



CITY OF FORT LAUDERDALE

**APPROVED**  
**REGULAR MEETING MINUTES**  
**NORTHWEST-PROGRESSO-FLAGLER HEIGHTS**  
**REDEVELOPMENT ADVISORY BOARD**  
**CITY OF FORT LAUDERDALE**  
**FEBRUARY 14, 2023 – 3:00 P.M.**  
**FORT LAUDERDALE, FLORIDA**

<b><u>Board Members</u></b>	<b><u>Attendance</u></b>	<b>Cumulative Attendance</b>	
		<b><u>June 2022-May 2023</u></b>	<b><u>Present</u></b>
Rhoda Glasco Foderingham, Chair	P	5	1
Dylan Lagi, Vice Chair [arrived 3:07]	P	6	0
Sonya Burrows	P	6	0
Kenneth Calhoun [arrived 3:05]	P	6	0
Lisa Crawford	A	5	1
Michael Lewin	A	4	2
Steffen Lue [arrived 3:15]	P	5	1
Lorraine Mizell	A	3	3
Christopher Murphy	P	6	0
Alfredo Olvera	P	4	2
John Quailey	P	5	1

**Currently there are 11 appointed members on the Board, which means six (6) would constitute a quorum.**

**Staff**

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

**Also Present**

James Carras [via Zoom]	Pastor Ricky Scott
George Gadson	Hilary Reid
Stephanie Rosendorf	Hector Emporo
Elbert Waters	Jay Adams
Vincent Prince	

**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. A quorum was not present.

**II. Approval of Minutes**

NPF CRA Board

- December 13, 2022 Minutes

This item was deferred because the Board did not have a quorum.

**III. Project Funding Update**

Vanessa Martin

Ms. Martin provided an update in the Board's packet and related some highlights. Of the \$16.9 million allocated this fiscal year, only \$3 million remained.

**VI. Presentation: Sistrunk Arts and Culture District Plan**

James Carras

James Carras, George Gadson, and Elbert Waters provided the presentation [Mr. Carras via Zoom]. Mr. Carras said the report should be ready in a couple of weeks.

**IV. Funding Request – New Hope Development Corporation**

CRA Staff

**New Hope Affordable Housing Development**

**1316 Sistrunk Blvd.**

**Development Incentive Program - \$2,000,000**

Mr. Wojcik said this was a request for \$2 million from the Development Incentive Program for the New Hope Affordable Housing development at 1316 Sistrunk Blvd. He explained this was a four-story, thirty-unit rental project with ground floor parking. The units were all two-bedroom, two-bath and were projected to rent from \$1,500 to \$1,700 per month to be affordable to families making 80% of the area median income (AMI). The developer, New Hope Development Corporation, was a partnership between NHB Sistrunk CDC and LandAmerica Development Corporation. NHB Sistrunk CDC was a non-profit Community Development Corporation started by New Hope Church, located across the street from the project. The site for the project was now the overflow parking lot for the church. Mr. Wojcik stated this was a great location, less than half a block from the new Mizell YMCA Multipurpose Community Facility and Provident Park. It would also be next door to the new Food Friends Restaurant approved for funding in the last fiscal year.

Mr. Wojcik said the development entity, LandAmerica Development Corporation, was led by Vincent Prince, a CPA and General Contractor with over 20 years' experience in various projects in the U.S. and abroad. He stated unit amenities included: crafted wood cabinets and natural stone counter tops, Energy Star stainless steel appliances, LED lighting, balconies and other features.

Mr. Wojcik said CRA funding represented approximately 31% of the total project cost, secured by a forgivable mortgage on the property. Staff recommended approval.

Mr. Prince said they wanted to address the great need for affordable housing. He stated they had met with City representatives, who had a very favorable view of the project. The City required 5% of the units to be dedicated to 80% of AMI, but they wanted to make the entire development available to those making 80% of AMI. He said the project would include a 100-unit parking garage across the street [not part of this presentation]. The parking would serve the church and the community at large.

Mr. Wojcik clarified that the garage was not part of this funding request and Mr. Prince stated receiving funds for the apartment development would help make the garage development possible. Mr. Woods noted that the \$2 million would be provided over two fiscal years.

Mr. Murphy asked about the project timeline and Mr. Prince said they had a significant amount of the design completed and most of the funding was in place. Once they had permits, construction would take 18-24 months.

