

APPROVED
SPECIAL WORKSHOP MEETING MINUTES
NORTHWEST-PROGRESSO-FLAGLER HEIGHTS
REDEVELOPMENT ADVISORY BOARD
FORT LAUDERDALE
8TH FLOOR CONFERENCE ROOM, CITY HALL
November 13, 2018 – 4 :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	11	1
Leann Barber	P	12	0
Sonya Burrows	P	2	0
Lisa Crawford	P	2	0
Alan Gabriel	A	10	2
Rhoda Glasco Foderingham, Vice Chair	P	10	2
Mickey Hinton	P	7	5
John Hooper	P	8	4
Dylan Lagi	P	10	1
Steffen Lue	A	9	2
Michelle Nunziata	A	1	1
Diane Randolph	A	6	3
Scott Strawbridge	P	12	0
Tina Teague	P	12	0
John Wilkes	A	8	4

Staff

Vanessa Martin, CRA Business Manager
Sandra Doughlin, NPF-CRA
Clarence Woods, III, NPF CRA Manager
Robert Modys, Transportation and Mobility
Thomasina Turner, NPF CRA Project Coordinator
Deborah Martinez, CRA
Courtney Gardner, CRA
Corey Ritchie – CRA Project Manager
Alan Budde, Planner
Eleni Ward Jankovic, Housing and Economic Development Manager
Vice Mayor Ben Sorensen
Jaimie Oppertlee, Prototype-Inc.

Public

Bobby Quill, property owner

I. Call to Order/Roll Call

Ron Centamore, Chair

Chair Centamore called the meeting to order at 4:05 p.m. and roll call was called.

II. Vision for the NPF CRA Area

After introducing CRA staff, Mr. Woods provided a Power Point presentation focusing on the next six years. If the focus is on an area of concentration, all other developmental activities as far as programs, would follow. The purpose of this meeting is to talk about the vision, the establishment of priorities, and discuss new and existing programs. The Sistrunk Boulevard corridor was suggested as far as priorities and focus as it was believed that is the main corridor for Commerce and throughout the Northwest CRA. The focus needs to be narrowed and projects in the area need to be prioritized. Mixed use and large-scale projects were explained.

The following are large-scale mixed-use projects that are in the process or are concepts about large-scale and mixed-use projects in these areas:

- American Progresso Arts Village
- FAT Village
- MASS District
- 613 Development
- 701 Sistrunk Mixed Use Development
- 543 Phase II
- FUSE
- Industrial Arts Development
- YMCA
- 1448 Entertainment Plaza
- Sears Downtown Development

NOTE: Vice Mayor Ben Sorensen entered the meeting at 4:19 p.m. and left the meeting at 4:21 p.m.

There are basically six properties that are potentially large-scale developments in the corridor. The CRA's mission is to eliminate slum and blight and increase the tax base so there would be funds to be invested back into the neighborhood to start the cycle all over. Those six properties offer opportunities for the Redevelopment Agency to begin large-scale development. There was a focus on single-family houses; however, Mr. Woods did not think the CRA should be doing those since that is what Community Redevelopment does. It was believed that the CRA should partner with Community Development. The CRA purchased 55 parcels of land from the City for single-family development and those properties are being put out for bid once they have clear title. The City's law department is finalizing the elimination of liens and fines, giving the properties clear title. It was noted that currently one contractor could only have two properties out of 55 properties; however, the CRA is considering eliminating that and allowing up to ten properties per contractor.

Ms. Teague mentioned single-family homes and questioned who the properties were going.

Mr. Wood advised that a bid would be a bid put out for contractors to build the single-family homes. Mr. Woods mentioned the \$700,000 and stated that would potentially give home buyers a down payment and closing cost assistance, which is what Community Development does.

Mr. Hooper mentioned Habitat for Humanity and questioned if that was separate all together.

