



CITY OF FORT LAUDERDALE

**APPROVED MINUTES**  
**REGULAR MEETING MINUTES**  
**CITY OF FORT LAUDERDALE**  
**CENTRAL CITY REDEVELOPMENT ADVISORY BOARD**  
**WEDNESDAY, MAY 4, 2022 – 3:30 PM**  
**CITY HALL - 8<sup>th</sup> FLOOR CONFERENCE ROOM**  
**FORT LAUDERDALE, FL 33301**

Board Members	Present/Absent	Cumulative Attendance September 2021-August 2022	
		Present	Absent
Ray Thrower, Chair	P	7	1
Justin Greenbaum	P	2	0
Jason Hoffman	P	1	0
Shane Jordan	P	6	2
Christina Robinson	P	5	2
Dennis Ulmer, Vice Chair	P	8	0

At this time, there are 6 appointed members to the Board; therefore, 4 constitute a quorum.

**Staff:**

Cija Omengebar, CRA Planner/Liaison  
Clarence Woods, CRA Manager  
Jonelle Adderley, Project Coordinator  
Jamie Opperee, Prototype Inc. Recording Secretary

**Communication to the City Commission:**

None

**I. Pledge of Allegiance**

The Board recited the Pledge of Allegiance.

**II. Call to Order & Determination of Quorum**

Chair Thrower called the meeting to order at 3:37 p.m. and Roll was called, and it was noted that a quorum was present.

**III. Introduction of Board Members and Staff**

Board members and guests introduced themselves.

**IV. Approval of Minutes**

- Regular Meeting April 6, 2022

**Motion** by Mr. Ulmer, seconded by Mr. Greenbaum to approve the minutes of the April 6, 2022 meeting. Motion passed unanimously.

**V. Discussion and Recommendation**

- Fiscal Year 2023 Budget Prioritization and Work Program

Mr. Woods discussed the budget document he had provided. The proposed revenue and expenditures for 2023 were \$692,000. He explained if they had a surplus, the funds were returned to the City but they could then request them back, and the City usually returned them. He anticipated \$1.2 million to be given back to the budget, which would give them a total of \$1.8 million for next year. The calculation was based on a 2% increase.

Chair Thrower felt a 2% increase in the tax increment was low, but Mr. Woods said it was best to be conservative in projections. Chair Thrower asked about allocating funds for sidewalks or lighting and Mr. Woods noted the CRA funds could not be used for maintenance or operations; they could only use the funds for enhanced capital improvements. Any streetscape improvements must be an enhancement above and beyond normal sidewalk, such as they had done with the streetscape on Sistrunk.

Mr. Greenbaum asked if the City had a list of scheduled capital improvements in the Central City CRA and Ms. Omengebar agreed to provide a list.

Chair Thrower wanted to dedicate 20% of their funding for enhancements but Mr. Greenbaum wanted to see the actual projects before dedicating funds.

**Motion** made by Mr. Ulmer, seconded by Mr. Hoffman, to approve the budget. Motion passed unanimously.

**VI. Presentation and Recommendation**

- Residential Façade & Landscaping Program

Jonelle Adderley, Project Coordinator, provided a Power point presentation on the program, a copy of which is attached to these minutes for the public record.

Ms. Adderley said they preferred the properties be homesteaded, but the owner could sign the documents for a rental property. Mr. Woods agreed and said they did not put restrictions on the grant, such as requiring the owner not sell the home for a period of time. Ms. Adderley stated some people added their own funds to their projects. Mr. Woods said they had wanted to pay the contractors directly, but the Finance Department had determined that the homeowner should be reimbursed.

Ms. Adderley confirmed they searched properties for code violations during the process.



Mr. Hoffman thought some property investors may not want to spend the funds to improve their properties and those properties may therefore need the most help. He thought an owner inhabiting their own property was more likely to maintain it. Mr. Ulmer did not want to subsidize investors.

Board members discussed possibly having some input into the process and Mr. Woods noted they must avoid a conflict of interest.

Chair Thrower said they needed to decide on the funds, the amount per home and the location.

Mr. Woods suggested requiring investors to provide matching funds.

Board members agreed that homesteaded properties should have preference.

Ms. Omengebar suggested creating a draft of the program before voting on anything.

Chair Thrower wanted to dedicate a portion of the budget to a Residential Façade and Landscaping Program.

Ms. Omengebar suggested exempting the Northwest quadrant since it may be rezoned.

Chair Thrower asked that they look at areas south of 13<sup>th</sup> Street where there were road closures, like NW 5<sup>th</sup> Avenue. Ms. Robinson stated 7<sup>th</sup> Terrace north of Sunrise should be a focus. Mr. Woods suggested they include tree trimming.

