

APPROVED
MEETING MINUTES
NORTHWEST-PROGRESSO-FLAGLER HEIGHTS
REDEVELOPMENT ADVISORY BOARD
FORT LAUDERDALE
8TH FLOOR CONFERENCE ROOM, CITY HALL
February 21, 2019 – 3 :00 P.M.

Cumulative Attendance

June 2018 – July 2019

Members Present

	<u>Attendance</u>	<u>Present</u>	<u>Absent</u>
Rhoda Glasco Foderingham, Chair	A	7	1
Dylan Lagi, Vice Chair	P	8	0
Leann Barber (arrived at 3:18 p.m.)	P	6	2
Sonya Burrows	P	8	0
Kenneth Calhoun	P	1	0
Lisa Crawford	P	8	0
Alan Gabriel	P	7	1
John Hooper (left at 4:40 p.m.)	P	4	4
Michael Lewin	P	1	0
Steffen Lue	P	4	4
Christopher Murphy	P	2	0
Michelle Nunziata	P	4	4
Diane Randolph	A	3	5
Tina Teague	A	7	1
John Wilkes (arrived at 3:14 p.m.)	P	6	2

Staff

Sandra Doughlin, NPF-CRA
Tanya Bailey
Clarence Woods, III, NPF CRA Manager
Corey Ritchie – CRA Project Manager
Bob Wojcik, Housing and Economic Development Manager
Eleni Ward Jankovic, Housing and Economic Development Manager
Jaimie Oppert, Prototype-Inc.

Guests

Attorney Andrew Schein
Manesh Patel, Morpheus Group
Eric Wilczek, Engineer
Sam Pate, Onyx Hospitality
Neal Pate, Onyx Hospitality
Joseph Poveromo, Financing
Israel Begelman, Architect
Brandon Hertz, Impact Real Estate
Jeffrey Kronengold, Executive Vice President, General Counsel, for TDON Development and part of the ownership of STKR Sistrunk LLC
Joe Keith, Engineer
Matthew Carroll, Hoover

I. Call to Order/Roll Call

**Dylan Lagi,
Vice Chair**

Vice Chair Lagi called the meeting to order at 3:04 p.m. and roll call was called.

Vice Chair Lagi introduced and welcomed new members, Mr. Calhoun and Mr. Lewin.

Vice Chair Lagi mentioned an email from staff regarding the Joint Workshop with the CRA Board Commissioners on April 2, 2019 at 12:00 p.m. It was noted that a CRA Advisory Board quorum was required for that meeting.

Ms. Doughlin indicated that Board members could send an email confirmation. If the Board was not available on that date another time would be requested.

A poll was taken to check availability for the April 2, 2019 Joint Workshop at 12:00 noon and the following members confirmed: Mr. Gabriel, Ms. Burrows, Ms. Nunziata, Ms. Crawford, Mr. Murphy, Mr. Lewin, Mr. Calhoun, Mr. Hooper, and Vice Chair Lagi. The rest of the Board members can confirm with Ms. Doughlin via email. It was noted that there will be one more CRA Advisory Board meeting on March 12, 2019, prior to the Joint Workshop. One additional thing the Board could discuss was working on the agenda for that meeting.

II. Approval of Minutes – December 11, 2018 meeting Board

NPF CRA

Motion made by Mr. Gabriel, seconded by Ms. Nunziata, to approve the December 11, 2018 Meeting minutes. In a voice vote, the **motion** passed unanimously. (11 - 0)

III. NPF CRA Spend & Encumbrance Log

Tanya Bailey

Ms. Bailey provided a breakdown of the Incentive Program that was encumbered for FY 2017-FY2019. The NPF CRA Board encumbered approximately \$22 million since FY 2017 through present and of that amount, \$3.7 million was paid.

Mr. Gabriel questioned if "Paid as" meant the City has paid that money to whoever the applicant was. He also questioned the status of items that had no reference and if they were ongoing.

Mr. Wojcik advised that if there was a balance, the project was ongoing, and if there was a zero balance, the project was completed.

