

# City of Fort Lauderdale

*City Hall  
100 North Andrews Avenue  
Fort Lauderdale, FL 33301  
[www.fortlauderdale.gov](http://www.fortlauderdale.gov)*



## Action Summary

**Wednesday, April 19, 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 - Vice Chair Bruce G. Roberts, Commissioner Dean J. Trantalis,  
Commissioner Robert L. McKinzie, Commissioner Romney Rogers,  
and Chair John P. "Jack" Seiler

**MOTIONS**

**M-1**     17-0404     Motion to Approve Minutes for March 7, 2017 Community  
Redevelopment Agency Board Meeting and March 21, 2017  
Community Development Agency Board Meeting

**APPROVED**

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

**M-2**     17-0503     Motion to Approve CRA Funds of \$159,000 for the Walker  
Elementary Safe Routes to School

**APPROVED**

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

**M-3**     17-0510     Motion to Approve Infill Housing Process

**APPROVED**

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

**ADJOURNMENT**



**CITY OF FORT LAUDERDALE**  
**City Commission Agenda Memo**  
**CRA BOARD MEETING**

**#17-0510**

**TO:** CRA Chairman & Board of Commissioners  
Fort Lauderdale Community Redevelopment Agency

**FROM:** Lee R. Feldman, ICMA-CM, Executive Director

**DATE:** April 19, 2017

**TITLE:** Motion to Approve Infill Housing Process

---

**Recommendation**

It is recommended that the Community Redevelopment Agency (CRA) Board of Commissioners approve the process to be used for infill housing in the Northwest Progresso Flagler Heights (NPF) CRA (Exhibit 1) and permit the CRA Executive Director to sign and execute all documents related to the transfer of CRA owned properties (*once a developer is selected*) and the approval of all homebuyers who seek CRA down payment assistance.

**Background**

On December 20, 2016 (CAM # 16-1241) the CRA Board of Commissioners approved a recommendation to request that the City Commission sell to the NPF CRA 55 lots that are suitable for infill housing.

On March 7, 2017 the City Commission approved a Resolution (17-16) to sell 55 infill housing lots to the CRA (Exhibit 2).

Staff held CRA Open House forums with the community on January 24<sup>th</sup> and February 27<sup>th</sup> to discuss the CRA and specifically the infill housing process.

On March 14, 2017 the NPF CRA Advisory Board met to discuss the infill housing process and they provided a recommendation to move forward (Exhibit 3).

To capitalize on the improving housing market, by virtue of the housing completed by Broward County (in Franklin Park), we believe it is best that we begin building in close proximity to those new single family homes. The newer homes in Franklin Park would provide the comparables needed for the CRA's new infill homes.

### **Proposed Infill Housing Process**

The NPF CRA proposes to begin the infill housing process by issuing a Request for Proposals (RFP) for the residential lots that are west of I-95. This would include all CRA owned residential lots and the lots that are currently CRA owned.

Staff proposes that lots be donated to the successful RFP responder, via a competitive process. Each responder must provide information on their development team.

As part of the CRA's housing initiatives, we would also target the CRA Housing Rehabilitation funds in the area where we begin the infill housing process. See Exhibit 1 for more details.

### **Proposed Infill Housing Buyer Preferences**

- Municipal Employees
- Teachers
- Retirees
- Medical employees

Buyers will not be limited to these preferences, but we want to place an emphasis on these preferences and we would provide RFP criteria that will assign additional points if the buyer fits one of these categories.

As part of approving a City of Fort Lauderdale employee for any of the homes, CRA staff will submit all buyers to the CRA Executive Director (or designee) for review and approval.

### **Other Information**

Staff recommends that the infill lots be donated to the successful responder as part of the home being developed.

Staff proposes that the CRA Advisory Board serve as the RFP review committee. The Advisory Board would make an award recommendation to the CRA Board, based on the RFP's received from the developers. This was discussed at the March 2017 Advisory Board meeting and the Advisory Board is in agreement.

Additionally, the successful developers will be required to identify their buyers and if the buyer is in need of CRA down payment assistance, they must be approved through the down payment assistance process. The process of having the developer identify the buyer is consistent with how the City administered its Neighborhood Stabilization Program (NSP) and the HOME Investment Partnership Program (HOME). As such, we propose to use the same proven processes which have been successful in the City's Housing and Community Development (HCD) Division. This process includes the homebuyer securing a first mortgage on the property.

