

**DRAFT**  
**MEETING MINUTES**  
**NORTHWEST-PROGRESSO-FLAGLER HEIGHTS**  
**REDEVELOPMENT ADVISORY BOARD**  
**FORT LAUDERDALE**  
**8<sup>TH</sup> FLOOR CONFERENCE ROOM, CITY HALL**  
**July 16, 2019 – 3:00 P.M.**

**Cumulative Attendance**

**June 2018 – July 2019**

**Members Present**

	<b><u>Attendance</u></b>	<b><u>Present</u></b>	<b><u>Absent</u></b>
Rhoda Glasco Foderingham, Chair	P	11	1
Dylan Lagi, Vice Chair	P	12	0
Leann Barber	P	10	2
Sonya Burrows	P	11	1
Kenneth Calhoun	P	4	1
Lisa Crawford	P	11	1
Matt Habibi	P	1	0
John Hooper	P	8	4
Michael Lewin	P	5	0
Steffen Lue	P	8	4
Christopher Murphy	A	5	1
Michelle Nunziata	A	5	7
John Quailey	P	2	0
Tina Teague	P	10	2

**Staff**

Vanessa Martin, CRA Business Manager  
Bob Wojcik, Housing and Economic Development Manager  
Clarence Woods, III, NPF CRA Manager  
Lizeth DeTorres, Administrative Assistant  
Jaimie Opperee, Prototype-Inc.  
Jannelle Adderly – NPF CRA Marketing Coordinator  
Thomasina Turner, NPF CRA Planner  
Karen Warfel, TAM Program Manager

**Guests**

Curtis Hodge, Robert Bethal American Legion Post 220  
Jeffrey Kronengol, TDON Development  
Marco Mall, Florida Film House  
Yonel Aris, Florida Film House

Chair Foderingham and the Board members welcomed new member, Matt Habibi.

Mr. Habibi introduced himself and indicated he was born and raised in South Florida. He works as a real estate attorney.

## **I. Call to Order/Roll Call**

**Rhoda Glasco Foderingham  
Chair**

Chair Foderingham called the meeting to order at 3:01 p.m. and roll was called. A quorum was not yet present, so Chair Foderingham asked that Vanessa Martin, Business Manager, present the Project Funding Update.

## **II. Approval of Minutes**

**NPF CRA Board**

- June 11, 2019

Chair Foderingham made corrections to the June 11 minutes.

**Motion** by Mr. Lagi, seconded by Ms. Burrows, to approve the minutes of June 11, 2019 as amended. In a voice vote, the **motion** passed. (9-0)

## **III. Project Funding Update**

**Vanessa Martin,  
Business Manager**

Ms. Martin provided a written update on project funding and made herself available to questions.

## **IV. NPF-CRA Mobility Master Plan – Q&A Follow Up**

**Karen Warfel,  
Transportation &**

### **Mobility**

Karen Warfel, Transportation & Mobility was present to answer any Board questions regarding the Mobility Master Plan.

At the request of Chair Foderingham, Ms. Warfel will return for the next meeting with a presentation showing the options.

## **V. Funding Request – Robert Bethal American Legion Post 220 NPF CRA Staff**

- **\$125,000 Non-Residential Façade Program**
- **\$225,000 Property & Business Improvement Program**

Mr. Wojcik indicated the America Legion Post at 1455 Sistrunk Boulevard has served the community for over 70 years, and the existing facility is 960 square feet. The facility is functionally obsolete, and improvements are needed for long-term sustainability. The funding request is to assist in making substantial renovations and expansion to approximately 2,500 square feet, including a large meeting area, modern kitchen, handicap restrooms, outdoor gathering space, office and storage. Staff highly recommends approval.

Curtis Hodge from the American Legion and Christina Fandino, project architect, were present to answer questions.

Mr. Hodge stated the facility is small but takes care of Veterans. The Lodge has community involvement programs and a Ladies' Auxiliary. Funding is exclusively through membership dues and fundraisers.

Ms. Burrows asked what the Legion does for parking.

Mr. Hodge stated the Lodge has never had adequate parking.

Mr. Wojcik stated they have relationships with other establishments to share parking.

