Motion** made by Ms. Burrows, seconded by Ms. Crawford, to grant the request for the additional \$416,900 as presented. In a roll call vote, the motion passed 10-0.

## **VI. Communication to CRA Board of Commissioners**

CRA Staff

None

## **VII. Old/New Business**

Vice Chair Lagi had met with the new DSD Director and had emphasized getting the CRA projects on an escalated review time.

Ms. Burrows asked about the Dynasty project and Mr. Woods stated all of their projects were suffering with price increases. He believed that project had completed the DRC process but needed additional funding. They would return next month with that request.

Ms. Burrows asked about Molly McGuire's and Mr. Wojcik said they had provided bank statements showing that they were ready to move forward. The Jones family was allowing them to use a different contractor and the permits would be transferred from Milton Jones's Development Corporation to the new general contractor.

Mr. Lagi said the City had approved a \$350,000 program with The Circuit, providing free beach, downtown, and Brightline train station transportation.

#### **VIII. Public Comments**

None

#### **IX. Adjournment**

There being no further business to come before the Board at this time, the meeting was adjourned at 3:59 p.m.

The next regular NPF-CRA meeting will be held **Tuesday – September 13, 2022.**

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