Mr. Woods indicated that Habitat for Humanity was separate. Habitat tries to make affordable housing for people who can get into the properties and live and sustain their living. Mr. Woods did not know if

that was the idea projected for these spots and noted that the CRA wants the homes to be workforce type houses. Once properties are identified, perhaps there could be a developer fair where the public would be invited to discuss available properties and the desire the CRA would like to see on those large-scale properties. There has been discussion with Colliers, who is the City's Real Estate. Colliers did a void analysis, which identified missing retail development in the neighborhood. Colliers wants to market the property to several retailers; however, the CRA wants to wait because they also want mom and pop businesses; a balance must be found. and the CRA is telling them to wait because they also want to have mom and pop businesses as well, so a balance must be found. Mr. Woods is talking with the Building Department to see what can be done in five years. It was noted that there is some capacity to service debt, but not a lot. The question is what could be done to leverage what is existing.

Perhaps the creation of some organizations would bring money such as:

- The CDC, which is a non-profit Economic Development Corporation, and a vehicle that helps to bring New Market Tax Credits. That basically gives large corporations tax write-offs to invest in certain disadvantaged neighborhoods.
- A CDFI, Community Development Financial Institution, which is another entity for New Market Tax Credits.
- The CDE, Community Development Entity, is a market that brings in tax exempt dollars.
- The Opportunity Zone Fund is a new vehicle that allows for investors who have large capital gains and monies. Instead of paying a lot of taxes in capital gains, if money is invested into the Zone investors could have a tax write-off.

Mr. Woods did not think a place has been established for a Cultural and Entertainment District, which would be from 10th all the way to 15th. That area has some cultural assets, so there are existing community resources such as the NAACP building, the Midtown Commerce Center, the Negro Chamber of Commerce, the Old Museum, and the Black American Resource Library. A lot of different existing assets could be taken advantage of; cultural tourism is big. These wonderful organizations need to be highlighted. Mr. Woods suggested putting a small amphitheater or band shed for outside events and small concerts.

Things that would be nice to see within the Cultural and Entertainment District would be:

- Museums
- Art galleries
- Interactive displays
- Performing Arts Theater
- Outdoor venue for Provident Park

With regard to single-family homes, the available vehicles should be used, and execution should be more efficient when it comes to deploying resources.

The CRA is in the process of getting the development agreement completed so the contractor can get started on building ten lots in Sweeting Estates. Again, the idea is to take the \$700,000 and provide down payment assistance and closing costs. The same would be done for the 55 infill lots.

Mr. Woods suggested a program to undertake the following:

- Neighborhood Housing Improvement Incentive Program
- Residential façade and landscaping
- Business Development
- Business Incubator/Technical Assistance
- Accounting
- Legal
- Business Plan
- Financial literacy/operation

III. Establishment of Priorities

Mr. Strawbridge understood the rationale about small-scale single-family housing, but Affordable Housing was never heard. Florida Chapter 163 says, “We shall have Affordable Housing, or we should have a plan that states specifically why we don’t”. Mr. Strawbridge questioned if Affordable Housing was going to be addressed.

Mr. Woods explained the difference between Affordable Housing and Workforce Housing and stated that is what the County determines based on area median income. Affordable Housing is up to 60% of area median.

Mr. Strawbridge commented that in the law the term Affordable Housing means affordable, so people can get a house with 30% or less of someone’s income, it does not have to do with the area median.

Mr. Woods stated that would be ELI with 30%, which is extremely low income. From his understanding, affordable was up to 60% of the area median income. HUD guidelines talk about the area median income.

Chair Centamore asked what the vision was and believed it was to get more affordable low-income housing.

Mr. Strawbridge commented that the law is clear, and affordability could be defined in many ways. In practice it was discussed going as high as 140% or 160% and that was what he was talking about. Mr. Strawbridge thought the Opportunity Zone Tool should be considered because it would be the funding mechanism of the future.

Mr. Woods advised that 120% to about 160% was called workforce.

Mr. Strawbridge emphasized that he would like the Board to follow the law.

Mr. Woods stated there is also not much of an appetite for what we know as affordable housing, meaning the low-income housing. The majority of single-family homes are in neighborhoods that are strong and vibrant.