Ms. Fandino shared ideas for commemorating the history of the organization on the exterior of the building. A mural is one possibility. She noted the new design will open the building up to the community.

Chair Foderingham stated there is no conflict of interest, but she has a relationship with Mr. Hodge through high school and church.

**Motion** by Ms. Burrows, seconded by Ms. Teague, to approve the funding request subject to staff recommendations. In a roll call vote, the **motion** passed. (11-0)

Ayes: Lagi, Burrows, Calhoun, Crawford, Habibi, Hooper, Lewin, Lue, Quailey, Teague, Foderingham

Nays: None

**VI. Request to Purchase CRA Property and Funding Request      NPF CRA Staff**  
    • **\$1,500,000 Development Incentive Program**

Mr. Wojcik outlined the request to purchase CRA property at 2132-2162 Sistrunk Boulevard and 534 NW 22<sup>nd</sup> Avenue, along with a recommendation of a Development Incentive of \$1,500,000. The project was previously presented to the Board in February. A total of 25 affordably priced units will be included in the project, with district residents receiving first purchase option.

Jeffrey Kronengol, TDON Development, made a presentation regarding the details of the proposed project, including:

- CRA lots will be combined with lots already owned by the developer
- Project not feasible without CRA assistance
- Provided written detailed pro forma and budget – shows loss of \$541,000 loss without CRA funding
- Will offer units at substantially below market rate – referenced nearby project for comparison
- Noted rental was not the preference of the community, CRA, and City units will be owner occupied
- Working to be attractive to and affordable for area residents
- \$249,900 for unit style A and \$259,900 for unit style B
- Units have oversize single or double garage, parking for 3-4 cars between garage and driveway
- Three (3) bedroom), 2.5 bath units
- Highly amenitized, with decorative tile, wall-to-wall carpeting, stainless steel appliances, yards
- Community-friendly, promote walkability
- 102 total parking spaces, including 19 guest spaces

Ms. Burrows asked if any environmental issues were present.

Mr. Kronengol stated an assessment was done, and none were found.

Mr. Lagi asked when the project would commence.

Mr. Kronengol stated full drawings have not been submitted to the City yet, but once formal approval is received, they are ready to go. One lot requires rezoning, but it has been discussed with the City staff.

Ms. Crawford asked what kind of feedback has been received from residents in the area.

Mr. Kronengol said the civic association expressed they want affordability and access, and the size of the units was well received.

In response to a question from Ms. Crawford, Mr. Kronengol stated the project is not applying for down payment assistance. A pre-sale period will be held for current residents of the NPF-CRA.

Mr. Wojcik stated the units are capped at a price that makes them eligible for the City's down payment assistance program. Three (3) to five (5) units may be able to take advantage under the City program.

Mr. Kronengol noted the building would have a "no investor" policy for contract and deed restriction, and it must be the owner's primary residence. The contract also requires a two (2) year reselling restriction and a no lease clause.

Ms. Teague asked if the area could be taken out of the flood zone.

Mr. Kronengol stated the site can not be raised high enough to be taken out of the flood zone.

Ms. Teague advised there are six owners who would be required to purchase flood insurance.

Mr. Kronengol stated the conservative schedule would be 22 months from approval to completion, with opportunities to pick up two (2) to three (3) months.

Mr. Kronengol explained the project would be open to any and all contractors but would not limit to local. The project is committed to local realtors and mortgage brokers.

Mr. Habibi questioned how much time was spent on understanding the average income for nearby residents and how the price would fit into that.

Mr. Kronengol did not have that information, but said he had spoken with local realtors, who had a backlog of people who are interested in a program such as this.

Mr. Habibi asked how rentals could be prevented in the future.

Mr. Kronengol advised deed restrictions are difficult to change, giving an example from another project he was involved with.

Ms. Barber asked how this item fits in the vision of the CRA.

Mr. Kronengol stated it spurs development on the west side of the CRA, offering home ownership to people who already live there or have had to move out of the district because there were not opportunities, and protecting the place from investors and renters.