Each developer will be required to sign and execute a Development Agreement, Promissory Note, Mortgage and Restrictive Covenant. Once the property has been

built, as part of the transfer to the eligible homebuyer, the developers executed documents will be satisfied and the homebuyer will be required to execute a Participation Agreement, Promissory Note (*if they received CRA down payment assistance*), Mortgage (*if the homebuyer receives CRA down payment assistance*) and a restrictive covenant. All documents executed by the developer and homebuyer will be consistent with the documents used by HCD.

As approved in the CRA Incentive plan for the Purchase Assistance Program (PAP), below is a description of a target client, eligible property, limits of benefits and terms/obligations for individuals and families that will use CRA down payment assistance:

- **Target Client:** Eligible individuals and/or families that are purchasing a property they will occupy as their primary and homesteaded residence.
- **Eligible Properties:** Existing residential CRA and City-owned residential lots within the NPF CRA boundary.
- **Basis/Limits of Benefits:** Throughout the CRA a PAP award will provide down payment and closing cost assistance to the eligible homebuyer. Assistance to the homebuyer from the CRA cannot exceed \$45,000 and is based on affordability needs.
- **Terms and Obligations:** The program award will require an application and review process. The PAP award will have ongoing obligations/covenants, which includes, but is not limited to a forgivable loan and lien on the applicant's property. All properties will require owner occupancy and the maximum household income of the individuals or families assisted in this program cannot exceed 160% of the Area Median Income (AMI).

#### **Consistency with the NPF CRA Community Redevelopment Plan**

Pursuant to the NPF CRA Community Redevelopment Plan, immediate upgrades and improvements to infrastructure are proposed within the NPF CRA area to induce private investment and support development. The Plan recommends use of incentives for quality development. In addition, the CRA Five Year Strategic Plan, which was incorporated as part of the 2016 Redevelopment Plan Modification, recommends that the CRA invest in development projects that improve the quality of life, create job opportunities for area residents, promote sustainability, promote public/private partnerships, and enhance tax increment revenues for redistribution and investment in the redevelopment area.

#### **Resource Impact**

There is no fiscal impact to the infill housing process.

### **Strategic Connections**

This item is a *Commission Annual Action Plan* priority, included within the Policy Agenda, advancing the Northwest Progresso Flagler Heights CRA – Capital Improvements and Housing strategy.

This item is a *Press Play Fort Lauderdale Strategic Plan 2018* initiative, included within the Neighborhood Enhancement Cylinder of Excellence, specifically advancing:

- Goal 7: Be a well-positioned City within the global economic and tourism markets of the South Florida region, leveraging our airports, ports and rail connections.
- Objective 2: Facilitate a responsive and proactive business climate.
- Initiative 1: Evaluate and expand our existing portfolio of business attraction Incentives.

This item advances the *Fast Forward Fort Lauderdale 2035 Vision Plan: We Are Prosperous*.

### **Attachments**

Exhibit 1 – Proposed Residential Infill Housing Process

Exhibit 2 – CRA Owned Properties Purchased from the City of Fort Lauderdale

Exhibit 3 – NPF CRA Advisory Board Meeting Minutes (March 2017)

---

Prepared by: Jonathan Brown, Fort Lauderdale NPF CRA Manager

Executive Director: Lee R. Feldman, ICMA-CM, City Manager



Northwest-Progresso-Flagler Heights (NPF) Community Redevelopment  
Agency (CRA) Area

**Proposed Infill Housing Process (DRAFT 4/19/17)**

**Recommendation:**

The NPF CRA proposes to begin the infill housing process by issuing a RFP for the residential lots that are west of I-95. This would include all CRA owned residential lots and the lots that are currently CRA owned.

**Step 1: Disposal plan for the residential infill housing lots**

- Donate each infill lot to the successful proposer via a request for proposal (RFP) process.