Mr. Woods indicated that a "Status" column would be added. As policy, when projects are closed at the end of the year while doing the budgets, the books are scraped on projects that are closed so there is still money in the account for another project. The money is then reallocated to the CIP account because there cannot be a running fund balance in the operational account, which will move over during that year once the project is complete.

Mr. Gabriel questioned if there was a certain time period before funds could not be used anymore.

Mr. Wojcik commented that agreements are usually structured for three years; however, that does not mean the money is automatically eliminated after three years.

Mr. Woods stated that there should be a standardized process if a forgivable loan comes to its term, so the contract could be extended administratively, or the business could come back before the Board for an extension based on circumstances.

Mr. Gabriel questioned if the agreement provides that it is three years from the date of entry or when the work is completed and then three years in which to reimburse.

Mr. Woods advised that time probably starts once the agreement is executed. If there is a requirement in the project to create jobs or something similar, they have two years.

Vice Chair Lagi advised that the plan is to keep this format with those notes. An update will be provided at the next meeting.

IV. Funding Request – Avenue D'Arts FLL, LLC Comfort Suites Hotel D'Arts - \$3,000,000

Mr. Wojcik explained that this is a \$3 million request for CRA funding for a Comfort Suites Hotel D'Arts, to be located at the northwest corner of NW 7th Avenue and NW 1st Street. The proposal includes purchasing three CRA parcels at 713, 717, and 723 NW 3rd Street, as part of the project. In 2017, this Advisory Board recommended that the CRA purchase these lots for the City, so the developer could submit a proposal for the property. This project would be a five-story, 100-suite hotel; the first one west of the FEC Railing in the CRA. The development team is an experienced hotel developer and has developed numerous hotels throughout Florida. The project represents a total capital investment of \$17.3 million in the CRA, there should be 25 jobs and there is a local economic impact estimated to be over \$27 million. Staff highly recommends this project.

Attorney Andrew Schein was accompanied by the development team, Manesh Patel with Morpheus Group, Eric Wilczek, engineer, Sam and Neal Pate, with Onyx Hospitality, Joseph Poveromo, financing, Israel Begelman, architect, and Brandon Hertz, with Impact Real Estate.

Mr. Schein gave a brief Power Point presentation and the following highlights were noted:

- There is one currently one more hotel under construction within the CRA boundaries, east of the train tracks.
- This would be the first hotel in the CRA west of the tracks.
- Plans have not yet gone through the DRC process, but once they do, plans will be finalized pursuant to staff comments.
- There are wide sidewalks on NW 7th Avenue with landscaping between the sidewalks and the street.
- The NW 7th Avenue passage between Broward Boulevard and Sunrise Boulevard would be improved.
- The project is NW RAC mixed-use west zoning.
- The hotel would be five stories with 100 rooms.
- The total capital investment, including the \$3 million if the CRA grants approval, is about \$17.3 million, with an estimated completion date of November 2020.
- As for job impacts to the community, Water Duke performed a job analysis, which shows that there will be 43 permanent full-time jobs in addition to over 200 construction jobs during the construction phase, and then 100 more jobs are projected for indirect jobs such as additional hires in nearby restaurants, etc.

- There is a \$27 million impact during the construction phase alone that does include the project costs and paid laborers.
- In addition, there is a \$5.8 million impact just for the hotel operations, which includes paying hotel staff, and \$11 million for indirect spending for hotel guests.
- There is a major benefit to this community. It is believed that the hotel would spur commercial development in this area since residential is already present.
- The funding request is for \$3 million from the Development Incentive Program in addition to the sale of the CRA properties. The total cost is a little over \$2 million and the request is for \$3 million in funding because of the tax incentive revenue the CRA will get back once the project is complete, which is about \$800,000, plus the sale of CRA properties at \$355,000, which is market rate, and the CRA paid a little less than half of that to acquire the properties from the City. Even though the request is \$3 million, it would only cost the CRA about \$2 million.
- There are many improvements to NW 7th Avenue. Sidewalks are not in a lot of places; some are small and range from four to five feet. There would be at least seven-foot sidewalks, which would improve the aesthetics and pedestrian connectivity from Broward Boulevard to Sunrise Boulevard.
- This is a real community need; there are no other hotels west of the tracks. The project would create jobs and spending in the area, which would help spur development in the future.

