

**APPROVED**  
**MEETING MINUTES**  
**NORTHWEST PROGRESSO – FLAGLER HEIGHTS**  
**REDEVELOPMENT ADVISORY BOARD**  
**FORT LAUDERDALE**  
**8<sup>TH</sup> FLOOR CONFERENCE ROOM, CITY HALL**  
**FEBRUARY 14, 2017 – 3:30 P.M.**

**Cumulative Attendance**

**May 2016 - April 2017**

<b><u>Members Present</u></b>	<b><u>Attendance</u></b>	<b><u>Present</u></b>	<b><u>Absent</u></b>
Ron Centamore, Chair	P	9	0
Sonya Burrows, Vice Chair	P	9	0
Jessie Adderley	P	6	3
Leann Barber	P	8	1
Alan Gabriel	P	7	2
John Hart	P	4	1
Mickey Hinton (arr. 4:13)	P	7	2
John Hooper	P	6	3
Dylan Lagi (arr. 5:16)	P	9	0
Steffen Lue	P	6	3
Scott Strawbridge	P	8	1
John Wilkes	P	8	1

Currently there are 12 appointed members to the Board, which means 7 would constitute a quorum.

**Staff**

Jonathan Brown, Northwest CRA Manager  
Vanessa Martin, CRA Business Manager  
Sandra Doughlin, CRA  
Bob Wojcik, Planner III  
Glendon Hall, Housing and Economic Development Manager  
Jamie Opperlee, Recording Secretary, Prototype, Inc.

**Communications to City Commission**

None.

**I. Call to Order / Roll Call**

Chair Centamore called the meeting to order at 3:37 p.m. Roll was called and it was noted a quorum was present.

**II. Approval of Minutes from December 13, 2016 & January 9, 2017 Meetings**

**Motion** made by Mr. Strawbridge, seconded by Mr. Gabriel, to approve the December 13 minutes. In a voice vote, the **motion** passed unanimously.

**Motion** made by Mr. Strawbridge, seconded by Mr. Gabriel, for approval of [the January 9, 2017 minutes].

Mr. Wilkes noted a correction to p.3, paragraph 2: there were 55 lots rather than 58 listed in the backup materials for the meeting. He also noted a correction to p.7, paragraph 6: 84% of homes in the CRA are non-owner-occupied.

In a voice vote, the **motion** passed unanimously [as amended].

### **III. Transfer of Three City-Owned Commercial Parcels to CRA & Developer Interest**

Mr. Wojcik explained that Staff is requesting a recommendation from the Board regarding the transfer of three City-owned properties to the CRA, which will facilitate development of the sites. Two parties, who also own the adjacent properties to these parcels, are asking that the parcels be made available to them for projects.

One of the proposed projects is for an estimated \$14.2 million 100-room hotel on NW 7<sup>th</sup> Avenue. The developer has purchased 18,850 sq. ft. and is seeking parcels behind the site for parking. Without the additional parcels for parking, the project cannot be realized. This developer, Impact Investments, is offering to purchase the property at its appraised value of \$190,000.

The second proposed project is for a 6,777 sq. ft. retail center to be located on Sistrunk Boulevard. The developer owns the adjacent property, which is 14,144 sq. ft. in size, and is willing to purchase the 4680 sq. ft. City-owned lot for \$4354, which would cover the City's costs and expenses. The developer, Gil Hyatt, has owned the adjacent property for several years and plans to develop it himself. Mr. Wojcik noted that the parcel has no vehicular access and can only be of value to the adjacent property owner.

Joseph Poveromo and Brandon Hertz, representing Impact Investments, showed a PowerPoint presentation on the proposed hotel project, which will be close to a future All Aboard Florida station. Mr. Poveromo advised that other nearby projects planned for the area include a Hilton hotel, a large multi-family development with ground floor retail, and additional development off Sistrunk Boulevard and Andrews Avenue.

The proposal is for a three-star hotel with surface parking, which is expected to offer a slightly lower price point than other competing hotels planned for the area. The developer cannot meet parking demand without the City-owned lot it hopes to purchase, even with a parking reduction. They have reached out to other property owners on the



same block to purchase lots, but have been unable to do so thus far. Until the project has a sufficiently large footprint, the developer cannot get a partnership agreement with a major hotel chain.