**Step 2: Issue Request for Proposals (RFP)**

- Issue a RFP for the infill housing lots that are west of I-95. Ask Developers, General Contractors and individuals to bid on no more than 2 of the properties.
  1. *The intent is not to award all the lots to one developer, but to spread the development opportunities around (however, during the next cycle (FY17-18), where it makes sense we will bundle multiple lots together).*

**Step 3: Eligible responders to the RFP**

- Developers (for-profit and not-for-profit)
- Licensed General Contractors
- Individuals

**Step 4: Each responder must provide a list of their Development Team**

- At a minimum each development team must consist of the following:
  1. Developer / General Contractor
  2. Architect
  3. Engineer (*if required*)
  4. Non-profit partner or Bank homebuyer program staff to provide homebuyer counseling and mortgage ready homebuyer
  5. A buyer or list of interested buyers

**Step 5: Each RFP package / response shall include (but not be limited to):**

- Housing design (*with architect and/or engineer certification that the design is appropriate for the lot being requested*)
- Project budget and costs
- Firm funding commitments
- CRA funding request (*if applicable*)\*
- Construction timeframe
- Development team credentials

*\* All respondents who are seeking CRA assistance for predevelopment or any construction related expense must document and prove that they have met the Consultant's Competitive Negotiation Act (CCNA) requirements for procuring their services (i.e. Architect, etc.)*

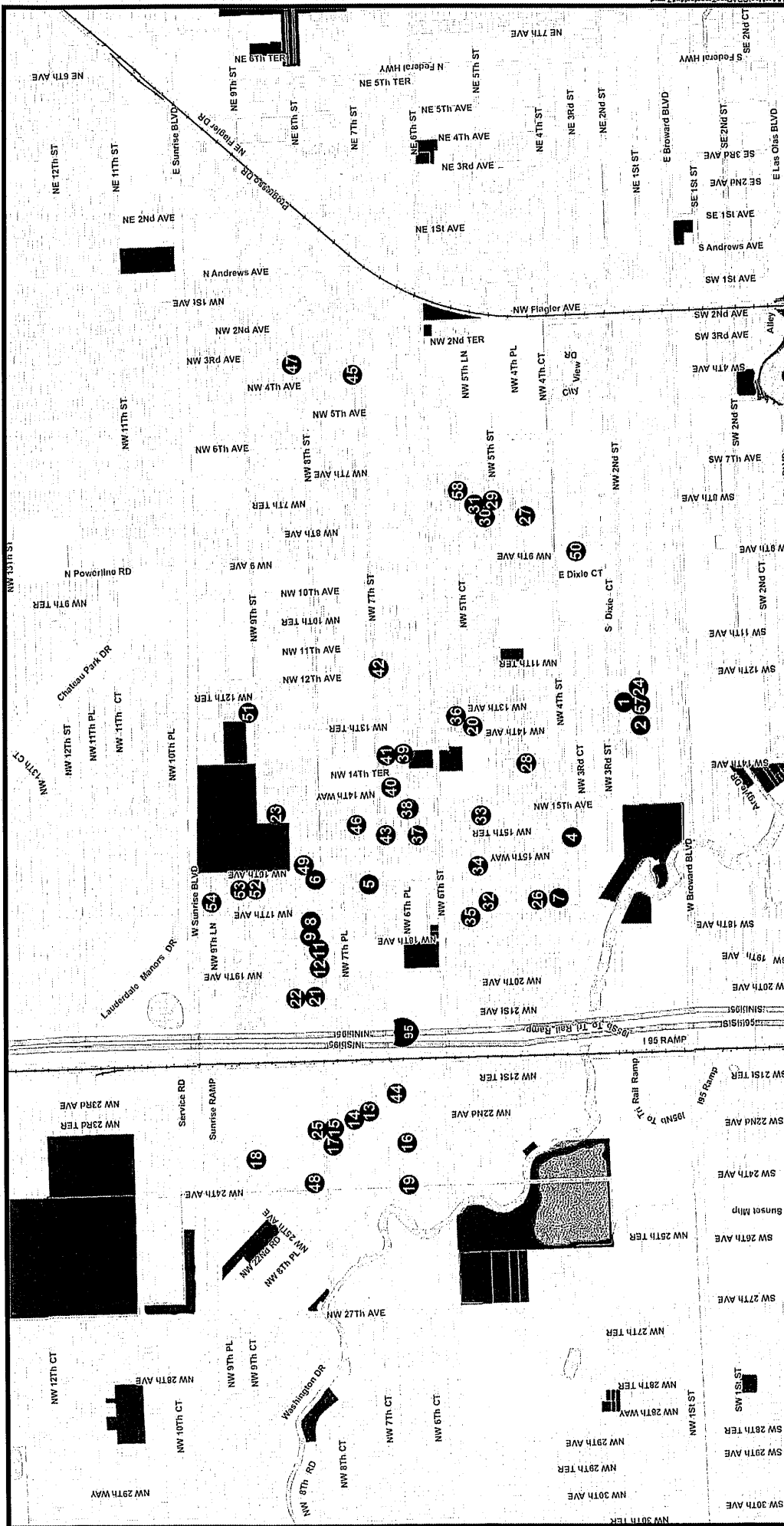
**Additional considerations as part of the infill housing process**

