

APPROVED
MINUTES
NORTHWEST PROGRESSO – FLAGLER HEIGHTS
REDEVELOPMENT ADVISORY BOARD
FORT LAUDERDALE
100 NORTH ANDREWS AVENUE
8th FLOOR CONFERENCE ROOM
JUNE 22, 2016 – 3:30 P.M.

Cumulative Attendance
May 2016 - April 2017

<u>Members Present</u>	<u>Attendance</u>	<u>Present</u>	<u>Absent</u>
Steve Lucas, Chair	P	2	0
Ella Phillips, Vice Chair (4:13-5:54)	P	1	1
Jessie Adderley (4:00-5:21)	P	2	0
Leann Barber	P	2	0
Sonya Burrows	P	2	0
Ron Centamore	P	2	0
Alan Gabriel (dep. 5:45)	P	2	0
Mickey Hinton	P	2	0
John Hooper	A	1	1
Dylan Lagi	P	2	0
Steffen Lue	A	1	1
Jacqueline Reed	A	1	1
Scott Strawbridge (via phone; dep. 5:13)	P	2	0
John Wilkes	P	2	0

Currently there are 14 appointed members to the Board, which means 8 would constitute a quorum.

It was noted that a quorum was present at the meeting.

Staff

Jonathan Brown, Northwest CRA Manager
Bob Wojcik, Planner III, NPF CRA
Sandra Doughlin, NPF CRA
Thomasina Turner-Diggs, Project Coordinator
Officer Karl Maracotta, Fort Lauderdale Police Department
Elizabeth Van Zandt, Department of Transportation and Mobility
Lisa Edmondson, Recording Secretary, Prototype, Inc.

Communications to City Commission

None.

I. Call to Order / Roll Call

Chair Lucas called the meeting to order at 3:38 p.m. and roll was called. It was noted a quorum was present.

Chair Lucas advised that Board member Scott Strawbridge wished to participate in the meeting via telephone. Board approval of this request is required. The Chair also clarified that Mr. Strawbridge would not be able to vote during the meeting, nor would his participation count toward a quorum.

Motion made by Mr. Centamore, seconded by Ms. Burrows, to permit participation. In a voice vote, the **motion** passed unanimously.

II. Approval of Minutes from May 25, 2016 Regular Meeting

Motion made by Mr. Gabriel, seconded by Mr. Lagi, to approve. In a voice vote, the **motion** passed unanimously.

Chair Lucas requested an update on the 6th Street property for which the Board had held a special meeting earlier during the month. Mr. Brown reported that the City Commission has deferred this Item permanently, as an offer has been made on the property and the bank which owns the property is performing its due diligence regarding the offer.

III. Mosaic Update – Mosaic Group

Ann Marie Sorrell, representing the Mosaic Group, showed a PowerPoint presentation to the Board, explaining that there are continuous updates underway on the website that has been in development during recent months. The site includes a list of available properties within the CRA, including their zoning districts.

Ms. Sorrell continued that a CRA tool kit is nearly complete, with the exception of its incentive page. She noted that a member of CRA Staff attended a recent Urban Land Institute (ULI) summit in Miami.

Small Business Week was a recent three-day event attended by over 60 individuals and including a Small Business Conference at the Old Dillard Museum, as well as Small Business Saturday, which included sponsored outdoor events. The City was well-represented during the Conference. Ms. Sorrell reviewed several of the events held on Small Business Saturday, many of which were used to activate various locations within the CRA. Over 500 visitors came to the Fort Lauderdale Village District during Small Business Week.

Mosaic continues to work on additional deliverables, including the newsletter and preparation for the upcoming Florida Redevelopment Association Conference. June

accomplishments include finalization of the newsletter, which highlights opportunities available within the CRA. Mosaic is also developing a marketing plan for the years 2016 through 2019, which will be presented to CRA Staff and to the Board at the next scheduled meeting.

With regard to public relations, a feature in the *South Florida Times* focused on four different redevelopment agencies in South Florida, including the CRA. Mosaic has also met with participants in various community projects, including the President of the Greater Fort Lauderdale Chamber of Commerce and the Greater Fort Lauderdale Alliance. Ms. Sorrell concluded that Board Vice-Chair Ella Phillips will host a group of Florida women legislators within the CRA.

Ms. Adderley arrived at 4:00 p.m.

Ms. Sorrell concluded that Mosaic is working to finalize dates for inclusion on the Upcoming Events calendar. The CRA brand launch is tentatively scheduled for Thursday, August 18 and Saturday, August 20, 2016.

Mr. Brown thanked the Board members who participated in these and other recent CRA events.

