

COMMUNITY REDEVELOPMENT AGENCY MEETING



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

Meeting Minutes - DRAFT

Tuesday, July 12, 2016

City Commission Conference Room

Meeting was called to order at 11:18 p.m. by Chair Seiler.

ATTENDANCE ROLL CALL

Present: Chair John P. "Jack" Seiler
Vice Chair Dean J. Trantalis
Commissioner Bruce G. Roberts
Commissioner Romney Rogers
Commissioner Robert L. McKinzie

QUORUM ESTABLISHED

Also Present: Lee R. Feldman, Executive Director
John Herbst, City Auditor
Jeffrey A. Modarelli, Secretary
Cynthia A. Everett, General Counsel

CRA-1 16-0876 Approval of Minutes for June 7, 2016 CRA Board Meeting

A motion to approve the Minutes for the June 7, 2016, CRA Meeting and the agenda for today's CRA meeting was made by Commissioner Roberts and was seconded by Vice Mayor Trantalis.

APPROVED

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

CRA-2 16-08376 Office Location Options for the Community Redevelopment Agency (CRA) and Motion to Execute an Office Lease

Executive Director Feldman requested this item be deferred to the CRA Board Meeting on August 16, 2016.

A motion to defer this item until the CRA Board Meeting of August 16, 2016, was made by Commissioner Roberts and was seconded by Vice Chair Trantalis.

APPROVED – Deferred To August 16, 2016 CRA Board Meeting

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

CRA-3 16-0817 Purchasing Slum and Blighted Properties within the Community Redevelopment (CRA) Areas (corrected per Executive Director Feldman's statement below)

Executive Director Feldman stated the CAM was revised to include all three CRA's, the Beach CRA, the Central City CRA, and the Northwest Progresso Flagler Heights CRA. CRA staff is seeking approval to establish a formal policy to identify eligible properties within the City's CRAs and acquire them for redevelopment purposes.

Executive Director Feldman noted that there was one small property within the Beach CRA to be purchased, and the goal of this item is to have a formal policy for purchasing slum and blighted properties within the Community Redevelopment (CRA) Areas.

Commissioner Rogers asked General Counsel Cynthia Everett if the CRAs have condemnation powers. General Counsel Cynthia Everett deferred to Assistant City Attorney Counsel Lynn Solomon to answer this question. Assistant Attorney Solomon stated the CRA once had condemnation powers for private development but this power was taken away. Currently, any condemnation powers of the CRA Board now must relate to a public purpose or public use. Comments and discussions ensued.

Assistant City Attorney Solomon stated she would get back to Commission Rogers on his question regarding the CRA Board using CRA Funds to purchase a condemned property for a public purpose in the name of the CRA with CRA Funds instead of in the name of the City.

Mayor Seiler recognized Mr. Charles King, 107 N. Victoria Park Road, who addressed the CRA Board with his comments, suggestions and concerns on this item.

Mayor Seiler recognized Count Rosenthal, who addressed the CRA Board with his comments, suggestions and concerns on this item.

There being no one else wishing to speak on this item, Vice Chair Trantalis made a motion to close the public hearing, which was seconded by Commissioner Roberts. Roll call showed: AYES: Commissioner Rogers, Commissioner Roberts, Vice Chair Trantalis, Commissioner McKinzie, and Chair Seiler. NAYS: None.

Chair Seiler closed the public hearing.

Vice Chair Trantalis stated this sets up objective criteria for the purchase of new CRA properties. However, the City is not in the market for the wholesale purchase of properties within the City for its CRAs. He further stated the City's objective should be selling existing properties within the City's CRAs unless there are special circumstances that would require the City to purchase additional CRA properties. Vice Chair Trantalis stated the CRA Board should be consulted before the CRAs acquire any additional properties.

Commissioner McKinzie's commented on the misperception of CRA inventory being easily sold. He stated it is important when trying to sell or develop current CRA properties the need to be flexible and perhaps using lots to make them contiguous as an incentive for a possible development when an opportunity arises. Commissioner McKinzie also suggested using the TIF dollars generated to complete what the CRA has begun.

Vice Mayor Trantalis stated this would be a methodology to make a site more desirable for future development on a case by case basis and should be discussed by the CRA Board on a case by case basis. Commissioner McKinzie concurred stating the City's CRA Advisory Boards need to be educated on this aspect of incentivizing properties to be able to sell and develop certain CRA properties especially in the area of the Sistrunk Corridor.

Vice Chair Trantalis made a motion to approve this item and was seconded by Commissioner Roberts.

APPROVED

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

ADJOURNMENT

There being no additional business before the CRA Board, Chairman Seiler adjourned the meeting at 11:34 p.m.

John P. “Jack” Seiler
Chair

ATTEST:

Jeffrey A. Modarelli
Secretary