Ms. Nunziata mentioned that one lot was skipped.

Mr. Schein advised that the lot is currently owned by the church to the northwest and a fence was already installed on their property. There are no issues at this point, the property is currently vacant, and he was not aware of any plans for it not to be vacant in the future. There will not be a building to the west, just a parking lot to meet parking requirements for hotels in this area.

Ms. Nunziata commented that sidewalks were brought up and questioned if it was just sidewalks in front of their parcel.

Mr. Schein stated that is common around the entire City and the City has wide sidewalk requirements.

Ms. Nunziata questioned if a private appraisal was done on the property and how the price was determined.

Mr. Schein indicated that the appraisal was conducted by an independent appraiser.

Mr. Lue commented that there was an issue with the church in between the two properties.

Mr. Wojcik advised that they have been trying to work through the church issue for the last year and the church was not interested in selling the property.

Mr. Lue stated that there would be a building, parking, and a gap, and questioned what would be on the other side.

Mr. Schein indicated that the other side would be landscaped parking and it would meet the current landscape and parking code; the vacant lot next to it would not look that bad.

Mr. Lue questioned if a wall or fence was going in between the two parking lots.

Mr. Schein stated that they will take staff's recommendations through the DRC process to see what could be implemented; there was no requirement for a wall, but the property lines must be respected, so that area would be landscaped. All parking lots must have a landscape buffer, so there would at least be a buffer. The sidewalk would connect without any zig-zagging and the sidewalk would cross in front of the vacant lot to the next parking lot for the hotel. The parking requirement is generally one for one room; there would be valet operations as well. In this area only 60% of parking is required for non-commercial uses and more than 60% is being provided.

Ms. Crawford questioned if there were any studies regarding occupancy rates and what clientele they were catering to.

Mr. Patel advised that once stabilized, based upon the market, their occupancy would be approximately 74% to 76%; they are catering to transient to corporate clientele.

Ms. Crawford questioned if any transportation services would be provided. She also questioned if there was any event space.

Mr. Patel stated that there would be a shuttle to the airport and port; normally services within the City provide shuttles. It was noted that space was limited, but there are meeting facilities.

Ms. Barber questioned what the CRA paid for the property.

Mr. Wojcik indicated that the CRA paid \$190,000.

Mr. Lagi mentioned the forgivable loan structure.

Mr. Woods advised that a 6-1-3 is three years of funding.

Mr. Wilkes questioned if that was three years of forgiveness at \$1 million per year starting at Certificate of Occupancy and why staff thought this met the criteria to grant such a large sum.

Mr. Woods advised that the project eliminates slum and blight and would create jobs and opportunities for residents to improve their quality of life by having employment. This hotel would pay taxes and the net effect of the CRA contribution could severely be limited. He did not know how the numbers were run on the TIFF, but if the hotel appreciates beyond the level of growth in which the TIFF was calculated, it would come back to the CRA. Mr. Woods indicated that the focus area includes NW 7th Avenue, NW 9th Avenue, Sistrunk Boulevard and the industrial area.

Mr. Lue questioned if those jobs were being filled by people in the CRA or if there were guarantees for that.

Mr. Woods stated that there would be a community benefits agreement as part of the package, which would spell out that the employees to be hired should be from the redevelopment area.

Mr. Wojcik believed that it would be difficult to accomplish that goal. The CRA is not large and many agreements say a certain percentage of jobs would be given to people in the redevelopment area.

Mr. Woods mentioned that there is an unlimited amount of skilled or workforce that would operate at some of the higher levels of the hotel, maybe management and things like that, but there are menial jobs and we can help by trying to identify the workforce and prepare them for some of these jobs as

they become available. There should be a requirement that the developer hire people within the community and if not, they should invest in training for people within the community to develop skills, so they could work in some of those jobs. In the past, Mr. Woods required that a certain package be hired from within the CRA, if not, they go to the next level; perhaps the City of Fort Lauderdale and certain zip codes where there is high unemployment to create a stratified layer of zones and attract people from those areas. It must be understood that there is a limited pool and this where the CRA comes in; we must help them meet their goals.

