

City of Fort Lauderdale

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



Meeting Minutes

Wednesday, January 18, 2017

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, Secretary Jeffrey A. Modarelli, General Counsel Cynthia A. Everett, City Auditor John Herbst, and Sergeant at Arms Travis O'Neal

No public e-comments were submitted for this meeting

CALL TO ORDER

Chair Seiler called the Community Redevelopment Agency (CRA) Board Meeting of January 18, 2017, to order at 10:52 p.m.

MOTIONS

- M-1** [17-0055](#) Motion to Approve December 6, 2016, Community Redevelopment Agency Board Meeting Minutes
- Vice Chair Trantalis moved to approve this item and was seconded by Commissioner Roberts.
- APPROVED**
- Aye:** 5 - Vice Chair Trantalis, Commissioner McKinzie, Commissioner Rogers, Commissioner Roberts and Chair Seiler
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- M-2** [17-0078](#) Motion to Approve the Las Olas Boulevard Corridor Improvement Project Construction Contract with Skanska USA Building Inc. for a Guaranteed Maximum Price (GMP) in the amount of \$49,379,324
- Executive Director Feldman stated this item is the CRA Version of PUR-6 which was discussed earlier in the Regular Meeting. Commissioner Rogers commented on the oversight of Skanska's costs. Executive Director Feldman stated the Project Manager, Thomas Green, worked with EDSA on the project's costs. Additionally, EDSA brought in consultants to negotiate and reconfirm the costs associated with the project, stating price negotiations took

place. Executive Director Feldman also discussed details relating to the contingency fund of the project, and that this transaction would not be purchased through the City's P-Card in order to keep the costs down.

Commissioner Roberts moved to approve this item and was seconded by Commissioner McKinzie.

APPROVED

Aye: 4 - Commissioner McKinzie, Commissioner Rogers, Commissioner Roberts and Chair Seiler

Nay: 1 - Vice Chair Trantalis

M-3 [17-0058](#)

Budget Amendment - Appropriation of \$4,629,324 from the Aquatic Center Improvement Project to the Las Olas Boulevard Corridor Improvement Project

Mayor Seiler confirmed for the record that this item is being approved with the intention of replacing the Aquatic Complex funds through Tax Incremental Financing (TIF) in future years.

Mayor Seiler recognized Don Morris, Area Manager for the Beach Community Redevelopment Agency, who confirmed this is a temporary measure to allow the City to cover the costs of the Las Olas Project. Mr. Morris stated the intention is to place these funds back into the Aquatic Complex account in the amount of \$4,620,000 from future TIF funds.

Commissioner Rogers moved to approve this item and was seconded by Commissioner Roberts.

APPROVED

Aye: 4 - Commissioner McKinzie, Commissioner Rogers, Commissioner Roberts and Chair Seiler

Nay: 1 - Vice Chair Trantalis

M-4 [17-0036](#)

Motion to Approve a Modification of Mortgage with Yacht Chandlers, Inc. at 750 West Sunrise Boulevard - \$100,000

Mayor Seiler asked for an explanation of this item from Jonathan Brown, Area Manager for the Northwest Progresso Flagler Heights Community Redevelopment Agency (NWPFH CRA). Mr. Brown explained this item modifies Chandler Yacht's mortgage to allow for combining two Small Business Agency (SBA) loans from Stonegate Bank into one loan and would move the City from the third position to the second position. Mr. Brown noted the appraised value of this property as being \$4,300,000. Mr. Brown stated the combined loan

to value is 71 percent, noting that approximately \$1,000,000 in equity exists. The principal will become \$3,900,000 when the two SBA loans are combined with no increase in principal, and the City will be moved to second position from the third position.

Mayor Seiler asked Tim McMillan of Yacht Chandlers to reconfirm the details of the loan modification as noted above by Mr. Brown, which Mr. McMillan reconfirmed. Vice Mayor Trantalis stated that the title of this item was misleading and this is not a loan modification of the City's mortgage but a resubordination of the City's position from second to third position.

Mayor Seiler asked City Attorney Everett if the City Attorney's Office had an opportunity to review this item and approve this item and Ms. Everett confirmed.

Commissioner Rogers moved to approve this item and was seconded by Vice Chair Trantalis.

APPROVED

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

ADJOURNMENT

Chair Seiler adjourned the Community Redevelopment Agency (CRA) Board Meeting of January 18, 2017, at 11:00 p.m.

John P. "Jack" Seiler
Chair

ATTEST:

Jeffrey A. Modarelli
Secretary