IV. Cameras on Sistrunk – Karl Maracotta, FLPD

Officer Karl Maracotta of the Fort Lauderdale Police Department (FLPD) stated that he is the Department's City-wide mobile data administrator. His team oversees all current and forthcoming cameras within the City, including supervision/direction of vendors and oversight of requests for proposal (RFPs). At present, there are 17 working cameras on Sistrunk Boulevard. These cameras communicate with wireless networks on the corridor. Once renovations are complete on the City's water tower, additional antennae will be placed there so the wireless network can cover the entire CRA.

Officer Maracotta explained that another five to six cameras will be placed on Sistrunk Boulevard. Plans include establishment of a video wall at the Police Department, which will allow the Department a live view of any camera in the City. The FLPD plans to place approximately 76 cameras on the beach as well. Placement is subject to wind load and electrical studies to ensure that cameras can withstand the weather.

Officer Maracotta continued that Police Officers will have full access to these cameras within the month, once firewalls and other security protections are in place. Because these protections are not yet complete, the cameras are not currently live. He noted that license plate reader (LPR) cameras will also be implemented on Sistrunk Boulevard as a deterrent to crime. He observed that while cameras do not reduce the need for Police Officers, they are a tool that can be used to deter crime and promote public safety.

Officer Maracotta advised that there has been a great deal of discussion of the pros and cons of placing signage on the street to advise the public of the cameras. He pointed out that they can discourage individuals with potential criminal intent; however, it was noted that the signage could suggest to visitors and businesses that the area is one of high crime. He requested additional guidance from the CRA to determine the best approach to crime prevention in that area.

Vice Chair Phillips arrived at 4:13 p.m.

Chair Lucas recalled that at a previous meeting, the Board was presented with the option of funding the addition of Police Officers to the CRA, which was determined to be very expensive. He suggested that in the future, CRA Staff seek to leverage their existing investment in the area, such as cameras and other technology. Mr. Brown advised that the Board would discuss the possibility of additional Police Officers as well as the proposed Ambassador Program at next month's meeting.

V. Funding Request – Flagler Village Hotel – Dev Motwani

Mr. Brown noted that Dev Motwani has served as a member of the CRA Advisory Board, and reached out to the City Attorney's Office to recuse himself from presentation or discussion of this project; however, the City Attorney's Office has determined that it would constitute a prohibitive conflict of interest under Section 112 of the Florida Statutes for a member to appear before his own Board in order to seek grant funding. Due to this interpretation, Mr. Motwani resigned from the Board prior to submitting the request for funding.

Mr. Brown continued that the City Attorney's Office reported this issue to be the statutory purview of the Florida Commission on Ethics, from which Mr. Motwani could seek additional direction if he wished.

Mr. Motwani showed a PowerPoint presentation on the proposed Flagler Village Hotel, stating that the project will be located near the future Brightline/All Aboard Florida train station as well as a Wave Modern Streetcar stop. The site was originally considered for a residential project. The hotel will have active frontage on both 1st Avenue and 4th Street, with wide sidewalks and a shared multi-use path for pedestrians and cyclists. The garage will be screened with glass, lighting, and art installations or interactive projects to connect the location to the FAT Village area.

Mr. Motwani continued that the ground floor site plan includes heavy landscaping, decorative features, and increased setbacks. There is additional space in which a B-Cycle station may be placed. Landscaping will be developed in conjunction with the City with regard to the types of plants and shade trees used. The project's property line does not fully extend to the street, although the City requires the project to enter into a

maintenance agreement for the property. The entire sidewalk will be within the City's right-of-way.

Mr. Motwani noted that the property was not previously platted, and the development team platted it for either a residential or a hotel project. The team's goal is to enter into an agreement with Hilton for a dual-branded product including both hotels and suites for business travelers within the same building. He estimated that the project can create as many as 90 direct full-time jobs.

Mr. Motwani continued that the project could bring over \$2 million in tax increment financing (TIF) revenue to the CRA over its first five years of operation. He estimated that it would take five years for the hotel to stabilize, as the area is transitional and the Wave is not expected to be implemented until 2020. The funding request is intended to attract Hilton to the property. The yield-to-cost ratio without funding is 7.1%, while with funding it is 7.96%. Its debt yield is 11%.

Chair Lucas stated that the CRA has seen good returns on its streetscape investments. Ms. Barber noted that there are two requests: one for property tax reimbursement of \$1.7 million and another for streetscape funding. Mr. Brown further clarified that once the hotel is completed, the streetscape is one of the last aspects to be installed, which means funding would occur near the end of the project. The development is expected to be complete in early 2018.

Mr. Wilkes requested additional information on the project, noting that the timeline for beginning the project is within 12 months, followed by a construction period of 12 to 16 months. Mr. Motwani advised that the site plan has been approved by the City; once the deal with Hilton has been finalized, the site plan may require minor adjustments based upon the company's specific requirements. The project may be permitted later in 2016.

