

City of Fort Lauderdale

*City Hall
100 North Andrews Avenue
Fort Lauderdale, FL 33301
www.fortlauderdale.gov*



Meeting Minutes

Tuesday, December 20, 2016

2:30 PM

**OR AS SOON THEREAFTER AS POSSIBLE
City Commission Conference Room**

COMMUNITY REDEVELOPMENT AGENCY BOARD

***FORT LAUDERDALE COMMUNITY REDEVELOPMENT AGENCY BOARD OF
COMMISSIONERS***

***JOHN P. "JACK" SEILER - Chair
DEAN J. TRANTALIS - Vice Chair
BRUCE G. ROBERTS - Commissioner - District I
ROBERT L. McKINZIE Commissioner - District III
ROMNEY ROGERS Commissioner - District IV***

***LEE R. FELDMAN, Executive Director
JOHN HERBST, City Auditor
JEFFREY A. MODARELLI, Secretary
CYNTHIA A. EVERETT, General Counsel***

ROLL CALL

Present 5 - Commissioner Bruce G. Roberts, Vice Chair Dean J. Trantalis, Commissioner Robert L. McKinzie, Commissioner Romney Rogers, and Chair John P. "Jack" Seiler

QUORUM ESTABLISHED

Also Present: Executive Director Lee R. Feldman, City Auditor John Herbst, Secretary Jeffrey A. Modarelli, General Counsel Cynthia A. Everett, Jonathan Brown, Northwest Progresso Flagler Heights Community Redevelopment Agency (NWPFH CRA) Area Manager, and Sergeant At Arms Francisco Vetancourt

CALL TO ORDER

Mayor Seiler called the meeting to order at 3:48 p.m.

No public e-comments were submitted for this meeting.

MOTIONS

M-1 [16-1574](#) Motion to Approve November 15, 2016, Community Redevelopment Agency Board Minutes

Vice Chair Trantalis made a motion to approve the above noted minutes and was seconded by Commissioner Roberts.

APPROVED

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

M-2 [16-1241](#) Request to Transfer City Owned Lots in the Northwest-Progresso-Flagler Heights Community Redevelopment Area to the Fort Lauderdale Community Redevelopment Agency

At the request of Vice Chair Trantalis, Executive Director Feldman explained the details of this item stating this motion allows the transfer of City owned lots titled in the name of the City and located in the Northwest Progresso Flagler Heights (NWPFH) Community Redevelopment Agency (CRA) to the Fort Lauderdale CRA. He stated this would allow more flexibility in the disposition of these lots for various CRA purposes. Executive Director Feldman further explained the details relating to the resulting transactions, CRA funding and deadlines.

Vice Chair Trantalis asked Executive Director Feldman about the hiring of CBRE for the purpose of disposing of City owned lots. Vice Chair Trantalis expounded on the original purpose of the CRA stating that it was to purchase property to rehabilitate or to demolish uninhabitable property and resell it. Commissioner Rogers gave his input, reasoning and recommendations on this issue. Further comments and discussions ensued. It was noted that there were 55 lots for affordable housing that were the subject of this item.

Chair Seiler recognized Jonathan Brown, Northwest Progresso Flagler Heights Community Redevelopment Agency (NWPFH CRA) Area Manager, who addressed the CRA Board and addressed Vice Chair Trantalis's inquiry on the details of how the 55 lots would be developed for in-fill housing in the NWPFH CRA as well as details of the home buyer program approved by the Community Redevelopment Agency Advisory Board. Commissioner McKinzie commented on the history of this type of home buyer program that has sustained neighborhoods in District III. Chair Seiler addressed the issue of moving this inventory in the time remaining for the NWPFH Community Redevelopment Agency and his agreement with Vice Chair Trantalis on the need to have the City's surplus property sold. Further discussions ensued on the CRA's ongoing involvement with this affordable housing program and the City's Affordable Housing Trust Fund.

Chair Seiler recognized Ron Centamore, Chair of the Northwest Progresso Flagler Heights Community Redevelopment Agency (NWPFH) Board, who addressed the CRA Board and the meeting attendees. Mr. Centamore's comments focused on the unanimous vote of the NWPFH Board to offer the City \$10.00 per lot in lieu of paying full price as previously stated.

Chair Seiler recognized Frank Schidman, 1858 NE 34th Street, Professor at Florida Atlantic University and former Executive Director of the Transportation Management Agency (TMA), who addressed the CRA Board. Mr. Schidman's comments focused on the lengthy discussions at the NWPFH Board meeting and the City's history with Federal government's policy for grant funding in the NWPFH area. Mr. Schidman also noted the CRA Board's latitude in fostering development, and that the CRA would be paying for these properties again or paying for properties that were provided to the Community Redevelopment Agency by the Federal government. He also discussed possible issues relating to clouds on the titles of these properties and issues relating to State statutes regarding the providing of affordable housing.

Chair Seiler recognized Scott Strawbridge, 1308 SW 3rd Court and member of the NWPFH Board, who addressed the CRA Board. Mr. Strawbridge expounded on the need for affordable housing in this area and the contributing factors of slum and blight in this area is due to vacant and undeveloped properties in the City. Discussions continued on the appraised value of these properties. Commissioner McKinzie recommended transferring these properties to the CRA. Chair Seiler disagreed with Commissioner McKinzie's recommendation stating the City needs to be made whole. Commissioner Roberts asked if there could be a compromise. The historical costs and the City's expenses for both residential and commercial properties were discussed. The three proposed actions were commented on and discussed.

Chair Seiler asked General Counsel Everett if there were any legal issues regarding the three proposed recommendations for this item. General Counsel Everett responded "no".

Chair Seiler recognized Count Rosenthal, 1237 NW 4th Avenue, who addressed the CRA Board meeting attendees with his comments and recommendations regarding the importance of assisting the residents of the Northwest area of the City.

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

Mr. Brown asked about the portion of this amount going to the Affordable Housing Trust. Commissioner Trantalis confirmed that this would be determined at another time. City Auditor Herbst stated that the decision should be a City Commission action rather than a CRA Board action.

APPROVED AS AMENDED - Cost of \$447,291.22 for 56 Lots plus \$3,000 per lot residential

Aye: 4 - Commissioner Roberts, Vice Chair Trantalis, Commissioner Rogers and Mayor Seiler

Nay: 1 - Commissioner McKinzie

M-3 [16-1313](#)

Motion to Approve a Development Incentive Program Funding Agreement in the amount of \$1,500,000 between the Fort Lauderdale Community Redevelopment Agency and LPF Realty FL LLC/Triangle Services, Inc. for the Triangle Services Southeast Regional Headquarters Project Located at 550 West Sunrise Boulevard

Vice Chair Trantalis made a motion to approve this item and was

seconded by Commissioner Roberts.

APPROVED

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

M-4 [16-1578](#)

Motion Authorizing Execution of Partial Assignment and Assumption of Lease Agreement with Fort Lauderdale Community Redevelopment Agency for Suite 103 in the 914 Building

City Auditor Herbst explained this item was not a sublease but rather an assignment of a lease and assumption of the lease to the City.

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

APPROVED

Aye: 4 - Commissioner Roberts, Vice Chair Trantalis, Commissioner Rogers and Mayor Seiler

Not Present: 1 - Commissioner McKinzie

ADJOURNMENT

There being no further business before the Community Redevelopment Agency Board at the Meeting of December 20, 2016, Chair Seiler adjourned the meeting at 4:53 p.m.

John P. "Jack" Seiler
Chair

ATTEST:

Jeffrey A. Modarelli
Secretary