**Consideration 1:** Concurrently engage in the Rehabilitation Program to support the infill housing projects west of I-95.

**Consideration 2:** Buyer preferences:

- Police Officers
- Fire Fighters
- Teachers
- Professionals
- Retirees
- Medical employee





**LEGEND**

**1 Residential Properties**

0 1,000 2,000 Feet

Graphic Scale

N

## Property to be Conveyed to the Fort Lauderdale CRA by the City of Fort Lauderdale

Residential Lots Owned by the City of Fort Lauderdale											
#	Address	Parcel I.D.	Width (Ft.)	Depth (Ft.)	Area (Square Ft.)	Zoning	Deed of Conveyance	Date of Purchase	City Cost / Expenses	Broward County Just / Market Value	Appraised Value 9/7/16
1	1219 NW 2nd St.	5042-04-20-0351	50	120	6,000	RMM-25	Quit Claim Deed	2/10/1992	\$ 3,940.45	\$ 12,000.00	\$ 46,500.00
2	1312 NW 2nd St.	5042-04-20-0250	50	120	6,000	RMM-25	Special Warranty Deed	1/7/2003	\$ 14,182.48	\$ 12,000.00	\$ 46,500.00
3	Removed										
4	1524 NW 4th St.	5042-04-25-1010	50	115	5,750	RS-8	Warranty Deed	1/6/2003	\$ 17,307.51	\$ 17,250.00	\$ 18,500.00
5	1600 NW 7th Ct.	5042-04-12-0680	50	100	5,000	RS-8	Tax Deed	12/6/1999	\$ 7,160.04	\$ 10,000.00	\$ 16,000.00
6	NW 8th St.	5042-04-17-0410	100	100	10,000	RD-15	Certificate Of Title	6/13/1997	\$ 250.00	\$ 20,000.00	\$ 73,000.00
7	1615 NW 4th St.	5042-04-25-0761	40	112.5	4,500	RS-8	Tax Deed	5/11/2001	\$ 5,189.76	\$ 13,500.00	\$ 14,500.00
8	1708 & 1710 NW 8th Ct.	5042-04-07-0040 5042-04-07-0050	50	99	4,950	RD-15	Quit Claim Deed Special Warranty Deed	4/5/2000 1/17/2003	\$ 1,081.70	\$ 19,900.00	\$ 41,000.00
9	1718 NW 8th Ct	5042-04-07-0020	50	99	4,950	RD-15	Quit Claim Deed	12/1/1998	\$ 250.00	\$ 9,900.00	\$ 41,000.00
10	Removed										
11	1801 NW 8th St.	5042-04-09-0070	150	50	7,500	RD-15	Tax Deed	12/24/1997	\$ 6,204.67	\$ 15,000.00	\$ 58,000.00
12	1813 NW 19th Ave.	5042-04-09-0090	150	50	7,500	RD-15	Quit Claim Deed	8/24/2007	\$ 9,003.20	\$ 15,000.00	\$ 58,000.00
13	2121 NW 7th St.	5042-05-01-1870	50	112.6	5,603	RMM-25	Special Warranty Deed	1/17/2003	\$ 1,105.70	\$ 16,810.00	\$ 43,000.00
14	2146 NW 7th Ct.	5042-05-01-1750	50	112.6	5,603	RMM-25	Quit Claim Deed	8/22/2000	\$ 1,350.00	\$ 16,810.00	\$ 43,000.00
15	2204 NW 8th St.	5042-05-01-1480	50	115.6	5,783	RMM-25	Tax Deed	12/6/1999	\$ 1,564.20	\$ 17,350.00	\$ 45,000.00
16	2212 NW 6th Pl.	5042-05-01-0300	50	112	5,603	RS-8	Tax Deed	12/6/1999	\$ 1,704.32	\$ 16,810.00	\$ 18,500.00
17	2218 NW 8th St.	5042-05-01-1510	50	116.6	5,833	RMM-25	Certificate Of Title	11/16/2001	\$ 3,004.91	\$ 17,500.00	\$ 45,000.00
