

City of Fort Lauderdale

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



Meeting Minutes

Tuesday, October 9, 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, General Counsel***

CALL TO ORDER

Chair Trantalis called the Community Redevelopment Agency (CRA) Board Meeting to order at 8:32 p.m.

ROLL CALL

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

QUORUM ESTABLISHED

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

BOARD REPORTS

- BR-1** [18-1007](#) Central Beach Master Plan Public Improvement Projects Update
- Executive Director Feldman commented on joint meetings with the Beach Redevelopment Advisory Board (Board) and the Parks, Recreation and Beaches Board regarding the activation of DC Alexander Park, confirming that there will be public outreach later in the process.
- Commissioner Glassman asked about discussions with Broward County (County) to extend the Beach Community Redevelopment Agency (Beach CRA) to ensure all Beach CRA projects are completed. He acknowledged that any extension from the County would not include Tax Increment Financing (TIF). Executive Director Feldman said he has communicated with Staff on this topic and finalized discussions with the County will occur at the beginning of 2019. Preliminary discussions indicate that if there is no TIF involved, extensions would be granted for completion of all approved Beach CRA projects with no forfeiture of unspent funds.

MOTIONS

- M-1** [18-1095](#) Motion to Approve Minutes for September 4, 2018 Community Redevelopment Agency Board Meeting and September 12, 2018 Community Redevelopment Agency Board Special Meeting - Budget Hearing

Commissioner Glassman made a motion to approve this item and was seconded by Vice Chair Sorensen.

APPROVED

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

RESOLUTIONS

R-1 [18-0837](#)

Resolution to Approve a Development Incentive Program (DIP) Letter of Intent in the Amount of \$2,500,000 between the Fort Lauderdale Community Redevelopment Agency and the Jack and Jill Children's Center, Inc. at 1315 West Broward Boulevard

Chair Trantalis recognized Charles King, 105 N. Victoria Park Road. Mr. King commented on this project creating a School Zone on Broward Boulevard and noted additional concerns.

Commissioner Glassman commented on his support of this item and its economic development of education. He commented on constituent concerns that the large funding amount could be used for a significant number of small business endeavors, including start-up businesses. Commissioner Glassman recommended the CRA develop business models on a smaller scale.

Vice Chair Sorensen commented on the positive work of Jack and Jill Children's Center (Jack and Jill's) and the positive impact of this funding on children and families. Commissioner Moraitis concurred, commenting on her support of this item and Jack and Jill's collaboration and investment in the community and its education model.

Chair Trantalis recognized Heather Siskind, 1315 W. Broward Boulevard, and designated representative of Jack and Jill Children's Center. In response to Chair Trantalis' question, Ms. Siskind gave an overview of programming. It provides early education and elementary education, specifically, kindergarten, first and second grades. Early education begins at the age of six weeks until kindergarten. Recent expansions include after school care. Ms. Siskind said this CRA funding will be used to build an elementary school building. She expounded on timelines and other details. They receive funding from tuition, grants, community income and donations. Ms. Siskind confirmed their intention to remain a not-for-profit school.

In response to Chair Trantalis' question on adhering to CRA guidelines, General Counsel Alain Boileau confirmed the percentage of job

recipients and students residing within the CRA boundaries, commenting that it will be the Board's determination as to whether this funding fits within the CRA Development Incentive Program's (DIP) guidelines.

Chair Trantalis recognized Clarence Woods, Area Manager, Northwest Progresso Flagler Heights Community Redevelopment Agency (NWPFH CRA). Mr. Woods discussed how this item addresses slum and blight, development and job creation, meeting CRA funding criteria. In response to Chair Trantalis' question about the timeline for spending Tax Increment Financing (TIF), Mr. Woods explained how TIF funding is managed and spent within required time periods. Mr. Woods said the funding allocation will be \$500,000 per year for five years, expounding on the details.

Chair Trantalis recognized Keith Arnold, Senior Vice President of BB&T Bank. Mr. Arnold explained details of funding and the construction loan financing.

Chair Trantalis recognized Susan Stanley, Director of Finance, Jack and Jill Children's Center. Ms. Stanley said the total construction cost is \$7,200,000, explaining pledges received will be paid over three to five years.

Chair Trantalis commented on his concern regarding the City being in a second mortgage position. Ms. Stanley expounded on the donor base, strong balance sheet and the positive cash flow history over the past 17 years. Further comment and discussion ensued on the funding timeline.

Commissioner McKinzie introduced this Resolution which was read by title only.

ADOPTED

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

ADJOURNMENT

Chair Trantalis adjourned the Community Redevelopment Agency (CRA)
Board Meeting of October 9, 2018 at 9:00 p.m.

Dean J. Trantalis
Chair

ATTEST:

Jeffrey A. Modarelli
CRA Secretary