

City of Fort Lauderdale

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



Meeting Minutes

Tuesday, May 1, 2018

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***

***DEAN J. TRANTALIS - Chair
BEN SORENSEN - Vice Chair
HEATHER MORAITIS - Commissioner - District I
STEVEN GLASSMAN - Commissioner - District II
ROBERT L. McKINZIE - Commissioner - District III***

***LEE R. FELDMAN, Executive Director
JOHN HERBST, City Auditor
JEFFREY A. MODARELLI, Secretary
ALAIN E. BOILEAU, Interim General Counsel***

CALL TO ORDER

Chair Trantalis called the Community Redevelopment Agency Board Meeting to order at 3:31 p.m.

ROLL CALL

Present 5 - Commissioner Steven Glassman, Commissioner Robert L. McKinzie, Vice Chair Ben Sorensen, Commissioner Heather Moraitis, and Chair Dean J. Trantalis

QUORUM ESTABLISHED

Also Present: Executive Director Lee R. Feldman, Secretary Jeffrey A. Modarelli, Interim General Counsel Alain Boileau, City Auditor John Herbst, and Sergeant at Arms Keven Dupree

No e-comments were submitted for this meeting.

ANNOUNCEMENTS

CONSENT AGENDA PUBLIC COMMENT

CONSENT AGENDA

CONSENT MOTION

CM-1 [18-0469](#) Motion to Approve Minutes for April 3, 2018 Community Redevelopment Agency (CRA) Board Meeting

Commissioner Glassman noted a scrivener's error in the Minutes of April 3, 2017. Commissioner McKinzie made a motion to approve this item as amended and was seconded by Commissioner Glassman.

APPROVED AS AMENDED

Aye: 5 - Commissioner Glassman, Commissioner McKinzie, Vice Chair Sorensen, Commissioner Moraitis and Chair Trantalis

CONSENT RESOLUTION

CR-1 [18-0421](#) Resolution to Approve Budget Amendment - Appropriation of \$70,000 from the Northwest 9th Avenue Improvements Project to the New Mid-Block Rapid Flashing Beacon NW 9th Ave and NW 2nd Street

Project - Fiscal Year 2018

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

APPROVED ON THE CONSENT AGENDA

Aye: 5 - Commissioner Glassman, Commissioner McKinzie, Vice Chair Sorensen, Commissioner Moraitis and Chair Trantalis

CR-2 [18-0462](#)

Resolution Authorizing the Disposition of Property - 835 NW 3rd Street (Parcel ID 5042-10-12-0720) to 220145 LLC; and Authorizing the Executive Director to Execute the Purchase Contract and Any and All Other Documents or Instruments Necessary or Incidental to the Consummation of the Transaction

Chair Trantalis recognized Dr. Rosalind Osgood, 1819 NW 3rd Avenue, President and CEO of Mount Olive Development Corporation (Mount Olive). Dr. Osgood discussed the history of the Mount Olive Church, its view of the development of the 835 property (Property) and its impact on adjacent properties, including parking concerns.

In response to Commissioner Glassman's question regarding public notice published in the *Sun-Sentinel* Newspaper (*Sun-Sentinel*) for CRA action on this property, Dr. Osgood said that Mount Olive was not aware of the notice published in the *Sun-Sentinel*.

In response to Chair Trantalis' question about contacting adjacent land owners for the sale of this property, D'Wayne Spence, Esq., Northwest Progresso Flagler Heights CRA Manager, confirmed notice requirements were met via publication in the *Sun Sentinel*.

Chair Trantalis recognized Matthew Broderick, 400 NW 9th Avenue, and designated representative of New Mount Olive Baptist Church. Mr. Broderick confirmed his support of Dr. Osgood's comments.