18	2228 NW 9th Ct.	5042-05-09-0070	50	115	5,751	RMM-25	Warranty Deed	8/14/2002	\$ 15,735.93	\$ 17,250.00	\$ 45,000.00
19	2324 NW 6th Pl.	5042-05-01-0380	50	112	5,604	RS-8	Warranty Deed	6/28/2002	\$ 16,389.49	\$ 16,810.00	\$ 18,500.00
20	516 & 518 NW 14th Ave.	5042-04-06-0820 5042-04-06-0830	70	113	7,910	RS-8	Warranty Deed Tax Deed	1/12/2000 1/17/2003	\$ 15,911.35	\$ 23,740.00	\$ 25,000.00
21	809 & 815 NW 19th Ter.	5042-04-19-0050 5042-04-19-0060	113	75	7,500	RM-15	Warranty Deed Tax Deed	2/13/2003 12/6/1999	\$ 15,921.36	\$ 15,000.00	\$ 58,000.00
22	819, 821 & 827 NW 19th Ter.	5042-04-19-0080 5042-04-19-0090 5042-04-19-0100	125	75	9,375	RM-15	Tax Deed	10/28/2003 12/6/1999 12/6/1999	\$ 5,547.09	\$ 18,740.00	\$ 68,000.00
23	828 & 832 NW 15th Ave	5042-04-14-0290 5042-04-14-0300	100	100	10,000	RC-15	Warranty Deed Tax Deed	11/27/2002 4/2/2004	\$ 23,890.10	\$ 20,000.00	\$ 72,000.00
24	1214 NW 2nd St.	5042-04-20-0291	50	120	6,000	RMM-25	Special Warranty Deed	12/16/1999	\$ 16,536.34	\$ 12,000.00	\$ 47,000.00
25	2203 NW 8th St.	5042-05-09-0010	43	115	4,885	RMM-25	Quit Claim Deed	10/7/1997	\$ 2,600.00	\$ 14,660.00	\$ 40,000.00
26	420 NW 17TH AVE	5042-04-25-0810	50	108	5,400	RS-8	Special Warranty Deed	1/17/2003	\$ 4,500.00	\$ 16,200.00	\$ 17,500.00
27	420 NW 8TH AVE	5042-03-01-2620	50	135	6,750	RMM-25	Special Warranty Deed	6/1/2006	\$ 6,736.75	\$ 20,250.00	\$ 53,000.00
28	421 NW 14TH TERR	5042-04-06-2000	50	113	5,650	RS-8	Special Warranty Deed	1/17/2003	\$ 6,103.23	\$ 16,950.00	\$ 18,500.00
29	501 NW 7TH TERR	5042-03-01-1750	50	127.5	6,375	RMM-25	Special Warranty Deed	8/14/2002	\$ 20,230.81	\$ 19,130.00	\$ 50,000.00
30	505 NW 7TH TERR	5042-03-01-1730	50	127.5	6,375	RMM-25	Special Warranty Deed	1/17/2003	\$ 20,899.88	\$ 19,130.00	\$ 50,000.00
31	509 NW 7TH TERR	5042-03-01-1720	50	127.5	6,375	RMM-25	Special Warranty Deed	1/17/2003	\$ 9,327.71	\$ 12,750.00	\$ 50,000.00
32	510 NW 17TH AVE	5042-04-25-0310	50	108	5,400	RS-8	Special Warranty Deed	1/17/2003	\$ 6,107.38	\$ 16,200.00	\$ 17,500.00
33	515 NW 15TH AVE	5042-04-24-0110	50	112	5,650	RS-8	Special Warranty Deed	1/17/2003	\$ 16,533.02	\$ 16,950.00	\$ 18,500.00
34	517 NW 15TH WAY	5042-04-24-1060	50	112	5,650	RS-8	Special Warranty Deed	1/17/2003	\$ 6,119.86	\$ 16,950.00	\$ 18,500.00
35	525 NW 17TH AVE	5042-04-25-0430	50	112	5,650	RS-8	Certificate of Title	5/14/2001	\$ 4,323.52	\$ 16,950.00	\$ 18,500.00
36	539 NW 13TH AVE	5042-04-06-0630	70	113	7,910	RS-8	Warranty Deed	6/1/1992	\$ 15,900.00	\$ 23,730.00	\$ 26,000.00
37	606 NW 15th TERR	5042-04-23-0350	40	112.5	4,500	RC-15	Warranty Deed	12/31/2003	\$ 14,366.98	\$ 9,000.00	\$ 37,000.00