Mr. Lue questioned when the CRA would have time to invest in educational programs for people in the neighborhood to meet the needs of incoming companies.

Mr. Woods believed that community benefit agreements are being created and with those agreements training programs must be targeted that would allow residents to be trained on whatever the need is in the area at the time; residents need an opportunity to be able to increase their skill level to improve their quality of life.

Mr. Lue questioned why \$3 million was needed when the lots were already purchased. The parking lots would change the façade on the two empty CRA lots, but the question was how much was needed for the façade for the parking being purchased.

Mr. Schein advised that the lot was purchased not necessarily to construct the hotel; financing and the internal rate of return needed to keep up the operations and stay afloat would not work without CRA funding.

Mr. Woods commented that this area is changing, but it has not yet changed. There is a certain amount of risk in bringing the hotel to this area.

Mr. Schein advised that the developers are experienced in all aspects of hotel development, from ground up to management, to ownership.

Ms. Barber commented that the risk was with the occupancy.

Mr. Schein indicated that the numbers have been done and \$3 million is a lot of money, but the total capital investment is \$17 million. The applicant would not be going through this if they thought the occupancy rates would not work or generate the revenue needed.

Ms. Barber suggested there be a formal hospitality training partnership with this company. Broward College has already been subsidized to come in through the YMCA Center. Hospitality and culinary is going to be one of the strategic employment opportunities in this area and it needs to be more structured.

Ms. Crawford mentioned the old Post Office at NW 4th Avenue and NW 7th Avenue and a pink building across the street. She questioned if the applicant was committed to those colors and expressed concern regarding clashing colors.

Mr. Schein stated that colors change often, and the DRC has no say over colors. This would be a new Comfort Suites and they do have their own brand.

Mr. Wilkes expressed concern about similar projects coming before this Board because he did not know if the criteria, goals, and objectives they have been told to pursue comply with the requirements.

Six motels or hotels have come in around the Downtown CRA and many of the jobs are low level. There are several hundreds of thousands of dollars that could be available, but to fund 12%, 13% or 14% of a commercial nature. The Board has requested the applicant to focus on teaching programs for three or four years and there still are not any programs.

Mr. Woods agreed that there needs to be attention to the people in the redevelopment area and some sort of program that allows them to improve their skill level so their skill attainment for higher paying jobs can help. Mr. Woods did not think there was a shortage of programs but thought there should be programs that match opportunities for physical development, such as hotels. A hotel on a vacant lot would increase the value of taxes that would come into the CRA's CAFR. Programs cannot be looked at with the exclusion of development within the neighborhood, the physical space must be built and then it could be matched with people as well.

Mr. Wilkes commented that there are funds to eliminate slum and blight, secure people who live the area, and provide them with something better. The Board should be looking at long-term commitments to teach and help people who cannot help themselves instead of TIFF money. The \$3 million put into this program was money that could not be put into neighborhood redevelopment programs, painting, fixing up, and making sure that 84% of the units are owned by people who live there.

Mr. Woods advised that there is a process and the Board previously discussed going forward for the next five years during the Workshop. This would help to meet the goals set for redevelopment of the neighborhood of Sistrunk and provide the quality of life people on that side of the track deserve. He thought this would do a lot more than just help the CRA meet their returns on their investment.

Mr. Gabriel commented that the Board has looked at this area before and projects have come before the Board in this general area; he questioned where those projects are.

Mr. Wojcik indicated that there has not been any new development on the east side of NW 7th Avenue except for Milton Jones; the west side of NW 7th Avenue has been vacant for 30 years. All there is on the west side is a church, a pawn shop and a bail bond. There is a large project being assembled on the southwest corner of Sistrunk Boulevard and NW 7th Avenue and they were looking for a site to relocate a church they were purchasing. It was agreed that would be a good mix to allow them to buy property on the next block over.