Chair Trantalis recognized Dr. Marcus Davidson, 400 NW 9th Avenue and designated representative of New Mount Olive Baptist Church. Dr. Davidson concurred with Dr. Osgood's position and comments, confirming his desire for the NWPFH CRA to communicate with adjacent owners. He commented on parking concerns and recommended that notice to the community also appear in the *Westside Gazette*, the local community-area newspaper.

In response to Vice Chair Sorensen's question about what Dr. Davidson would like to see done with this property, Dr. Davidson confirmed he would like an opportunity for involvement in conversations about the

development because it is adjacent to their property. He stated that he would like to work with the developers to find an equitable opportunity beneficial to all stakeholders. Vice Chair Sorensen commented on the need for improved community communication going forward.

Dr. Osgood discussed current options and the desire to cooperate with the developer for continued corridor redevelopment. She recommended that prior to the CRA Board making a decision, all stakeholders meet together for discussion and consideration of additional options. Further discussions ensued about coordinating this meeting.

Commissioner McKinzie commented on previous deferments, his efforts and communications with Dr. Osgood, Pastor Gaines and the developer to keep both projects moving forward. He noted that all stakeholders have not had the opportunity to meet as a group to arrive at a resolution. Dr. Osgood expounded on issues and concerns related to the properties involved, reiterating her request to have all stakeholders involved in a meeting.

Mr. Spence reviewed the historic background and details of development and assemblage involved with this item prior to becoming NWPFH CRA Manager in September 2017. Mr. Spence commented on previous NWPFH CRA actions, confirming the City Audit Report's requirement that a development must be proposed prior to disposition of property. It is technically a land swap with another parcel (the consideration). He also commented on contract conditions involved in Pastor Gaines' church.

Mr. Spence discussed the NWPFH CRA's desire for a full development plan, noting the possibility of losing the opportunity to fully redevelop this block. He noted that an assignment may not resolve the issue between the parties.

In response to Commissioner Glassman's question about liability concerns and the process, Mr. Spence deferred to Assistant City Attorney Lynn Solomon who confirmed that the CRA Board's right to cancel is included in the Request for Proposal (RFP) for this property, expounding on the process and options.

Chair Trantalis commented on several concerns, including the amount of City-owned property, notice and the need to contact adjacent property owners. He recommended having all stakeholders meet to resolve all stakeholder issues.

Chair Trantalis recognized Peter Flotz, on behalf of the developer, Lansing Melbourne Group LLC. Mr. Flotz discussed details involved in the property acquisition process, confirming the direction given by Pastor Gaines regarding the property being offered by Mount Olive which does not meet his needs.

In response to Chair Trantalis' question regarding adequate parking, Mr. Flotz confirmed there are 36 parking spaces associated with the property in addition to on-street parking. Mr. Flotz requested that the CRA Board move forward with this item, noting previous deferrals.

In response to Commissioner McKinzie's question about another available property, Mr. Flotz commented on the details and challenges involved. In response to Commissioner Moraitis' question about the number of units in their redevelopment project, Mr. Foltz confirmed they are approaching four hundred. Discussions ensued on further negotiations among the stakeholders and other possible options and solutions.

Chair Trantalis recognized Filipe Gillani. Mr. Gillani commented on the negotiation details, the process, meetings with Mount Olive and increased costs associated with substituting another location.

Chair Trantalis recommended that all stakeholders meet in an effort to resolve this situation prior to the CRA Board making a decision at the next CRA Board Meeting on May 15, 2018.

Vice Chair Sorensen made a motion to defer this item until May 15, 2018 and was seconded by Commissioner Glassman.

DEFERRED to May 15, 2018

Aye: 5 - Commissioner Glassman, Commissioner McKinzie, Vice Chair Sorensen, Commissioner Moraitis and Chair Trantalis

ADJOURNMENT

Chair Trantalis adjourned the Community Redevelopment Agency Board Meeting of May 1, 2018 at 4:23 p.m.

Dean J. Trantalis
Chair

ATTEST:

Jeffrey A. Modarelli
CRA Secretary