

COMMUNITY REDEVELOPMENT AGENCY MEETING



City of Fort Lauderdale
100 N. Andrews Avenue
Fort Lauderdale, FL 33301
www.fortlauderdale.gov

Meeting Minutes - DRAFT

Tuesday, February 16, 2016

City Hall Commission Chambers

Meeting was called to order at 3:00 p.m. by Mayor Seiler.

ATTENDANCE ROLL CALL

Present: Chairman John P. "Jack" Seiler
Vice-Chairman Robert L. McKinzie
Commissioner Bruce G. Roberts (stepped out of meeting)
Commissioner Dean J. Trantalis
Commissioner Romney Rogers

QUORUM ESTABLISHED

Also Present: Lee R. Feldman, Executive Director
John Herbst, City Auditor
Jeffrey A. Modarelli, Secretary
Cynthia A. Everett, General Counsel
Alfred Battle, Deputy Director for Sustainable Development Department

No public comments were submitted by email regarding this meeting.

CRA-1 16-0273 Minutes for June 2, 2015 CRA Meeting and January 5, 2016
CRA Meeting

Commissioner Trantalis moved to approve the noted minutes and was seconded by Commissioner Rogers.

APPROVED

Aye: 4 – Vice-Mayor McKinzie, Commissioner Rogers, Commissioner Trantalis, and Mayor Seiler, Commissioner Roberts – stepped out of the meeting. Nays: None.

Commissioner Roberts returned to meeting at 3:02 p.m.

CRA-2 16-0229 Motion to Execute a Fifth Amendment to Lease at 914
Sistrunk Boulevard (6th Street Plaza)

Jonathan Brown, Manager Northwest Progresso Flagler Heights CRA and of City of Fort Lauderdale Housing & Community Development, presented to the Commission stating they have begun discussions with the representative of the bank who owns the property and is presenting a 120 day extension to the existing agreement allowing the City and CRA Staff to continue to work with the bank to arrive at a more formal lease. Commissioner Trantalis noted this is the exact thing the Commission was told the last time the lease was extended. Commissioner Trantalis asked what is holding up the final lease preparation.

Mr. Brown stated it was the terms of the lease and at the last extension the property still had to go the foreclosure process. Mayor Seiler stated the two items you negotiate are time and money. For the City to put an artificial time deadline on this when we are negotiating the monetary and financial terms, is giving the bank leverage. Mayor Seiler suggested that the City not put a time deadline on this and discuss the terms individually with Mr. Brown and was fine with extending the deadline. Mr. Brown clarified for Commissioner Trantalis the rent currently being paid and stating once the lease is signed, the City will receive a credit from the bank for the difference of what the City is currently paying and what the City agreed to pay.

Count Rosenthal called Vice-Mayor McKinzie's attention to this item stating no one has an idea what will be done with this building noting this building is a possible historic preservation issue. It is a corner building that if properly developed, can create jobs, wealth, and tax revenues. Mr. Rosenthal stated the City is focused on the immediate money issues with no focus on how to purchase, develop or assist a private developer in creating value at this location. He encouraged the Commission to look at the bigger picture of a possible historic focus in a neighborhood of the City that will benefit everyone. He felt this is a policy decision and the City Commission should develop a policy for this location versus a private entity purchasing it for pennies on the dollar from the bank and enriching them after the CRA and the City has put funds into the project over the years.

Vice-Mayor McKinzie thanked Count Rosenthal for his comments and stated Jonathan Brown and Don Morris will be tasked with looking at the possibilities he raised in the future.

Commissioner Trantalis motioned to approve and was seconded by Commissioner Rogers

APPROVED

Aye: 5 – Vice-Mayor McKinzie, Commissioner Rogers, Commissioner Roberts, Commissioner Trantalis and Mayor Seiler

CRA-3 16-0247 Motion Authorizing Payment for Engineering Fees - Wallace, Roberts, and Todd

Jonathan Brown, Manager Northwest Progresso Flagler Heights CRA and City of Fort Lauderdale Housing & Community Development, presented to the Commission stating this was a settlement item for the costs of the engineering fees for Wallace, Roberts, and Todd that was done to the Sistrunk Streetscape. There was a larger balance that was ultimately settled and this will be the final payment on the work done on the Sistrunk Streetscape.

Commissioner Trantalis moved the item and was seconded by Vice-Mayor McKinzie.

APPROVED

Aye: 5 – Vice-Mayor McKinzie, Commissioner Rogers, Commissioner Roberts, Commissioner Trantalis and Mayor Seiler

CRA-4 16-0248 Proposed Amendments to the Fort Lauderdale Community Redevelopment Agency (CRA) By-Laws

Commissioner Trantalis asked City Manager Feldman for clarification regarding appointment of a manager to the Central City CRA. City Manager Feldman stated there has been no manager appointed to the Central City CRA because of funding. City Manager Feldman outlined the chart he prepared and sent out based on the direction given by the CRA Board. Vice-Mayor McKinzie noted additional updates were needed to the amendments regarding the day to day operations. City Attorney Cynthia Everett recommended further review and clarification by the legal department prior for to approval of the proposed amendment. Further discussions ensued on this topic.

Vice-Mayor McKinzie motioned to defer this item and was seconded by Commissioner Roberts.

Deferred

Aye: 5 – Vice-Mayor McKinzie, Commissioner Rogers, Commissioner Roberts, Commissioner Trantalis and Mayor Seiler

There being no additional business before the CRA Board, Chairman Seiler adjourned the meeting at 3:19 p.m.

ATTEST:

John P. “Jack” Seiler
Chairman

Jeffrey A. Modarelli
Secretary