



CITY OF FORT LAUDERDALE

DRAFT

**NORTHWEST-PROGRESSO-FLAGLER HEIGHTS
REDEVELOPMENT ADVISORY BOARD
CITY OF FORT LAUDERDALE
100 NORTH ANDREWS AVENUE
8TH FLOOR CONFERENCE ROOM, CITY HALL
TUESDAY, SEPTEMBER 11, 2018 – 3:00 P.M.**

Cumulative Attendance July 2018 - June 2019

<u>Members Present</u>	<u>Attendance</u>	<u>Present</u>	<u>Absent</u>
Ron Centamore, Chair	P	3	1
Rhoda Glasco Foderingham, Vice Chair	P	4	0
Leann Barber	P	2	2
Sonya Burrows	P	4	0
Lisa Crawford	P	4	0
Alan Gabriel	P	4	0
Mickey Hinton	P	3	1
John Hooper	A	2	2
Dylan Lagi	P	4	0
Steffen Lue	P	2	2
Michelle Nunziata	A	2	2
Diane Randolph	P	2	2
Scott Strawbridge	P	3	1
Tina Teague	P	4	0
John Wilkes (3:21 p.m.)	P	3	1

Staff

Vanessa Martin, CRA Business Manager
Sandra Doughlin, NPF CRA
Clarence Woods III, NPF CRA Manager
Bob Wojcik, Housing and Economic Development Manager
Jamie Opperee, ProtoType, Inc.

I. Call to Order/Roll Call

Chair Centamore called the meeting to order at 3:06 p.m. and the roll was called.

II. Approval of minutes

July 17, 2018

August 7, 2018

August 14, 2018

Mr. Strawbridge asked that his absence on August 14 be excused due to extenuating circumstances related to notice of the meeting. The Board members discussed whether there should be absences on the date of a meeting that did not have a quorum.

Ms. Foderingham asked that a spelling error in her name be corrected in the July 17 minutes.

Motion by Mr. Lagi, seconded by Mr. Gabriel, to approve the minutes as amended. In a voice vote, the **motion** passed unanimously.

III. Project Funding Update – Vanessa Martin, Business Manager

Ms. Martin presented an update on funding. Nothing has changed since the last meeting. Money remaining will go to a capital project, and she will give the Board an update on that later in the year.

Mr. Lagi asked about the items previously included in red. Ms. Martin explained they were proposed but have been removed because they cannot be completed in this fiscal year.

IV. Modification of Redevelopment Plan – Clarence Woods III, NPF CRA Manager

Mr. Woods stated he is open to meeting with the Board members he has not met individually about their visions. He thanked the Board for welcoming him.

The modification needed is on the location of the Center Park Senior Center. In the plan, there is a specific location required, but in the due diligence phase, it was determined cost would increase due to lack of parking. Mr. Woods stated there would be added expense in not having to move water or electrical utilities. .

After discussing with Board members and staff, Mr. Woods is recommending wording be amended to state the building will be constructed in Carter park within reasonable proximity to the existing senior center.

Motion by Ms. Foderingham, seconded by Mr. Gabriel, to modify the Redevelopment Plan as proposed. In a voice vote, the **motion** passed unanimously.

V. Old/New Business

Ms. Foderingham asked Mr. Woods if he had given thought to a Workshop date. He stated he would make himself available and Ms. Doughlin would schedule as soon as possible.

Ms. Doughlin asked if the workshop should include the City Commission.

Ms. Foderingham said it would be best to have a consensus among the Board before meeting with the Commission.

Mr. Woods asked the topic of the Workshop. Ms. Foderingham stated the meeting would be to discuss priorities moving forward.

The Board discussed reviewing some of the items now and scheduling a future meeting. Topics for the meeting include the priorities moving forward, the transit plan, status of projects recommended in the past year, and business development in the Northwest.

Mr. Woods asked that Board members email items to discuss and Ms. Doughlin will add them to the October 11 agenda. Items are due by Wednesday, September 19.

Ms. Teague asked if there were projects currently going on. Mr. Woods said there were, but they might not be ready in time for the agenda.

Ms. Crawford asked for information on Mr. Woods' prior experience with the Overtown Miami CRA, and some of his successes there.

Mr. Woods said he was trying to get acclimated here and not discuss what happened before, but he shared an overview:

- The area has to be clean, and it has to be perceived as being safe – this is what encourages private investment into an area.
- Overtown is still perceived as not safe, and that is because it was not for a long time.
- A CRA Police Force was funded, going into the hot spots where it was dangerous and dealing with the real problem areas.
- Streetscape beautification projects, investing in commercial façade programs
- Utilities in place for developers to take advantage of
- Repopulating the community, which was a bustling metropolis in the 40s-60s because of segregation, but riots and freeways led to depopulation
- Blue shirts program, like Fort Lauderdale's Ambassador Program, who cleans up and removes graffiti. A second chance program.
- Affordable housing became the most important job of the CRA

- Leveraged funding with bonds from the Housing Finance Authority
- Four new housing developments
- Ownership within the community
- Ambitious rehab projects – town parks
- Miami World Center, a mixed-use development within the City
- Paramount – 500 luxury units
- Two boutique hotels
- Tax increment financing for developers
- Conference and convention hotel on the site of the old Miami arena site
- Brightline train
- First grocery store in Overtown in more than 20 years

Mr. Woods stated these were just some of the CRAs, and this Board has a lot to work with, including the benefit of having homeowners.

Ms. Doughlin asked that those who have not set up their City email addresses, to let her know so IT can work with the Board members to get everyone operational.

Ms. Doughlin clarified the request for a Workshop meeting. She will work to schedule time in the room. The Board members discussed their needs.

Mr. Wilkes stated the Fiscal Year is coming to an end and asked for clarification regarding the balance of the fund and what happens to excess funds. Mr. Woods addressed some of the questions. There was a memo from the City Manager regarding Wave Funds and reimbursement from the FDOT.

VI. Communication to the CRA Board

None

VII. Adjournment

With no further business to discuss, the meeting was adjourned at 4:18 p.m.

[Minutes prepared by C. Parkinson, Prototype, Inc.]