Ralph Tate, architect for Impact Investments, showed the project's site plan, pointing out that the project's main entry would be on NW 3<sup>rd</sup> Street. The project will be five stories in height and will include ground floor space that could be used for retail or flex uses.

Mr. Brown asked if the project is contingent upon purchasing additional parcels from a church. Mr. Poveromo replied that the project is still possible if the City lots are purchased, but a single contiguous lot, which would be possible if the church agrees to sell, is preferred. Mr. Strawbridge suggested that the developer offer to share parking facilities with the church or develop on-street parking for the project.

Chair Centamore emphasized that the Board needs to know whether or not the City would approve a hotel project with only two lots for parking. Mr. Poveromo responded that one developer who saw the site plan felt 60 parking spaces were sufficient for 100 rooms. Mr. Wojcik added that Staff's recommendation is for the Board to ask the City to allow the developer to submit an application to the Development Review Committee (DRC) so they can have the plans reviewed with the proposed parking lots. The City typically requires a signed agreement before they will accept a DRC application from any party that is not a property owner.

Mr. Wojcik continued that regarding the second site, Staff is asking that the City sell the parcel to the CRA for \$4354 and allow the developer to join with the City in submitting an application for DRC review. They also request that the CRA Board allow Staff to issue a 30-day notice for RFPs for both properties.

Mr. Wilkes requested clarification that the developer would purchase the lot from the CRA at the same price for which the CRA would purchase the lot from the City. Mr. Brown confirmed this, but noted that once the CRA takes ownership of the parcel, they must solicit development projects through the RFP process. Mr. Wojcik clarified that the CRA does not have to ask for competitive bids, but must issue an RFP and assess the value of proposals.

Mr. Wilkes pointed out that the price offered to the CRA is roughly \$160,000 less than fair market value. He did not feel a 100-unit hotel would be approved by the City if it offered only 60 parking spaces.

Mr. Strawbridge advised that the draft agreement before the Board states that the CRA would purchase the property at its appraised value and sell it to the developer; if the development does not come to fruition, the agreement then states that the CRA would



purchase the parcel back. He asked if the developer anticipated a financing gap that would require them to request additional subsidies for the project from the CRA.

Mr. Brown observed that the request before the Board is only about land acquisition. Staff has asked any interested parties to clarify whether they are interested in a land incentive or a different type of incentive at a later time. The developer in this case is offering to pay the appraised value for the land so they may come back before the Board at a later date with an incentive request.

Mr. Hinton arrived at 4:13 p.m.

Vice Chair Burrows characterized the request to purchase the property at its appraised value as an attempt to bypass market forces. She felt the developer should offer to purchase the property directly from the City instead of from the CRA.

Mr. Wilkes pointed out that the request is for the CRA to sell an interested party a parcel consisting of roughly 18,000 sq. ft. at a cost of \$160,000 less than potential market value. He asserted that this includes an incentive in itself. Mr. Brown did not feel that this constituted an incentive, as the property has been appraised at the cost the developer is offering to pay. He pointed out that if the lots are not sold at the offered prices, they are unlikely to be developed.

Chair Centamore recalled that the City Commission, acting in its capacity as the CRA Board, had discussed the purchase of commercial lots by the CRA, clarifying that the CRA may buy commercial lots at their appraised value and sell them at the same price to qualified buyers. Those buyers may then come back and request incentives. He did not feel the ability to purchase a lot at its appraised value should be considered an incentive. Mr. Brown confirmed this, adding that other entities than a single developer may bid during the RFP process for a given parcel. Once a developer owns the parcel, the CRA may partner with them, but will have no role in ownership.

Ms. Barber asked if Impact Investments was a local developer. Mr. Hertz and Mr. Poveromo confirmed that the firm is locally based and is purchasing commercial land in Fort Lauderdale to develop projects. While they work for TE Management, Impact Investments will own the parcel.

Mr. Wojcik explained again that the Board is asked to authorize the company to proceed to the DRC phase and find out the City's requirements for development of the requested parcel, as well as to ask that the parcel be transferred from City to CRA ownership.

**Motion** made by Mr. Gabriel, seconded by Mr. Wilkes, to move this project under the three proposed motions as outlined.

Mr. Gabriel further clarified that his **motion** included the following:



- To give the developer the written authorization to proceed toward DRC approval;
- To have the CRA acquire property from the City and sell them to the developer at the same price of acquisition;
- To allow Staff to issue an RFP for the property.