**Motion** made by Mr. Calhoun, seconded by Ms. Burrows, to recommend approval of the funding request. In a roll call vote, motion passed 8-0.

- V. Funding Request – 825 Progresso Drive LLC.**  
**Indoor-Outdoor Mixed-Used Retail and Hospitality on**  
**Repurposed Used Car Lot at 825-833 Progresso Drive**  
**Property and Business Improvement Program - \$212,520.00**  
**Façade Program - \$92,735.00**  
**Streetscape Enhancement Program - \$97,440.00**

CRA Staff

Mr. Lagi said he would abstain from this item, citing a possible conflict.

Mr. Wojcik said this was a request from 825 Progresso Drive LLC for redevelopment of a former used car lot at 825-833 Progresso Drive to an indoor/outdoor retail and hospitality project that would be called Progresso Park. The existing 10,000 square foot site included an existing 737 square foot building, asphalt, steel fencing and no landscaping. The applicant was requesting \$212,520 from the Property and Business Improvement Program, \$92,735 from the Façade Program, and \$97,440 from Streetscape Enhancement Program.

Mr. Wojcik stated this multiuse project would use refurbished shipping containers or similar preconstructed buildings for food, art, fitness, markets, music, and other indoor/outdoor venues with restrooms, a covered stage area and other amenities that could be leased out to small businesses starting at \$20 per square foot. Mr. Wojcik said this was a highly visible project and would have significant impact on the area, helping to activate Progresso Drive. With the FAT Village Arts District being redeveloped and new residential towers eliminating the existing artistic uses south of Sears Town, this area offered a great opportunity for these uses to continue in this area.

Mr. Wojcik said the project developer was Jay Adams, who had recently restored the iconic and historic Progresso Plaza just east of this project. He said Mr. Adams had been a corporate real estate broker/advisor for over 30 years and kept his own buildings at nearly 100% leased and always managed to keep his rents affordable to local small businesses. Mr. Wojcik stated this project would remove blight, improve safety and help activate the area for the community's benefit. He said this was now mostly an automotive area. Staff recommended approval.

Jay Adams said he had bought this property eight years ago and felt the time was right for redevelopment. He said the corroboration between the CRA and himself on the Patio Bar and Pizza was a perfect example of money well spent.

Mr. Murphy asked about the timeline and Mr. Adams said he had received DRC approval and applied for permits 18 months ago and they were still resubmitting plan revisions. He anticipated having a permit in two months. Construction would take approximately nine months. Mr. Adams said he would hire a partner operator as he had done with the Patio Bar. Mr. Wojcik explained the property would be leased to users who would create jobs. Mr. Adams anticipated two or three small restaurants on the property.

**Motion** made by Mr. Murphy, seconded by Mr. Lue, to recommend approval of the funding request. In a roll call vote, motion passed 7-0 with Mr. Lagi abstaining.

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

CRA Staff

Mr. Woods said a workshop with the new City Commission would be scheduled.

Chair Foderingham had met with Commissioner Pamela Beasley-Pittman, and noted one of her top concerns was providing affordable housing for the northwest.

Mr. Lue said workforce development was a large part of economic development and asked if they could host an expungement fair to help get people on a career path. Chair Foderingham said the TJ Reddick Bar Association had hosted several expungement fairs. Perhaps they would partner with the Broward Bar Association and the Urban League. Mr. Woods said they had been forbidden by the CRA Board from hosting any events at all but he was unsure about an expungement fair. He agreed to investigate if this would be

possible. Mr. Lagi suggested the EDC and Mr. Woods noted this was still in the formative stages.

Mr. Woods had received a question from Commissioner Beasley-Pittman regarding past projects and whether they included a jobs component. Chair Foderingham said they should bring this up at their workshop with the City Commission, because the Commission could sponsor a workshop with partners.

#### **VIII. Old/New Business**

Mr. Lagi asked Mr. Woods about spreading the funding over two years for the New Hope project. Mr. Woods stated they had the \$2 million but wanted to save some for smaller projects over the course of the year.

#### **IX. Public Comments**

None

#### **X. Adjournment**

There being no further business to come before the Board at this time, the meeting was adjourned at 4:15 p.m.

The next regular NPF-CRA meeting will be held **Tuesday – March 14, 2023.**

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