



CITY OF FORT LAUDERDALE

DRAFT
REGULAR MEETING MINUTES
NORTHWEST-PROGRESSO-FLAGLER HEIGHTS
REDEVELOPMENT ADVISORY BOARD
CITY OF FORT LAUDERDALE
DECEMBER 13, 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	P	4	1
Dylan Lagi, Vice Chair	P	5	0
Sonya Burrows	P	5	0
Kenneth Calhoun	P	5	0
Lisa Crawford	P	5	0
John Hooper	A	1	4
Michael Lewin	P	4	1
Steffen Lue	P	4	1
Lorraine Mizell	A	3	2
Christopher Murphy	P	5	0
Alfredo Olvera	P	3	2
John Quailey	A	4	1

Currently there are 12 appointed members on the Board, which means seven (7) would constitute a quorum.

Staff

Clarence Woods, III, NPF CRA Manager
Lizeth DeTorres, Sr. Administrative Assistant
Eleni Ward Jankovic, Project Coordinator
Bob Wojcik, Housing and Economic Development Manager
Vanessa Martin, Business Manager
Corey Ritchie, CRA Construction Manager
Carla Blair, Prototype Inc. Recording Secretary

Also Present

Jonathan Fish, Manager of Thrive Development Group
Beverly Chambers

Communication to the CRA Board of Commissioners

None

I. Call to Order/Roll Call

Chair Foderingham

Chair Foderingham called the meeting to order at 3:02 p.m. and roll was called.

II. Approval of Minutes

NPF CRA Board

- October 11, 2022 Minutes

Motion by Mr. Lewin, seconded by Mr. Murphy, to approve the minutes of October 11, 2022. In a voice vote, the motion passed unanimously.

III. Project Funding Update

Vanessa Martin

Ms. Martin provided an update in the Board's packet and related some highlights. She reported they had awarded \$79.4 million in incentive dollars to date. She eliminated the Assigned But Not Yet Started report and moved those to the In Progress. She also added an Average Cost Increase report. They currently had \$6 million in uncommitted funds. Mr. Woods said they had the \$6 million because they were able to roll over some projects from last year. This enabled them to pay down debt, freeing up new money.

Mr. Ritchey said if a project was not progressing, they took back the funds.

IV. Request for Additional Funding

CRA Staff

Thrive Development Group, LLC

\$1,000,000 Development Incentive Program - Thrive Progresso Project

Mr. Wojcik said this was a request for an additional \$1 million for the Thrive Progresso project. The Board had originally approved this massive project in 2019 which consists of renovating 60,000 square-feet of buildings on 3.5 acres of land in the industrial/light industrial area of Progresso, fronting both sides of NW 5th Avenue between NW 7th St, and NW 8th St.

Mr. Wojcik stated when the developer purchased the property between 2016-2018 for \$5.9 million, the estimated cost to retrofit the properties from warehouse to retail, office, hospitality, and art uses was \$4.5 million, for a total capital investment of approximately \$10.5 million, with a \$3 million CRA contribution. Since then, the developer had diligently pursued the renovation work, which was approximately 85% complete. During this time, the renovation costs had increased from \$4.5 million to \$8.5 million. With recent change orders, design changes and additional work required by the building officials, the renovation cost has now increased to \$9.5 million and the total capital investment was now \$15.4 million. With the additional \$1 million in proposed CRA funding, the total percentage of CRA funding would *decrease* from 29% of the original estimated capital investment to 25.9% of what is now the total capital investment for this project. Mr. Wojcik

noted that the CRA's contribution to other CRA DIP funded developments averaged 35% of total capital investment, so this was considerably less. Mr. Wojcik recalled the problems at this property before purchased by the developer and said this development would have a remarkable "transformative effect on the area." He said he could not stress how important this property was to the CRA, where over 3.5 acres of "slum and blighted" property, along with adjacent right-of-way, would be transformed to what was described by the press as "Fort Lauderdale's Wynwood." Staff fully supported the request and Mr. Wojcik asked the Board to approve it.

The following Board members had separately visited the site, at the invitation of the developer: Chair Foderingham; Ms. Crawford; Ms. Burrows; Mr. Lue, Mr. Olvera; Mr. Lewin and Mr. Lagi.

Mr. Lagi announced he would abstain from voting on this item due to a prior business relationship he had with the developer.

Jonathan Fish, Manager of Thrive Development Group, said this project would be special for the City and the County. He said they had made a decision to fix up the stores and include bathrooms to make them ready for tenants. He thanked the Board for their support.

Mr. Lewin asked about the agreement with the City to hold some units at lower rents and Mr. Fish stated they had agreed to have 25% of the property at a much more affordable \$18 per square foot. He said this would enable tenants to grow with them.