38	624 NW 15TH AVE	5042-04-11-0910 5042-04-11-0920	50	100	5,000	RC-15	Special Warranty Deed	6/1/2006 1/17/2003	\$ 1,955.70	\$ 10,000.00	\$ 41,000.00
39	633 NW 14TH AVE	5042-04-11-0460	50	100	5,000	RC-15	Warranty Deed	2/13/2004	\$ 14,744.00	\$ 10,000.00	\$ 41,000.00
40	638 NW 14TH WAY	5042-04-11-0660	50	100	5,000	RC-15	Special Warranty Deed	6/1/2006	\$ 2,897.93	\$ 10,000.00	\$ 41,000.00
41	641 NW 14TH AVE	5042-04-11-0430	50	100	5,000	RC-15	Warranty Deed	12/6/2002	\$ 13,395.14	\$ 10,000.00	\$ 41,000.00
42	644 NW 12TH AVE	4942-34-07-9151	50	135	6,750	RMM-25	Unknown	Unknown	\$ 3,876.49	\$ 47,250.00	\$ 53,000.00
43	648 NW 15TH TERR	5042-04-23-0270	80	126.5	10,125	RC-15	Certificate of Title	7/24/2000	\$ 750.42	\$ 20,250.00	\$ 74,000.00
44	657 NW 21ST TERR	5042-05-01-2070	100	90	9,043	RMM-25	Special Warranty Deed	1/17/2003	\$ 17,385.37	\$ 72,340.00	\$ 65,000.00
45	706 NW 4TH AVE	4942-34-07-0390	72	135	9,720	RMM-25	Certificate of Title	7/17/1995	\$ 20,366.87	\$ 43,740.00	\$ 70,000.00
46	715 NW 15TH AVE	5042-04-28-0480	50	112	5,625	RC-14	Special Warranty Deed	6/1/2006	\$ 250.00	\$ 16,880.00	\$ 44,000.00
47	807 NW 3RD AVE	4942-34-06-3830	50	135	6,750	RMM-25	Special Warranty Deed	1/17/2003	\$ 6,782.48	\$ 33,750.00	\$ 53,000.00
48	808 NW 24TH AVE	5042-05-08-0100	92	95	8,744	RMM-25	Quit Claim Deed	10/7/1997	\$ 1,900.00	\$ 28,230.00	\$ 64,000.00
49	816 NW 16TH AVE	5042-04-17-0440	50	100	5,000	RD-15	Tax Deed	12/6/1999	\$ 5,455.15	\$ 10,000.00	\$ 41,000.00
50	835 NW 3RD ST	5042-10-12-0720	75	138	10,355	RMM-25	Special Warranty Deed	6/1/2006	\$ 6,620.42	\$ 31,070.00	\$ 75,000.00
51	800 NW 13TH TERR	5042-04-15-0301	50	100	5,000	RMM-25	Special Warranty Deed	6/1/2006	\$ 2,661.55	\$ 10,000.00	\$ 41,000.00
52	908 NW 16TH TERR	5042-04-16-0320	50	100	5,000	RD-15	Special Warranty Deed	6/1/2006	\$ 5,556.59	\$ 10,000.00	\$ 41,000.00
53	932 NW 16TH TERR	5042-04-16-0350 5042-04-16-0360	50	100	5,000	RD-15	Tax Deed	12/24/1997 12/6/1999	\$ 4,371.28	\$ 10,000.00	\$ 41,000.00
54	977 NW 16TH TERR	5042-04-16-0050	58	90	5,250	RD-15/B3	Special Warranty Deed	6/1/2006	\$ 4,455.75	\$ 36,750.00	\$ 43,000.00
55	Removed										
56	Removed										
57	1216 NW 2ND ST	5042-04-20-0290	50	120	6,000	RMM-25	Special Warranty Deed	12/16/1999	\$ 16,786.34	\$ 12,000.00	\$ 47,000.00
58	526 NW 7TH TERR	5042-03-01-1500	25	127.5	3,188	RMM-25	Quit Claim Deed	8/8/1995	\$ 100.00	\$ 9,960.00	\$ 27,000.00
59	515 NW 8TH AVE*	5042-03-01-1990	50	127.5	6,375	RMM-25	Tax Deed	NA	NA	\$ 19,130.00	Not Available
TOTAL:									\$ 447,291.22	\$ 1,023,570.00	\$ 2,299,000.00