Mr. Gabriel questioned if any of those development discussions focused on residential properties or residential use for this general area. Some of the conversation has been about bringing people to live here and creating new areas for them to reside, but this location is not susceptible to that.

Mr. Gabriel questioned if \$3 million was a large sum of money based upon the project.

Mr. Wojcik indicated that in some of the other projects funded the Development Center Program was used; this would be at the lower end.

Mr. Schein commented that the \$3 million was the net at the end of land acquisition and TIFF; some of the non-vacant land would raise values.

Mr. Gabriel advised that the recommendation was that the CRA approve the sale of three lots and he only saw two.

Mr. Schein clarified that there were three lots; they were broken up.

Motion made by Mr. Gabriel, seconded by Ms. Crawford, to approve the project as proposed in the staff report, that the CRA property be sold – Lots 713, 717, and 723 NW 3rd Street for \$355,000 with the incentive that the CRA Development Incentive Program for a loan not to exceed \$3 million for development of the Comfort Suites Hotel. The **motion** passed on a roll call vote. (7-5)

Ayes: Mr. Calhoun, Mr. Murphy, Mr. Hooper, Mr. Lewin, Mr. Gabriel, Ms. Crawford, Mr. Lagi
Nays: Mr. Wilkes, Ms. Nunziata, Mr. Lue, Ms. Burrows, Ms. Barber

V. Presentation – TDON Development River Gardens Townhomes

Mr. Wojcik explained that the vacant property was purchased between NW 21st Terrace and NW 22nd Avenue. The plan was to construct 25 market rate townhouses and expand the footprint of the project to include vacant properties both east and west of the land they currently own in the project area. To do this, the CRA must publish a Notice to allow them to receive proposals. This would be a great project for the area and staff recommends the Notice of Intent to dispose of Seri property located at 2162 Sistrunk, 2140 Sistrunk, 2136 Sistrunk, and 2132 Sistrunk, be issued. The property west of the other side, which was a small part corner, was a convenience store for many years; the CRA purchased the property in 2009 for \$400,000 and had to purchase the business with the stipulation that they never move back into the City. The other property to the right, next to the railroad tracks, was purchased in 2004 for \$415,000; a similar situation. The request is for this Board to issue a formal proposal for RFP, so an appraisal can be made for the property.

Mr. Keith advised that Notices were put in the paper, Westside Gazette, Sun Sentinel, and a direct mail Notice was also sent to everyone within 600 feet of the property in case there was any other development interest.

Jeffrey Kronengold, Executive Vice President, General Counsel for TDON Development and on behalf of the ownership group, STKR Sistrunk LLC, and Joe Keith, engineer, were present.

Mr. Kronengold advised that they were once known as Centerline Homes, a large regional developer throughout the State of Florida with projects ranging from the West Coast to the East Coast and in the North Central Florida area. Centerline Homes was sold in 2013 and after that sale TDON Development was formed for the purpose of engaging in land acquisition entitlement and horizontal development; they had a noncompete on vertical construction. They would like to put a footprint back in South Florida. The non-competes have expired and they are now allowed to do “For Sale” residential development.

Mr. Kronengold gave a brief Power Point presentation and the following highlights were noted:

- The seven lots along Sistrunk Boulevard were acquired with the intent of bringing an exemplary residential housing project to the area.
- Being west of I-95 and west of the tracks, it was believed this would be the first new residential housing project to be brought forward in this area.
- The lots purchased were part of a failed effort in a joint partnership between Bank of America and New Visions Community Development District to bring a residential housing project to the area.