Ms. Crawford asked about the mix of tenants and Mr. Fish stated the property was approved for different uses: office, retail, food and beverage, and high-end warehouse. It was important to them to make this a family-friendly place, and they looked for tenants who would add something to the site.

Chair Foderingham asked about the Certificate of Occupancy [CO] and Mr. Fish said an FPL pole installation was holding things up. He anticipated having the CO between March and May.

Mr. Murphy said last month, the Board had denied a request for additional funding and asked what was different about this request. Mr. Fish stated that request related to another project adjacent to Thrive. This request was for the original project.

Mr. Lewin said he had voted against the request last month, but after visiting the property, his perspective had changed regarding the project's value to the community. He felt this would lift tenants up and help them to thrive and grow. He said he supported this request. Mr. Lue agreed that the site visit had changed his perspective on the entire project.

Motion by Ms. Burrows, seconded by Mr. Lue, to approve the additional funding request. In a roll call vote, the motion **passed 8-0** with Mr. Lagi abstaining.

V. Communication to CRA Board of Commissioners

CRA Staff

Chair Foderingham wondered if the Board should have a joint meeting with the new City Commission and Mr. Woods said they typically did that in the spring. Chair Foderingham wanted to request the meeting now, because last time it had taken a while to get put on the Commission's agenda. Board members agreed.

Ms. Crawford asked about the Board's communication regarding the Commission's denial of a proposal the Board had approved. Chair Foderingham had brought this up with the City Commission, but only two of the members involved in that vote were still on the Commission and she said neither of them seemed anxious to reconsider the request. This was one reason she wanted to speak with the new Commission as soon as possible. Mr. Woods said they were putting that request out again in January or February. Chair Foderingham wanted to be sure that the next RFP included the same property as the original RFP, not adding land that was owned by one of the proposers.

VI. Old/New Business

None

VII. Public Comments

Beverly Chambers asked about a project that would utilize "extra money" and Mr. Woods explained there were three budget categories/accounts: incentive, operations, and the CIP. There had been \$500,000 left in the operations account that they decided to use for two projects in the redevelopment area the City had been working on. This involved purchasing Tony's Market, and the CRA would contribute toward the property's demolition. Some of the funds would also be used toward the build-out of the new police substation in the YMCA.

Ms. Chambers stated the HOAs had been trying to understand the definition of Area Median income, and now the County had changed to the term to Median Family Income. She said the community wanted the CRA and the Board to encourage the developers to use minority builders. Mr. Woods said it had long been CRA policy to have developers provide a "first source" hiring agreement for local residents within the redevelopment area but the problem was getting them to actually do it and to be able to track it. Developers resisted including this in the development agreement and used "best effort" language instead. He pointed out that if there were a number of projects going on, they could run out of people to take those jobs. Mr. Woods stated instead of forcing this on developers, they had suggested the developers give some of their CRA funding back and the CRA would use it to provide training.

Ms. Burrows asked how much they pushed for developers to meet with minority coalition builders and Mr. Woods said they asked them to. Chair Foderingham said it was happening, but she wanted to get to the point that it became part of an approved project.

Mr. Woods pointed out that in order to enforce this, they would need to monitor it. Ms. Burrows stated if a developer hired a Black contracting firm from within the redevelopment area, they would take care of the people in the neighborhood.

Mr. Ritchey discussed current projects for which they were trying to hire a minority contractor. Mr. Lue wanted to know how much money from the YMCA project went to small, minority companies but Mr. Woods could not say. Mr. Lue asked if they could suggest the developers work with small, minority organizations prior to seeking funds from the Board. Mr. Woods said the Board could suggest this and reminded them that the business must be within the redevelopment area. Mr. Calhoun suggested staff could inform applicants that their chance of approval would be improved if they agreed to hire small, minority businesses.

Chair Foderingham said unless it was CRA Board policy, this would not happen. Mr. Woods recalled that the CRA Board had issued that directive at the joint meeting. Mr. Murphy suggested that if a developer sought additional funding, the Board could ask if the developer had followed through on a promise to hire a certain percentage of people from the community or minority small businesses.

Mr. Ritchey said when the CRA was overseeing a project, staff made strong recommendations to owners regarding local contractors.

Chair Foderingham asked Mr. Woods to provide the Board with housing affordability information at their next meeting.

Chair Foderingham announced that the Board's next meeting was on Tuesday, January 17.

VIII. Adjournment

There being no further business to come before the Board at this time, the meeting was adjourned at 4:26 p.m.

The next regular NPF-CRA meeting will be held **Tuesday – January 17, 2023.**

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