Mr. Woods agreed to bring recommendations back to the Board based on their conversation. Chair Thrower asked Ms. Omengebar to bring a Central City CRA map to the next meeting.

## **VII. Program and Project Status Update**

- Rezoning Project

Ms. Omengebar reported the consultant had provided a draft summary and he was working on Task 2. They would complete the original scope and there would be two workshops in the next few months. At the end of May, the consultant would provide the deliverable, it would be vetted by the Planning Department and then presented in a public setting. Ms. Omengebar agreed to provide Board members with a timeline.

- NE 4<sup>th</sup> Avenue Streetscape Project

Ms. Omengabar said the project was on hold while they waited for FDOT. She said the Turnstone and senior housing project were installing their own sidewalks. Mr. Woods said the City would install the sidewalks and if they were damaged during construction, the developer would need to replace them.

- Incentive Programs

Ms. Omengabar stated she was working with a tenant at 603 NE 13<sup>th</sup> Street who planned a wedding venue, but he had not submitted anything yet.

- Streetlights Installation Project

Ms. Omengabar had sent a memo to the City Manager's office asking if the City would approve the electricity service cost for the lights. There was money in the budget to complete the project this year.

## **VIII. Communication to City Commission**

Chair Thrower had attended the City Commission conference meeting the previous day when the Commission had discussed the CCRAB's requested to consider a public service campaign to discourage people from giving donations to panhandlers. He said the majority of the Commission felt it was something they needed to do and agreed to research it. Mr. Ulmer said in the 1990s, the City Commission had advertised charities to which the public could contribute instead of giving money to panhandlers.

## **IX. Old/New Business**

- June Agenda Items Suggestions
  - LauderTrail Plan

Ms. Omengabar said staff had indicated the plan in Central City was complete and they agreed to come share information in the future.

- NE 4<sup>th</sup> Avenue Utility Box presentation

Ms. Omengabar stated they wanted to present ideas to the Board at the next meeting.

Mr. Ulmer wanted to discuss the Beer and Wine Festival.

Chair Thrower said NE 13<sup>th</sup> Street had been looking better but Eyeballs had left, the Christmas Store was closed and the Pride Factory would leave by the end of the year. Three of the four drivers on the street were gone. Mr. Greenbaum thought the vacancies would be filled by tenants leaving the Sears Town property, which was being redeveloped.

Mr. Greenbaum invited Board members to help paint the streets and install planters on Sunrise Blvd. and 15<sup>th</sup> Avenue on May 12, 13 and 14 starting at 8 AM.

**X. Adjournment**

There being no further business, the meeting was adjourned at 5:20 p.m.

The next meeting will be held on June 1, 2022.

[Minutes written by J. Opperee, Prototype, Inc.]





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**WEDNESDAY, JUNE 1, 2022 – 3:30 PM**  
**CITY HALL - 8<sup>th</sup> FLOOR CONFERENCE ROOM**  
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Board Members	Present/Absent	Cumulative Attendance September 2021-August 2022	
		Present	Absent
Ray Thrower, Chair	P	8	1
Justin Greenbaum	A	2	1
Jason Hoffman	P	2	0
Shane Jordan [until 4:15]	P	7	2
Christina Robinson	P	6	2
Dennis Ulmer, Vice Chair	P	9	0

At this time, there are 6 appointed members to the Board; therefore, 4 constitute a quorum.

**Staff:**

Cija Omengebar, CRA Planner/Liaison  
Clarence Woods, CRA Manager  
Eleni Ward Jankovich, CRA Housing & Economic Development Manager  
Jamie Opperee, Prototype Inc. Recording Secretary

**Others:**

Robin Martin, Executive Director, Rebuilding Together Broward County

**Communication to the City Commission:**

None

**I. Pledge of Allegiance**

The Board recited the Pledge of Allegiance.

**II. Call to Order & Determination of Quorum**

Chair Thrower called the meeting to order at 3:33 p.m. and Roll was called, and it was noted that a quorum was present.

**III. Introduction of Board Members and Staff**

Board members and guests introduced themselves.

**IV. Approval of Minutes**

- Regular Meeting May 4, 2022

Chair Thrower made a change to the minutes.

**Motion** by Mr. Jordan, seconded by Mr. Ulmer to approve the minutes of the May 4, 2022 meeting as amended. Motion passed unanimously.