- These lots have sat since then and accumulated nearly \$800,000 in various municipal liens, IRS liens, Department of Revenue liens, Judgment liens and various other things. In purchasing this property, they have cleaned up the property and are maintaining it until their development moves forward.
- The highest and best use for this property would be a residential rental apartment project. Since the CRA would prefer to see "For Sale" residences, townhomes are being proposed. They are hopeful, with the cooperation of the CRA, they can make a "For Sale" project work.
- Some challenges with a "For Sale" project in this area is that another project was approved by the CRA with single family homes within the River Gardens area, just south of their property. That property was planning homes in the range of 1,700-square-foot plus or minus and have agreed to maintain pricing somewhere around \$289,000 per home, which is less than market rate. The goal with the CRA was to keep pricing somewhat affordable so people within the community could buy and live within the community; they would like to carry forward that same intent with their townhome project.
- The proposed site plan was for 25 fee simple townhomes, which would be two-story, two-car garage, three bedrooms, and two and a half baths.
- There are eight end units, which will be approximately 1,757 square feet and the other 15 units would be 1,443 square feet.
- They must find a way to bring the townhomes to the market below the \$289,000, which is the ceiling for the single-family homes, probably in the \$249,000 to \$269,000 price range.
- Square footage on larger units are comparable; a townhome cannot be sold for the same price as a single-family home.
- The RFP would be done in respect to the other CRA lots and then they would come back with another presentation in terms of help from the CRA.
- Without the CRA lots a townhome project of approximately 17 units could be done.
- One of the challenges with a multi-family site as opposed to a single-family home site is that there is a lot of infrastructure development that is very costly to develop the site.
- Along Sistrunk Boulevard the City of Fort Lauderdale has been required that these be railroaded projects, which means garages are in the back and the nice elevation streets paved are in the front. In order to do that, a new road must be developed that runs straight through the middle of the project.
- All parking requirements necessary were met for this community onsite. There would be two-car garages with two cars in the driveway and ancillary guest parking onsite.
- There are three lots to the east that abut up against a cement barrier adjacent to the railroad tracks and one corner lot that finishes off the assemblage. It makes sense to acquire the corner lot and add it to the development. He was not sure whether the other lots to the east make sense unless there was an appropriate arrangement with the CRA. It would be their intention to acquire those lots from the CRA to develop the 25 townhomes and to bring pricing in at a number that is consistent with the desire of the CRA, so they are providing an opportunity for young families and/or young professionals to buy new product and live within the area.
- This project is important because it starts to develop the west side of Sistrunk Boulevard. The hope is by stimulating development that things start to move to the middle. It is believed there is a good opportunity for the CRA to spur development by participating in this project.
- White sidewalks would be developed, which is a requirement of the City, and they would have landscape streetscapes.
- A slide was shown of the upstairs and downstairs inside the units.

Ms. Burrows questioned if the RAC stops at the tracks and if retail would be on the bottom floor.

Mr. Keith stated that this is all part of the northwest RAC. Retail has never been required on the bottom floor; zoning has been created that allows mixed-use development, which does not work in every location. Originally, a plan was approved for this same site in 2007-2008 for a townhouse project fronting Sistrunk Boulevard.

Mr. Murphy questioned if the CRA dollars were not granted if the applicant would move forward with the 17 units as rentals.

Mr. Kronengold advised that was possible, but a decision has not yet been made. Their vision was to work with the CRA and bring an exemplary "For Sale" product to the area that would be an opportunity for residents in the area to upgrade their living situation and possibly bring other people who have moved out of the area back into the area.

Mr. Wilkes was in favor of putting the RFP out and to work with lenders who would be able to provide financing.

Mr. Kronengold advised that they would arrange for lenders and other companies to meet with home buyers because as a developer group, they do not finance. There would be several options.

Mr. Murphy commented that the CRA currently has first-time home buyers' assistance and questioned if there was a way to prequalify the units.

Mr. Woods indicated that would be determined based on how much money there was. Housing for City employees was mentioned.

Mr. Keith stated that would be something to help mitigate the back-end risk and absorptions, which is part of the risk; there is also construction development risk. They must hit a return on the project, and with the numbers they have to bring these townhomes in, it is going to be very difficult, if not impossible, to do so without CRA assistance.

