

# City of Fort Lauderdale

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## Meeting Minutes

Tuesday, January 10, 2023

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**

**WARREN STURMAN - Vice Chair**

**JOHN C. HERBST - Commissioner - District I**

**STEVEN GLASSMAN - Commissioner - District II**

**PAM BEASLEY-PITTMAN - Commissioner - District III**

**GREG CHAVARRIA, Executive Director**

**DAVID R. SOLOMAN, Secretary**

**D'WAYNE M. SPENCE, Interim General Counsel**

**PATRICK REILLY, City Auditor**

## CALL TO ORDER

Chair Trantalis called the meeting to order at 5:37 p.m.

## ROLL CALL

**Present** 5 - Commissioner Steven Glassman, Commissioner Pam Beasley-Pittman, Vice Chair Warren Sturman, Commissioner John C. Herbst, and Chair Dean J. Trantalis

## QUORUM ESTABLISHED

**Also Present:** Executive Director Greg Chavarria, Secretary David R. Soloman, Interim General Counsel D'Wayne Spence and City Auditor Patrick Reilly

## MOTIONS

**M-1**     [23-0080](#)     Motion Approving Minutes for December 20, 2022, Community Redevelopment Agency Board Meeting - (Commission Districts 2 and 3)

Vice Chair Sturman made a motion to approve the Meeting Minutes and was seconded by Commissioner Glassman.

### **APPROVED**

**Yea:** 5 - Commissioner Glassman, Commissioner Beasley-Pittman, Vice Chair Sturman, Commissioner Herbst and Chair Trantalis

## RESOLUTIONS

**R-1**     [23-0003](#)     Resolution Increasing Development Incentive Program (DIP) Funding in the Amount of \$1,000,000 to Thrive Development Group, LLC, for the Thrive Progresso Project, Authorizing the Executive Director to Execute Any and All Related Instruments, and Delegating Authority to the Executive Director to Take Certain Actions - (Commission District 2)

Mayor Trantalis recognized Beverly Chambers, 431 NW 17th Avenue. Ms. Chambers requested that all future Northwest Progresso-Flagler Heights (NWPFH) Community Redevelopment Agency (CRA) funded projects be placed on hold until the CRA Board implements a policy ensuring the participation of minority businesses in construction trades. Ms. Chambers expounded on her viewpoint and read from a prepared statement outlining associated details.

Mayor Trantalis recognized, Jonathan Fish, on behalf of the THRIVE Project. In response to Mayor Trantalis' questions, Mr. Fish remarked on the hiring efforts of the project manager, the bid process, and project development focused on timely job completion within the allocated budget. Mr. Fish noted several minority contractors working on the project and confirmed he would provide additional information regarding the project's record regarding minority hiring.

Commissioner Beasley-Pittman discussed the lack of minority hiring for District 3 CRA projects. She requested City Manager Chavarria provide her with documentation related to minority hires used for the THRIVE Progresso project and CRA projects in District 3. Commissioner Beasley-Pittman confirmed the need for Commission discussion regarding updating existing language in CRA documents that would make hiring minority businesses a requirement versus an option.

Commissioner Herbst remarked on this topic and requested input from the Office of the City Attorney. Interim City Attorney Spence discussed various ways to pursue and ensure small business participation, such as set-asides, and would explore those avenues. Commissioner Herbst commented on his experience with the City of Jacksonville and the ability to create small business set-asides versus minority set-asides. Interim City Attorney Spence confirmed and noted the similarity to Broward County policy.

In response to Mayor Trantalis' question regarding mandating the hiring of twenty-five percent (25%) of minority workers to qualify for a CRA project, City Attorney Spence explained specific set-asides for minority hiring could not be done. However, Staff could formulate a program to encourage participation.

Mayor Trantalis and Commissioner Glassman noted their understanding that CRA documents already included related language. It was noted that related language was not included.

In response to Mayor Trantalis' question regarding guidelines within the CRA addressing minority hiring, Clarence Woods, Community Redevelopment Agency Manager, explained language in CRA development documents (document language) that speaks to community benefits. He cited the example of reduced rent for the THRIVE project and explained related details. Mr. Woods commented on document

language that speaks to hiring local labor and confirmed it does address best efforts language to hire small businesses, which is difficult to achieve due to the lack of robust availability. Numerous projects have decided to use a portion of CRA funding to provide training to local individuals or return a part of CRA funding to allow CRA Staff to train local individuals. Mr. Woods expounded on related details.

In response to Mayor Trantalis' question regarding the THRIVE project making a good-faith effort to hire individuals within the community, Mr. Woods confirmed minorities are working on the project. The benefit to the community from the THRIVE project includes reduced rent for twenty-five percent (25%) of the project's square footage. Several area small businesses, which were recommended through the CRA, have signed up for this benefit. Further comment and discussion ensued.

In response to Commissioner Beasley-Pittman's question regarding what would prove successful in addressing the need to provide opportunities for minorities and minority businesses in the community, Mr. Woods explained current efforts to provide training opportunities for minority members from the local area community to increase their skill levels, including funding to Broward College and the YMCA for licensure and two (2) year degrees. Mr. Woods explained that developers would be willing to pay penalties for using contractors of their choice if the penalty is low.

Commissioner Beasley-Pittman commented on the community request for accountability, transparency, and requested proof of past performance illustrating CRA project developers' efforts to retain minority businesses. Mr. Woods confirmed.

Commissioner Beasley-Pittman concurred with Ms. Chambers' comments, which represent the viewpoint of the District 3 homeowner's associations, that no other CRA funds be distributed to District 3 CRA project developers until there is a complete understanding of how those CRA funds are being distributed and the inclusion of minority businesses.

Commissioner Glassman concurred with the need to review. He requested that the requested information be all-encompassing and include all CRA projects over the past four and one-half (4 ½) years. Commissioner Glassman explained that minority hiring concerns should not focus on the THRIVE Project and confirmed his opposition to holding it up until the requested information is received. The THRIVE Project is located in District 2 and has been transformative. He remarked on the

amount of funding contributed by the developers of the THRIVE Project and expounded on related details.

Mr. Woods discussed small CRA projects that have limited hiring and suggested that the CRA information requested by Commissioner Beasley-Pittman focus on CRA projects that have received over \$1,000,000 in CRA funding.

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

**ADOPTED**

**Yea:** 4 - Commissioner Glassman, Vice Chair Sturman, Commissioner Herbst and Chair Trantalis

**Nay:** 1 - Commissioner Beasley-Pittman

**ADJOURNMENT**

Chair Trantalis adjourned the meeting at 6:03 p.m.

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Dean J. Trantalis  
Chair

ATTEST:

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David R. Soloman  
Secretary