Mr. Strawbridge added that the Board should also recommend that its closing on the acquisition of the parcel from the City be contingent on the developer's ability to move the project forward. Mr. Brown confirmed that this would be the case. Vice Chair Burrows agreed, noting that a better bid could come in response to the RFP.

Mr. Gabriel **restated** his **motion** as follows: **motion** to ask the City to transfer the property under the dollar amounts concept that was provided; to authorize [the developer] to go forward and make [a] DRC application, that [the Board is] going to sign off whatever they need to do; and to allow CRA Staff to issue an RFP for the property.

In a roll call vote, the **motion** passed 11-0.

Mr. Gabriel requested that this item be brought back before the Board with comments from the DRC after the project has gone through that phase of the approval process.

Mr. Wojcik moved on to the second proposed project, explaining that the subject parcel is behind a convenience store with a rooming house on 15<sup>th</sup> Avenue. The empty parcel is currently a blight on the area. Adjacent property owner Gil Hyatt is willing to clean up the lot and make it part of his proposed project, which would be a retail center.

Vice Chair Burrows pointed out that the parcel is appraised at \$60,000 but the proposal is to purchase it for \$4354. Mr. Brown showed the location of the parcel, stating that it is an interior site only valuable to the owner of adjacent land. Mr. Wojcik noted that the subject parcel is one of the commercial properties owned by the City, for which the Board's previous recommendation was that the City transfer these lots to the CRA for \$10. The City's expenses for the parcel are \$4354.

Vice Chair Burrows asked if the developer is able to proceed with the retail center without the subject parcel. Gil Hyatt, developer, stated that he could not. Vice Chair Burrows pointed out that this raises the value of the property.

Mr. Brown characterized the issue as determining whether the CRA is happy with the current state of Sistrunk Boulevard or would prefer to develop it. He asserted that if the CRA is unwilling to invest in development, this is a problem. Ms. Barber responded that this is not the choice before the Board: they should seek to determine the highest and best use of the property, and should not sell the property without market analysis.

Mr. Hyatt explained that he currently owns three lots from NW 15<sup>th</sup> Terrace to NW 6<sup>th</sup> Street. The subject parcel is 35 ft. by 105 ft. and is unbuildable on its own. He confirmed that he would request additional incentives for his project after the purchase of the lot.

**Motion** made by Mr. Wilkes, seconded by Mr. Strawbridge, that the Board approve the request that this particular lot be acquired from the City and the price [at which they] acquired it from the City be given to [Mr. Hyatt] as part of his project.

Ms. Barber asked if Mr. Hyatt is a local businessperson. Mr. Hyatt confirmed this, adding that he is a general contractor, not a developer. His intent is to lease the lots.

In a roll call vote, the **motion** passed 11-0.

**Motion** made by Mr. Gabriel, seconded by Mr. Wilkes, to process the RFP. In a roll call vote, the **motion** passed unanimously.

#### **IV. CRA Project Funding Update**

CRA Business Manager Vanessa Martin advised that a financial update for the CRA is included in the members' backup materials. She reported that there are few changes to the document: a purchase order has been opened for Triangle Services, and W-9s are pending for the Quantum project. A purchase order is pending for the Flagler Village Triangle.

Regarding residential incentives, a project recently approved by the Board for the Residential Rehabilitation Program was added for \$90,000. Approval of this item will go before the City Commission on March 7, 2017.

Mr. Strawbridge commented that the Board has drawn down \$2.5 million of the available \$12.5 million, with other items pending. He asked if it is possible to forecast how the rest of these dollars will be spent. Mr. Brown replied that in addition to the acquisitions discussed under Item III, there are also residential infill acquisitions, a funding request pending from the YMCA, and other anticipated project requests.

The Board discussed other potential projects that may be forthcoming, including the Bolden Building, which cannot be part of any CRA programs, as there is a demolition order on the structure. If the building meets the requirements of its 40-year inspection, it is possible that its owners may be able to stave off the demolition order and bring forward a project.

Mr. Brown continued that the YMCA is currently in discussions with the City to establish a lease for the Mizell Center. Once a lease for the property is in place, the Mizell Center will be demolished and a new YMCA constructed on the site.