Motion by Mr. Wilkes, seconded by Mr. Gabriel, to have staff draft the RFP as recommended. The **motion** passed on a roll call vote. (12-0)

Ayes: Mr. Calhoun, Mr. Wilkes, Ms. Nunziata, Mr. Murphy, Mr. Lue, Mr. Hooper, Mr. Lewin,
Mr. Gabriel, Ms. Crawford, Ms. Burrows, Ms. Barber, Mr. Lagi

Nays: None

VI. Funding Request – Hoover Canvas Products Funding & Phasing Plan

**844 NW 9th Ave.; 834 NW 9th Ave.; 843 NW 8th Ave.; 831 NW 8th Ave.;
& 900 NW 9th Ave.**

Ms. Jankovic explained that Hoover Canvas Products was one of the oldest if not the oldest operating business in the northwest CRA boundaries, located in the Industrial Zone CRA focus area east of NW 9th Avenue and NW 8th Street. The request was \$1.1 million to renovate their operation, which consists of five parcels, including the corporate and sales office and their production facilities, both existing and proposed. This property was one of the key properties in the path of the NW 7th Avenue to Miami connector project, which was abandoned a few years ago by the City and County for lack of funding. During the connector project, the company was not able to renovate their operations and

because of disrepair, the owner must decide whether to keep their facility or transfer the entire operation to their West Palm location.

Matthew Carroll, with Hoover, provided a brief Power Point presentation as follows:

- Hoover wants to move manufacturing back to Fort Lauderdale.
- They currently employ 47 full time employees and two facilities, one in Fort Lauderdale and one in West Palm Beach.
- There are 30 full time employees in Fort Lauderdale and between 5 to 15 general labor, who typically ride their bikes or walk to the facility.
- Most of their business was 50/50 residential and commercial.
- 70% of their business is in Dade and Broward Counties.
- Their manufacturing processes are steel and aluminum welding and fabrication.
- Their entire cover shop was moved from Fort Lauderdale to West Palm Beach in 1995 when they acquired a company in West Palm, primarily because Powerline Road was coming through their facility and they were going to take their facility.
- Another reason for moving most of their company to West Palm was because of drainage in surrounding areas.
- They had to build an 18-inch ramp, which takes most of the water out, but it does not do well when there is heavy rain. The ramp prevents them from using the forklift and most of the framework must be carried out of the shop by hand, which has resulted in an increase of Workers' Compensation injuries.
- When there is heavy rain Mr. Carroll cannot get from his office to the fabrication facility.
- The aluminum fabrication facility is 12,000 square feet.
- They are looking to move most of the fabrication back to Fort Lauderdale from West Palm.
- The project would be done in three phases. The first phase would be painting, and the second phase would be redoing the streetscape.
- Within two years they are looking to bring back 16 jobs.
- The goal is to bring the cover shop from West Palm back to Fort Lauderdale.
- They are supplying \$246,000 to the CRA's \$1.1 million.

Mr. Wilkes would like Hoover to be the poster child for bringing up this area; however, there would have to be a commitment. He thought the project would be beneficial for the northwest industrial area.

Ms. Barber commented that partners are needed, and she would say more money to set up a welding school. Business owners are needed who embrace and train people who live in the area.

Mr. Keith stated that NW 9th Avenue was presented as part of the Master Plan and they came forward to see if they could start funding for NW 9th Avenue so they could finish the area between Sistrunk Boulevard and Broward Boulevard, but now there is a large gap between Sistrunk Boulevard and Sunrise Boulevard that has not been approved. That would probably be one of the top projects if Transportation Mobility wanted to advance it. The budget did not include street improvements.

Vice Chair Lagi mentioned the three phases in three years and noted that the current fiscal year is the first year. He questioned the projected balance; there are still a good number of months in this fiscal year; other requests could be received within the next six months.

Mr. Woods indicated that there was approximately \$4.5 million in the operations account for incentive programs.

Ms. Nunziata questioned if more money could be given for additional streetscape and road work.

Mr. Wojcik stated that would have to come out of the incentive budget, but they could come back with that request.

Mr. Wilkes commented that sidewalk work would be done in Phase 1 and then the City would tear it up for their own improvements.

