

City of Fort Lauderdale

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



Meeting Minutes

Tuesday, May 16, 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
BRUCE G. ROBERTS - Vice Chair
DEAN J. TRANTALIS - Commissioner - District II
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 Dean J. Trantalis, Commissioner Robert L. McKinzie, Commissioner Romney Rogers, Vice Chair Bruce G. Roberts, 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 Wilgienson Auguste

No e-comments were submitted for this meeting.

Call to Order

Chair Seiler called the meeting to order at 4:57 p.m.

MOTIONS

M-1 [17-0629](#)

Motion to Approve Minutes for April 19, 2017 Community Redevelopment Agency Board Meeting

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

APPROVED

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

M-2 [17-0267](#)

Motion to Approve Additional Funding to the Sun Trolley Services for the Northwest Progresso Flagler (NPF) Heights CRA

Chair Seiler discussed approving this item based on the performance of this portion of Sun Trolley service.

In response to Commissioner McKinzie's inquiry, Executive Director Feldman stated the routing issues of Sun Trolley service in the Northwest Progresso Flagler Heights area would be addressed at the Community Redevelopment Agency Advisory Board meeting in June and would return to the Commission through a public hearing process.

Vice Chair Roberts stated the Transportation Advisory Board, with the assistance of the consultant, will make recommendations on improving Sun Trolley routing efficiency in the Northwest Progresso Flagler

Heights area. Commissioner Trantalis discussed other areas of low ridership and recommended reviewing all Sun Trolley low ridership areas. Discussions ensued on areas of low ridership due to ongoing factors such as construction.

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

APPROVED

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

M-3 [17-0166](#)

Motion to Approve an Amendment to the Agreement for Redevelopment and Disposition of Property between Riverbend Broward, L.P. and the Fort Lauderdale Community Redevelopment Agency

Assistant City Attorney Lynn Solomon passed out the final draft of the agreement and reviewed the updates and changes with the Commission.

In response to Commissioner Trantalis's question, Jonathan Brown, Northwest Progresso Flagler Heights Community Redevelopment Agency (CRA) Manager, stated the agreement is being amended, confirming no CRA incentives are involved. Commissioner McKinzie explained the history involved with this item, the reasons for the restrictions, and the funding responsibility for the wall portion.

Robert Lochrie, Esq., Lochrie and Chakas, on behalf of Riverbend Broward, L.P., clarified issues relating to site location access. He also reviewed the history of FDOT modifications affecting the site, access and neighboring homeowners. Mr. Lochrie confirmed FDOT is willing to pay for the wall should the homeowners desire. In response to Commissioner Trantalis's question, the project site to the north side of the property will be an industrial warehouse and bridge development by another developer partnered with Dev Motwani. Along the south side of Broward Boulevard, there will be ground floor retail space and self-storage with an office appearance. It will have a setback of 110 feet, landscaping and a wider sidewalk. He stated the revised agreement brings into compliance the requirements put in place by the Planning and Zoning Board. He confirmed no CRA funding has been allocated.

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

APPROVED

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

M-4 [17-0371](#)

Motion Requesting the City Commission to Transfer the City-Owned Lot Located at 1504 Sistrunk Boulevard to the Fort Lauderdale Community Redevelopment Agency (CRA) for \$60,000 Plus Closing Costs and Expenses, and Authorize Issuance of a Request for Proposal (RFP) for Redevelopment of the Property

Jonathan Brown, Northwest Progresso Flagler Heights Community Redevelopment Agency (CRA) Manager, explained Staff is requesting approval to use this lot for a retail project on the Sistrunk Corridor. The developer is willing to pay the assessed full price and closing costs. Commissioner McKinzie confirmed his support. City Manager Feldman stated for the record and reconfirmed the developer is willing to pay the full assessed price and closing costs. The City will need to initiate a Request for Proposal to dispose of the property. Commissioner McKinzie commented on developer's motivation that this move forward and present a project.

Commissioner McKinzie made a motion to approve this item and was seconded by Commissioner Trantalis.

APPROVED

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

M-5 [17-0444](#)

Motion to Approve the Purchase of Property from the City of Fort Lauderdale for Commercial Use, Acceptance of Instruments of Conveyance, Authorization to Contract with Title Companies, Authorization to Issue Request for Proposals for the Development of Properties, and Authorization for the CRA Executive Director to Sign Development Review Committee Applications

Jonathan Brown, Northwest Progresso Flagler Heights Community Redevelopment Agency (CRA) Manager, explained the background and history of this item. In response to Commissioner Trantalis's question, Mr. Brown stated the authority given to Executive Director Feldman for sale relates only to these properties.

Commissioner Trantalis made a motion to approve this item as amended to specify the authority given to Executive Director Feldman for the sale relates only to these properties. The motion was seconded by Commissioner McKinzie.

APPROVED AS AMENDED

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

M-6 [17-0540](#)

Motion Recommending Adoption of Amendment to the Fort Lauderdale Beach Community Redevelopment Plan

Don Morris, Area Manager for the Beach Community Redevelopment Agency (CRA), addressed the Commission giving a historical background on this item. He stated the Operational Audit done in 2016 found that Special Event funding was not permitted under the Beach CRA Plan. Based on feasibility studies, Mr. Morris outlined the reasons for updating the Beach CRA Plan. The Amended Beach CRA Plan (Amended Plan) was approved on April 17, 2017 by the Beach Redevelopment Board (BRB). Mr. Morris reviewed the amendments.

Amendments to the Beach CRA Plan are listed in the red-lined copy attached to these minutes.

In response to Commissioner Trantalis's question about Executive Director Feldman's efforts to request the County to grant an extension of time for the Beach CRA spending Tax Increment Financing (TIF) Funds beyond the deadline, Mr. Morris stated the Amended Plan does not allow for this extension. This cannot occur until County permission is granted. Executive Director Feldman commented on issues relating to Pompano Beach affecting County approval of this request. Mayor Seiler asked if anyone had issues with the Amended Plan. No issues were raised.

Commissioner Rogers made a motion to approve this item and was seconded by Commissioner Trantalis.

APPROVED

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

ADJOURNMENT

There being no further business before the Community
Redevelopment Agency Board, Chair Seiler adjourned the May 16,
2017, meeting at 5:18 p.m.

John P. "Jack" Seiler
Chair

ATTEST:

Jeffrey A. Modarelli
Secretary