**DRAFT**  
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**8<sup>TH</sup> FLOOR CONFERENCE ROOM, CITY HALL**  
**APRIL 11, 2017 – 3:00 P.M.**

**Cumulative Attendance**  
**May 2016 - April 2017**

<b><u>Members Present</u></b>	<b><u>Attendance</u></b>	<b><u>Present</u></b>	<b><u>Absent</u></b>
Ron Centamore, Chair	P	11	0
Sonya Burrows, Vice Chair	P	11	0
Jessie Adderley (arr. 3:44)	P	8	3
Leann Barber (arr. 3:44)	P	10	1
Alan Gabriel	P	8	2
John Hart	P	6	2
Mickey Hinton (arr. 4:15)	A	7	3
John Hooper (arr. 3:37)	P	7	4
Dylan Lagi (arr. 3:38)	P	11	0
Steffen Lue (arr. 3:32)	P	8	3
Scott Strawbridge	P	10	1
Tina Teague	P	1	0
John Wilkes	A	9	2

Currently there are 13 appointed members to the Board, which means 7 would constitute a quorum.

**Staff**

Jonathan Brown, Northwest CRA Manager  
Glendon Hall, Housing and Economic Development Manager  
Bob Wojcik, Planner III  
Vanessa Martin, CRA Business Manager  
Sandra Doughlin, CRA  
Thomasina Turner-Diggs, CRA Project Coordinator  
Karen Warfel, Principal Planner, Department of Transportation and Mobility  
City Commissioner Dean Trantalis  
Jamie Opperee, Recording Secretary, Prototype, Inc.

**Communications to City Commission**

None.

**I. Call to Order / Roll Call**

incentive request would commit CRA dollars within the current year, as the specific U.S. Department of Housing and Urban Development (HUD) program that Affiliated Companies is using requires the developer to have funding in place before construction commences.

Ms. Barber asked if the development team would consider a redesign of the building, which she felt was out of place its surrounding neighborhood. Mr. Burns replied that the team will go through the Development Review Committee (DRC) process, which will ensure that the project is compatible with the Downtown Master Plan.

Vice Chair Burrows stated that the project has been shown only to the Progresso neighborhood rather than to the entire Northwest CRA, although the Northwest community extends further than a single neighborhood. She asked if the project could be modified to show greater compatibility with the entire historic area. Chair Centamore reiterated that the residents of Progresso are supportive of the project because they want greater access to amenities on Sistrunk Boulevard. Mr. Burns confirmed that the design phase of the project is still in its early stages and may be modified.

Ms. Barber expressed concern that the project may lead to gentrification of the neighborhood, and urged consideration of a project that is more appropriate for residents who already live nearby. Mr. Hall emphasized that these residents want the same quality of homes that are found in other neighborhoods of the CRA.

**Motion** made by Mr. Gabriel, seconded by Mr. Lue, to approve the Development Center Program for the \$7 million, based off the three years as recommended by Staff, with the condition that the workforce housing limitation be incorporated for the remaining life of the CRA. In a roll call vote, the **motion** passed 10-1 (Mr. Hinton dissenting).

#### **VIII. Communication to CRA Board**

None.

#### **IX. Old / New Business**

##### **a. Gil Hyatt – Status Since Recommendation**

Mr. Brown recalled that at a previous meeting, the Board voted to recommend a project brought forward by developer Gil Hyatt. The City has determined that they want to receive the full value of this property and will not entertain a modified cost. This means the Board now has the option to pay the full value of the property to the City and then sell it to Mr. Hyatt at a discounted rate as an incentive. The property has been appraised at roughly \$60,000 and Mr. Hyatt's offer was for \$4300.



Mr. Brown continued that if the recommendation proceeds to the CRA Board in its current state, it will have been recommended by both the Redevelopment Advisory Board (RAB) and CRA Staff. He explained that the reason for this is that the CRA would be asked to pay the full value of any of the commercial lots they may wish to purchase. It was determined that this Item would proceed to the CRA Board with the recommendation previously made by the RAB.

Mr. Brown also reported that developer Milton Jones has secured a loan for a CRA project, and that the Pilgrim Group has closed on a building located on Sistrunk Boulevard. Developer Steven DePuzo has closed on the 115 Sistrunk Boulevard property as well.

#### **X. Public Comment**

None.

#### **XI. Adjournment**

There being no further business to come before the Board at this time, the meeting was adjourned at 6:22 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.]