\* To Be Conveyed  
By Broward County  
to Fort Lauderdale

The members could then break up into subcommittees to address smaller lots. Mr. Hall added that Staff has already heard feedback from the surrounding neighborhood regarding what they would like to see on this lot: their preference is for single-family homes with at least three bedrooms. It is projected that roughly eight houses can fit on this lot. Sustainability and other requirements will also be part of the proposal.

Mr. Hart commented that because the residential lots will include these requirements in their proposals, and because the commercial projects are not yet ready to proceed, all proposals could be brought before the full Board for the time being instead of a subcommittee or subcommittees. Mr. Brown concluded that this could be done; he noted, however, that this may make it necessary to call special meetings of the full Board. Mr. Strawbridge advised that at a later time, subcommittees may become necessary.

#### **VI. Infill Housing Process**

Formatted: Highlight

Mr. Brown continued that Staff is putting together a plan for the infill housing process, on which they would like a recommendation from the Board. The plan will start with the 10 City-owned lots located west of I-95 and would issue one RFP for all 10 properties, requesting that developers bid on no more than two. The respondents, which may be developers, licensed general contractors, or private individuals, must have a development team in place. They must provide designs, which will be graded using project costs and the design itself. Any developers who plan to request CRA funding must make this clear in their applications.

Mr. Brown emphasized the importance of the development team's credentials in evaluation of bids. The team must also include a nonprofit housing counselor or bank with a home buyers' club in order to ensure that buyers are lined up for the properties. Preference will be given to specific types of homeowners such as Police Officers, firefighters, teachers, retirees, medical employees, and other professionals with disposable incomes.

Mr. Hall provided a map showing the location of City-owned lots, stating that the rehabilitation program will upgrade existing homes in the vicinity of these lots. Mr. Brown added that the County has agreed to provide construction estimates, and that the projects' design and sales prices will be estimated as well in order to create the best possible RFP. He concluded that he was seeking the Board's support for this process so it may be taken before the CRA Board for approval. The process may be amended after the first 10 lots are developed.

Ms. Barber objected to the idea of preferences for prospective homeowners. Mr. Wilkes commented that if the CRA wished to influence the types of homeowners the community wanted to encourage, owners rather than developers should be sought through the bid process, with minimum requirements for the projects to be built on these

sites. Mr. Brown explained that this is why the bid process is not limited strictly to developers but also invites individuals and contractors to participate.

Mr. Strawbridge asked if there would be income requirements for prospective home buyers. Mr. Brown confirmed that these requirements would be capped at 160% of the average median income (AMI). Mr. Hart recommended that the proposed housing preferences be reviewed by the Legal Department, and that the proposal for 10 lots under a single RFP be approved by the Procurement Department.

**Motion** made by Mr. Hart, seconded by Mr. Gabriel, to move forward with the process that was outlined by Mr. Brown, and to add to it that he checks with Legal and with Procurement.

Vice Chair Burrows asked if the process should require pre-qualification for prospective property owners. Mr. Brown replied that this would not guarantee a firm financing commitment for owners. He emphasized the importance of this guarantee for the infill housing program.

**In a roll call vote, the motion passed 8-1 (Mr. Wilkes dissenting).**

## **VII. Streetscape Funding Requests Brightline**

Mr. Brown explained that the Board members did not receive complete information on this Item in advance because Staff still had questions regarding the proposal's eligibility; however, the CRA Executive Director/City Manager has requested that the Item be presented for discussion and review. He clarified that Staff is in favor of what the project proposes, but must first ensure that CRA funds may be used for this purpose.