Mr. Wilkes also asked if the programs proposed for the CRA at the Board's May 2016 meeting have been approved by the City Commission/CRA Board. Mr. Brown confirmed that the Commission has approved these programs, explaining that the Commission has made some changes to them. The Board members have been provided with copies of the programs so they can review the information when projects come before them to request funding.

Mr. Brown continued that in the year 2018, the CRA budget is estimated to bring in approximately \$10 million total in TIF revenue; however, the request for streetscape funding would obligate current dollars, not 2018 dollars. The property tax reimbursement would be based on TIF revenue generated, which pays for itself. He noted that there is currently between \$5 million and \$6 million in the CRA budget, which can be further clarified once changes are made to set aside monies for neighborhoods instead of incentives. He stated that the requested funding would come out of funds set aside for the Flagler Village area.

Mr. Brown added that discussions are ongoing with the City Auditor, Finance Department, and City Manager's Office regarding how to make appropriate changes while ensuring that the CRA meets statutory requirements. He pointed out that information from the Florida Redevelopment Agency shows that a holding account does not technically meet these requirements.

Mr. Wilkes asked what percentage of the current budget would go toward the funding request. Mr. Brown replied that the Flagler account currently has \$2.5 million, which would be used to fund the Quantum project, the Flagler Village Hotel project, and any other project from the Flagler Village area before the fiscal year ends on September 30, 2016. TIF revenue, however, must be provided to the CRA by January 1 of each year. Mr. Wilkes asserted that the Board would need to see numbers for each category within the budget in order to better evaluate funding requests.

Mr. Lagi commented that funding for the Flagler Village area in 2016 includes the Quantum streetscape project, as well as transit-oriented development (TOD) for the Flagler Village train station. Mr. Brown reiterated that funding must be committed to specific projects in accordance with Florida Statutes.

Ms. Barber requested clarification of how TIF revenue would be reimbursed. Mr. Brown explained that TIF reimbursements are made based on the increase in the tax base brought forward by a specific project.

Motion made by Mr. Gabriel, seconded by Mr. Wilkes, to approve the streetscape as proposed.

Mr. Wilkes asserted that if both the streetscape request and the TIF request were granted, the CRA would ultimately receive no benefit from the project. He also felt the incentive for the first project within an area should be high, but should decrease for subsequent projects, as these represent less risk. For this reason, he stated that the streetscape request should be for a lesser amount.

Mr. Brown pointed out that the benefit of a large development of this nature extends beyond its financing, as it is expected to create 93 permanent jobs in addition to the jobs created by its construction phase. Ms. Barber observed, however, that these jobs are not tied to the CRA, and that hotel jobs are primarily minimum wage. She suggested that construction jobs be allocated to firms within the CRA.

Mr. Motwani replied that the average wage of hotel jobs is significantly higher than minimum wage, and noted the economic activity created by the presence of the first hotel to the west of Andrews Avenue. He added that the City audits the figures put forth in the funding requests and may determine that the actual cost is less than the current

estimate. Mr. Centamore commented that the City also receives a benefit from the bed taxes generated by hotels.

In a roll call vote, the **motion** passed 9-1 (Ms. Barber dissenting).

Motion made by Mr. Wilkes, seconded by Mr. Gabriel, to approve the project for the tax incentive program calculated based upon the TIF in the year that they start.

Mr. Wilkes explained that the reason behind the **motion's** language was to clarify that the purchase price for the property would increase the land value of the TIF base by at least \$1.2 million, resulting in additional money for the CRA. Mr. Motwani agreed that the beginning of the project could be established as January 2017, with plans to open in 2018.

Mr. Wilkes restated his **amended motion** as follows: **motion** to approve the project for the property tax incentive program calculated based upon the tax year commencing 2017. Mr. Gabriel accepted the **amendment**.

In a roll call vote, the **motion** passed unanimously (10-0).

Mr. Strawbridge left the meeting (telephonically) at 5:13 p.m.

VI. Wave Presentation – Elizabeth Van Zandt, TAM

Elizabeth Van Zandt of the Department of Transportation and Mobility advised that preliminary results are available from the Streetcar Feasibility Study, which was first presented to the Board in 2015. The study considered three alternatives for the Wave's east-west movements within the CRA. Sistrunk Boulevard was determined to have lower costs for both the capital and operations and maintenance phases of the project, although ridership for this alternative may be low.

The City proposes exploring an extension from the original Phase 1 at the station at Sistrunk Boulevard and Andrews Avenue, moving west to Sistrunk Boulevard and NW 7th Avenue. This would be consistent with the higher-density zoning recently adopted in this area. Costs over the Phase 1 alignment have not yet been determined. This alternative would add one station.