Mr. Ritchie indicated that more things could get done sooner; now that all the information was obtained their idea could be given to Transportation and Mobility. Currently, Hoover owns the corner lot with the building and property across the street as a parking lot. The parking lot could be left as the last phase and Transportation and Mobility or the City could speed up the process. Once there is approval, Mr. Ritchie could go to Transportation and Mobility and share their idea and designs.

Vice Chair Lagi advised that the issue was that Transportation and Mobility was not ready for Hoover's design. Hoover could always come back, and the Transportation and Mobility design could be incorporated. The design would eventually lead to a streetscape renovation by the City. Currently, functionality with drainage and sewer needs to be addressed.

Mr. Woods indicated that a three-day charrette concluded last Friday, which looked at NW 9th Street. It could be that they could get together so improvements along that corridor could be incorporated without having to come back. Once the look and feel of the streetscape designed by Transportation and Mobility is understood, it could be incorporated, but that is going to be throughout the entire corridor. There is no denial of granting the money, the Board was questioning the best way to do so without having to spend money on something that would be torn up.

Mr. Keith stated that Transportation and Mobility would have input through the DRC process, so coordination would start as soon as they know there is a project working with Transportation and Mobility. A design for the streetscape would be incorporated that was cohesive with their ideas and what would work for the entire street.

Ms. Nunziata thought creating jobs for the CRA residents should be a requirement.

Mr. Woods agreed and noted that the agreement mandates the developer hire from the redevelopment area.

Mr. Carroll indicated that if he was mandated who he must hire, it would be difficult because he did not know the demographics of the area, but it was noted that it would make sense to hire from the community.

Vice Chair Lagi stated that there would be language in the funding agreements regarding "stratified layers" that talk about job requirements, which was a common ground between staff and this Advisory Board today.

Motion by Ms. Nunziata, seconded by Mr. Lue, to approve as recommended in the staff memo. The **motion** passed on a roll call vote. (11-0)

Ayes: Mr. Calhoun, Mr. Wilkes, Ms. Nunziata, Mr. Murphy, Mr. Lue, Mr. Lewin, Mr. Gabriel,
Ms. Crawford, Ms. Burrows, Ms. Barber, Mr. Lagi
Nays: None

VII. Old/New Business

NPF CRA Board

(a) Joint Workshop w/CRA Board Meeting Date – April 2nd at 12:00 noon

Vice Chair Lagi advised that it would be helpful to get a couple of items to bring to the Joint Workshop.

Ms. Nunziata questioned the statistics of the success rate of hiring for other projects and who enforces that.

Mr. Wojcik advised that the first project tied with jobs was Triangle Services.

Mr. Woods stated that before that there were no job creation requirements; that one was tied to forgiveness of funding.

Mr. Lue questioned if the YMCA was required to use local construction companies.

Mr. Woods stated that was in the agreement. There is a monitoring component for the job creation piece and sometimes there is a third-party auditor. Companies do not get as much as they would have if they do not meet their goals.

Mr. Wojcik mentioned that not all projects are based on job creation; there are permanent and temporary jobs.

Vice Chair Lagi commented that perhaps a high level is creation and then a follow-up. It was noted that the date of the Joint Workshop is April 2, 2019 at 12:00 noon.

Mr. Gabriel mentioned the Notice of Intent to submit for administrative approval on two items. The information said it was the same property; one was a six-bay property and one bay was getting \$80,000 and the other was getting \$85,000, which was for the entire property. He questioned if the amount for the entire property was going to benefit all the other bays.

Mr. Wojcik indicated that the owner wanted to improve the property except for one, where the tenant was funding their portion on their own. The total façade grants for the entire building, including the tenants' portion and the owners' portion, is within the limits of administrative approval.

(b) 2019 Meeting Date July 16th

Ms. Doughlin advised that the Commission meeting is on July 9, 2019, so July 16, 2019 was the only date available.

VIII. Communication to CRA Board – None.

IX. Public Comment – None.

X. Adjournment

There being no further business to come before the Board at this time, the meeting was adjourned at 5:40 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.]