Debbie Orshefsky, representing Brightline (formerly known as All Aboard Florida), stated that the station under development to the north of Broward Boulevard requires a number of public realm improvements, including streets and rights-of-way. She showed a PowerPoint presentation on the request, which would enhance the roadway and streetscape improvements currently underway at a higher quality of construction. Without the requested funding, this quality would be engineered out of the project.

Jose Gonzales, Senior Vice President of Brightline's parent company, FEC Industries, advised that Brightline will be comprised of four stations on a 235-mile system connecting Miami to Orlando. He estimated that this would bring nearly 800 direct and indirect jobs to the Fort Lauderdale area, resulting in roughly \$333 million in economic impact. He showed aerial views of the subject site before and after the proposed improvements, which would include the following:

- Connection between NW 2<sup>nd</sup> Avenue and NW 4<sup>th</sup> Avenue, including streetscapes
- Continuing improvements throughout the transit-oriented development (TOD) district

# City of Fort Lauderdale

*City Hall  
100 North Andrews Avenue  
Fort Lauderdale, FL 33301  
[www.fortlauderdale.gov](http://www.fortlauderdale.gov)*



## Meeting Minutes

**Wednesday, April 19, 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. McKENZIE 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 - Vice Chair Bruce G. Roberts, Commissioner Dean J. Trantalis, Commissioner Robert L. McKinzie, Commissioner Romney Rogers, and Chair John P. "Jack" Seiler

## QUORUM ESTABLISHED

Also Present: Assistant City Manager Chris Lagerbloom, Secretary Jeffrey A. Modarelli, General Counsel Cynthia A. Everett, City Auditor John Herbst, and Sergeant at Arms Jeff Brull

## CALL TO ORDER

Mayor Seiler called the meeting to order at 9:56 p.m.

No e-comments were submitted for this meeting.

## MOTIONS

**M-1**     17-0404     Motion to Approve Minutes for March 7, 2017 Community Redevelopment Agency Board Meeting and March 21, 2017 Community Development Agency Board Meeting

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

**APPROVED**

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

**M-2**     17-0503     Motion to Approve CRA Funds of \$159,000 for the Walker Elementary Safe Routes to School

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

**APPROVED**

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

**M-3**     17-0510     Motion to Approve Infill Housing Process

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

Commissioner Trantalis asked about the process for selection, stating

his understanding was the CRA Advisory Board would select the contractor and the contractor would select the purchaser. Commissioner Rogers said that is the way it reads, and was told that is the process used in the past.

Bob Wojcik, Community Redevelopment Agency Planner, addressed the Board confirming the evaluation committee for this project's contractor is the CRA Advisory Board. Part of what will be evaluated in the Request for Proposal (RFP) would be the contractor's ability to bring potential homebuyers. Some middle income homebuyers may qualify for down payment assistance through the purchase assistance program offered by the CRA. In this instance, the CRA would need to approve the homebuyer.

Commission Rogers commented on the desire for this to be market based, stating the free land is what makes it affordable. The contractor will take the risk of building a house and find a purchaser. Should the purchaser need down payment assistance, the CRA is available. Commissioner Trantalis commented on the possibility of a bidding war and the contractor being able to receive a windfall as a result of being able to select the purchaser. Further discussion ensued on the aspects of the RFP including profit margins of the contractor, which the CRA Advisory Board would take into consideration.

Commissioner Trantalis noted the importance of this benefiting a homeowner who normally could not afford to own a home. Commissioner McKinzie explained the lack of a profit margin due to the location and the cost per square foot of construction on these types of infill housing projects.

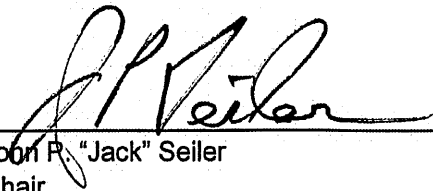
**APPROVED**

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

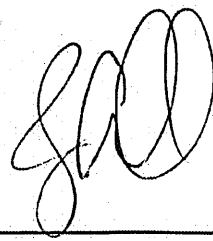


**ADJOURNMENT**

There being no further business before the Community  
Redevelopment Agency Board, Chair Seiler adjourned the meeting at  
10:02 p.m.

  
\_\_\_\_\_  
John R. "Jack" Seiler  
Chair

ATTEST:

  
\_\_\_\_\_  
Jeffrey A. Modarelli  
Secretary