Ms. Barber commented that there are not any grass roots effort, nothing empowering local people, or anything that involves youth initiatives. A big component of culture is food and things like that. Ms. Barber would like to see more growing spaces, community involvement, and opportunities for work as well as looking at things like the Green Pattern Book, which is happening in Baltimore where all kinds

of people in the community are taking vacant lots and doing creative interesting things with them. Ms. Barber would like to discuss this at some point.

Mr. Woods stated that more could be done if there is a desire.

Mr. Hinton advised that studies have concluded that Sistrunk Boulevard will never be a merchant highway. The need is homes, drugstores, nightclubs, and movie theaters.

Ms. Crawford liked the overall vision but expressed concern about possible loss of cultural heritage; she did not want the area to become a cookie cutter development. Affordability has to be part of the vision so no one is displaced.

Mr. Lagi mentioned housing, retail, and right-of-way via safety type improvements. Mr. Lagi liked the partnership and agreed that a CDC could be formed as well as an HCD. It was believed that civic and business stakeholder groups would be important for the six years before the Board sunsets.

Ms. Teague believed the culture needed to be preserved. Housing is a very good component because people want to have ownership, but what is already there must be cleaned up and retail must be brought in. Ms. Teague would like the area to grow for African Americans so there are places to shop, eat, etc. There must be stable housing to attract businesses.

Chair Centamore commented that Sistrunk needs to become the commercial retail street it was years ago, and to do that, new buildings are needed. The Progresso neighborhood does not want a square block or a large project. The single-family home neighborhood needs to be kept as is; however, sidewalks and infrastructure are needed. Chair Centamore stated that the neighborhood residents should say what goes there; it should not be overrun from people outside of the neighborhood.

Ms. Teague questioned how this could be organized collectively.

Mr. Woods advised that some areas of focus have been identified. The next step would be to hold a developers' fair to discuss opportunities available and what the CRA would like to see. The CRA could control what they own, which is the six parcels previously mentioned. Farming is good and that could be done as well.

Ms. Barber indicated that the issue she has is that the CRA thinks they must come up with all the solutions. People in the community within a structure have been allowed to activate the land and do wonderful things. The point is that people are empowered and currently there is no empowerment. Ms. Barber stated there are strategies that allow local people to take ownership and do things in a structured way that are really crafted and powerful.

Ms. Burrows commented that it has already been said that Sistrunk Boulevard should be the focal point and incentives were redone. Developers came in and the same things were done over and over. The vision is there. During the last Workshop with the CRA there was a reason why the lots were spread out all over the 55 infill lots; it was supposed to be for job creation for smaller contractors. The Board wanted small local contractors to bid three houses at a time.

Mr. Woods stated that an RFQ was put out for 12 houses and only three contractors bid. It is believed that the majority would be given to the five or six that bid. One of the suggested programs was a capacity building program for small contractors. The lots may not be in the most desirable areas, but they are buildable. Mr. Woods clarified that a RFQ was being put out for contractors to submit their

qualifications so they could be given up to ten lots. The housing program would provide down payment assistance, etc., which is what CD does.

Chair Centamore did not understand why the RFP could not say, "Up to 10". This Board has six years until sunset. Let's get the RFQ out and get people building.

Mr. Woods stated that the CRA wants to attach resources to the six parcels of land. Next month a consultant is going to help create different entities. Once those entities are created, money will be attached to the six large-scale projects that have been identified. Tools are being created to get this done and money is being attached to the 55 lots; to the landscape and beautification program.

Bobby Quill, owner of the property, questioned how developers know about RFQ's or RFP's.

Mr. Woods advised that is what Ms. Ritchie does. Attempts would be made at an unconventional means of getting work out.

Mr. Quill suggested having someone call the contractors since they are busy. It was also suggested that paperwork be filled out for contractors.

Mr. Woods stated that was why a business incubator was needed.

IV. Discussion of New and Existing Programs – None.

VII. Communication to City Commission – None.

VIII. Public Comment – None.

IX. Adjournment

There being no further business to come before the Board at this time, the meeting was adjourned at 5:39 p.m.

Any written public comments made 48 hours prior to the meeting regarding items discussed during the proceedings have been attached hereto.

[Minutes prepared by C. Guifarro, Prototype-Inc.]