The Central Broward East-West Project is a Florida Department of Transportation (FDOT) project that would extend Wave service to the Fort Lauderdale-Hollywood International Airport, Port Everglades, and the Convention Center. This study determined that the locally preferred alternative for an east-west connection to Tri-Rail would move along Broward Boulevard. If this alternative is completed within the next five to 10 years, a direct Wave connection could be made from Sistrunk Boulevard/7th Avenue to Broward Boulevard.

Next steps include taking this plan before the City Commission for additional input to determine if there is sufficient support for working with partner agencies toward the proposed extension. Phase 1 of the Wave will be released through the City's Procurement Department within the next 30 to 45 days.

The Board discussed the presentation, clarifying that the land use has a significant effect on the Wave's projected ridership numbers. The higher density in the Downtown Regional Activity Center (RAC) contributes to higher ridership for this area. The Sistrunk Boulevard, Broward Boulevard, and Sunrise Boulevard areas do not share the same underlying land use.

Ms. Adderley left the meeting at 5:21 p.m.

Ms. Van Zandt advised that the City hopes to explore the proposed east-west route and propose it as the next extension of the Wave, once partner agencies are informed and additional incremental costs are determined for the additional track and station. She explained that Staff hopes to provide the City Commission/CRA Board with information about the will of the Redevelopment Advisory Board.

Ms. Barber asked if the proposal was being mapped with consideration of the need of transit users without cars in the subject area. It was clarified that the ridership study did not consider removing existing bus service on the Sistrunk corridor, but intended the Wave to complement this service, contributing to a more efficient system.

Ms. Van Zandt added that BCT will be a partner agency in the Wave; the study considered what could happen if some BCT bus routes were consolidated and the Wave used to provide this service. The buses could then be redeployed to serve other neighborhoods, and the TMA's Sun Trolley could also be used in the Sistrunk Boulevard area. Chair Lucas commented that there has been interest from the Board in the past regarding deployment of the Sun Trolley along Sistrunk Boulevard, as well as along 7th Avenue and 9th Avenue, where there is significant density.

Ms. Burrows observed that the Sistrunk area, while a historic community, did not have or want greater density, which meant the study would focus on ridership instead. She felt the study supports an assumption that greater density should be built in the Sistrunk area. She concluded that she hoped to see numbers based on ridership within the Sistrunk corridor. Ms. Barber added that transit ridership in this area may be low because of its cost, and asserted that she would like to see more stops and a low-cost solution.

Ms. Van Zandt stated that the Department of Transportation and Mobility can focus on ridership projections and station locations if that is the Board's desire, and bring this information back to a subsequent meeting.

Motion made by Mr. Gabriel, seconded by Ms. Burrows, to continue the discussion until the next meeting. In a voice vote, the **motion** passed unanimously.

The following Item was taken out of order on the Agenda.

VIII. CRA Project Report Update – Jonathan Brown, NPF CRA Manager

Mr. Brown advised that as the CRA monitors various projects, it is important to develop the appropriate systems to remain in compliance with the CRA Statute. He provided a handout reflecting projects currently underway, the CRA funds appropriated for them, the year in which these dollars were awarded, and their remaining balance.

Mr. Brown continued that the handout includes official guidance from the Florida Redevelopment Agency, which outlines the responsibilities of a CRA. This report clarifies that funds left in a redevelopment trust fund on the last day of the fiscal year shall be either returned to the taxing authorities, used to reduce debt, deposited in an escrow account for later use in reducing debt, appropriated to a specific project included in the CRA Plan that must be completed within three years, or carried over into the next year as an undesignated fund balance.

He continued that projects must be reviewed to ensure that they are consistent with these requirements of the Florida Statute. There may be times in which funds for a project are committed, but extend into a fourth or fifth year. He reviewed specific projects included on the handout, noting the year in which the funds were committed and the amount of funds appropriated.

Mr. Gabriel left the meeting at 5:45 p.m.

Mr. Brown added that if funds are committed to expired projects or programs, these items must be communicated to the City Commission, which will make a decision about them. These dollars will need to be reassigned to different incentives. He reiterated that CRA funds are not intended for placement within holding accounts.

Chair Lucas recommended the addition of a status column in the report, which would indicate a project's progress toward completion. Chair Lucas stated that this document should be a regular Agenda Item at subsequent Board meetings. Mr. Brown concluded that this issue would also be discussed further at the next Board meeting.

Vice Chair Phillips left the meeting at 5:54 p.m.

VII. CRA Ordinance – Jonathan Brown, NPF CRA Manager

Mr. Brown provided the members with a copy of the Ordinance governing the Board, stating that he wished to ensure that all actions taken by the Board are consistent with this Ordinance.

IX. Communication to CRA Board – NPF CRA Board

None.

X. Old / New Business

None.

XI. Public Comment

None.

XII. Adjournment

There being no further business to come before the Board at this time, the meeting was adjourned at 6:00 p.m.

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

[Minutes prepared by K. McGuire, Prototype, Inc.]