**V. Discussion - Residential Program Options**

- Residential Facade & Landscaping Program Draft

Mr. Woods said there had been two programs in the northwest. One allowed small businesses to perform improvements such as painting and landscaping on homes identified as in need of this type of work. This was done to improve the property and to allow the small businesses to make money. For the other program, they enlisted the help of Rebuilding Together Broward County. This was a volunteer-based program paid for by sponsors. This program could expand beyond painting and landscaping and eliminate the need for staff to recruit participants.

- Rebuilding Together Broward County

Robin Martin, Executive Director, Rebuilding Together Broward County, provided a presentation and provided documents, copies of which are attached to these minutes for the public record.

Mr. Jordan asked about the City investigating code enforcement issues once someone applied for the program and Mr. Martin said they were a non-profit and were not acting on behalf of the City. He stated they were sometimes referred to a property by the City to help someone who had been cited.

Mr. Martin said they would be glad to partner with the CCRAB.

Mr. Woods said he was suggesting this instead of the existing program. Mr. Ulmer noted there was no requirement for matching funds with Rebuilding Together. Mr. Martin said they would work directly with staff.

Ms. Jankovich said there would be an agreement between the Central City CRA and Rebuilding Together. The CRA could decide how much money to designate per home.

Ms. Robinson asked about the advantages of this program. Mr. Martin stated they used small businesses and independent contractors and acted as advocates and coordinators for the homeowners. He explained how they budgeted for projects. He stated they raised administrative funds by fundraising and individual contributions. He described the process they would use when coordinating with the CRA. Ms. Robinson pointed out that this would mean the CRA only needed to interact with Rebuilding Together instead of many individual contractors.



Ms. Jankovich said it was a pleasure working with Rebuilding Together Broward and they had very good feedback from the community.

Board members discussed who would be eligible. Mr. Woods said their priority would be homesteaded properties. Investor-owned properties would be a second-tier priority and would only be eligible for 50%.

Ms. Robinson did not want to provide any funds to an investor who was not maintaining his property. Board members discussed the negative aspects of helping investors.

Mr. Jordan left the meeting at 4:15.

Board members discussed whether to make funding available for investor-owned properties. Mr. Woods said they could reserve the right to make a determination about each property but this must be pursuant to criteria, such as how much a difference the improvement could make to the entire street.

Ms. Robinson said many of these properties were Haitian owned so notices about the program should be available in Creole and French.

#### **VI. Discussion City-Owned Surplus Properties**

Commission Agenda Memo 22-0460  
NE 5<sup>th</sup> Ave.

Mr. Woods said the property would be developed and it could either be conveyed to the CRA or the CRA would coordinate and guide the redevelopment.

Chair Thrower said he would like the Board to have some say in how the property was redeveloped.

Ms. Omengabar said she would determine whether the City Commission had voted on this. If they had, there was no reason for the Board to make a motion.

#### **VII. Program and Project Status Update**

- Rezoning Project

Ms. Omengabar said Mark Alvarez, project director, would attend the Board's July meeting to discuss the rezoning project.

- NE 4<sup>th</sup> Avenue Streetscape Project

Ms. Omengabar stated they were still awaiting the FDOT permit. They would ask Transportation and Mobility for an extension.



- Incentive Programs

Ms. Omengebar said staff had talked to Turnstone Development regarding New River Lofts streetscape funding and the tax incentive.

Ms. Jankovich stated Mr. Martin had just indicated to her that Rebuilding Together Broward should be able to accommodate the need for Creole and French language communications.

#### **VIII. Communication to City Commission**

None

#### **IX. Old/New Business**

##### Miscellaneous

##### **1. Current CIP Projects in the Area**

Ms. Omengebar displayed a screenshot showing CIP projects in the CRA.

##### **2. NE 12 Street Inquiry**

Ms. Omengebar said last year someone had requested the gravel road be paved. She had contacted Public Works and agreed to provide updates to the Board.

##### **3. 13<sup>th</sup> Street Craft Beer & Wine Festival**

Mr. Ulmer had attended the event and discovered there was no power available for a CRA booth. He added that the restaurants were not in the event area. He did not see a benefit to CRA businesses.

Ms. Robinson suggested the CRA not attend the event but help organize and sponsor it to build relationships with business owners. Mr. Woods did not object to this idea but felt being present at the event helped market the CRA and allowed them to get to know players in the neighborhood.

##### July agenda item suggestions

1. NE 4<sup>th</sup> Utility Box Wrap
2. Residential façade program

Ms. Omengebar agree to send a link to Corradino's presentation to Board members. Chair Thrower noted they would have public hearings on this, so they needed to know what he would be presenting.

#### **X. Adjournment**

There being no further business, the meeting was adjourned at 4:56 p.m.

The next meeting will be held on July 6, 2022.

[Minutes written by J. Opperee, Prototype, Inc.]