**Motion** by Mr. Lewin, seconded by Mr. Lue, to approve. In a roll call vote, the **motion** passed. (12-0)

Ayes: Lagi, Barber, Burrows, Calhoun, Crawford, Habibi, Hooper, Lewin, Lue, Quailey, Teague, Foderingham

Nays: None

## **VII. Funding Request – Pop-Up Events**

## **NPF CRA Staff**

### **• Food, Music, and Art Exhibits on Land Owned by the NPF CRA**

Mr. Woods provided a brief overview of his vision for the CRA and where that vision is coming to fruition. Efforts include providing an impetus for development from the west, a mix of different housing types helping to make a mixed-income community. He discussed how the previous agenda item fit into that vision and how the pop-up events helped to continue it.

Ms. Turner proposed the event “Finally Friday on Sistrunk,” a free outdoor popup event every fourth Friday from August to October. The events would take place on select vacant lots, with the first at 10<sup>th</sup> Avenue and Sistrunk, across the street from the Chamber of Commerce. Air-conditioned portable containers would be converted into movable restaurants, art spots, host bands, etc.

Ms. Burrows asked if existing businesses on the corridor would be incorporated.

Ms. Turner stated they will be, and staff has already reached out.

Mr. Woods pointed to tents in the drawing for local businesses.

Ms. Burrows encouraged staff to also let businesses use their own properties to participate.

Ms. Barber stated she thought the CRA plan said they could not fund events.

Mr. Woods stated the Office of Inspector General (OIG) opinion in 2015 stated they can’t give redeveloped trust fund money to non-profits to market, but it did not say they could not do their own marketing. He noted marketing is one of the main things the statute allows CRAs to do.

The Commissioners and staff discussed the locations identified.

Ms. Turner stated the marketing coordinator will work to promote the event and do civic engagement through the website, social media, and other outlets.

Ms. Adderly gave additional background and said a stand would be available at the events to educate people on the efforts of the CRA and current projects.

Ms. Burrows asked if the Historical Sistrunk logo could be utilized in the event’s promotional materials, noting the CRA had funded it.

Chair Foderingham requested the signage also be edited to note the event was funded by the CRA.

Mr. Lue asked if there would be a fee for community members or businesses to participate.

Ms. Turner indicated businesses along the Boulevard could participate free of charge, however food trucks would be required to pay a \$50 deposit which would be returned following the event.

Ms. Teague asked for clarification on where food trucks would go.

Mr. Woods explained the road would be closed off, stating they had investigated the requirements.

Ms. Burrows showed staff a picture of the logo she would like to see on the flyers.

**Motion** by Mr. Lewin, seconded by Ms. Teague, to approve the funding request. In a roll call vote, the **motion** passed. (12-0)

Ayes: Lagi, Barber, Burrows, Calhoun, Crawford, Habibi, Hooper, Lewin, Lue, Quailey, Teague, Foderingham

Nays: None

### **VIII. Presentation by Florida Film House**

**Marco Mall,  
Florida Film House**

Mr. Woods stated the Board discussed a training and education component, to provide developers with residents equipped with the skill sets needed for jobs. Conversations have been started with Broward College and the YMCA, but a need for film and entertainment training was also identified. A program was held a few weeks ago, and Marco Mall and Yonel Aris were present to give a report on the results of that event.

Mr. Mall stated Florida Film House is a production company out of South Florida, serving as an incubator for those new to the field. The program empowers youth to tell the stories of their communities. It started four (4) years ago in Miami, and kids have started web series and short films. He noted the program hosts an annual film festival and submits to other festivals.

Mr. Aris said he works with the Broward County Schools and has been instrumental in researching how the arts drive academic achievement. He provided details on how the arts increase school enrollment and lowers suspension rates.

Continuing, Mr. Aris stated he thought it was important to bring the program to Sistrunk because it provides young people with skills to help them to think critically, solve problems, and analyze, in addition to a variety of other life skills.

Mr. Mall showed two (2) videos showing an overview of the program, as well as a review of what was just done in Fort Lauderdale.

Mr. Mall explained the students participating in the program learn all aspects of film, including writing, editing, filming, producing, directing, and other skills. Working together as a team, the participants meet each other, write, and create a film to be screened on the fifth day.

Mr. Mall provided information on students who have been put into college or the workforce through the program, and stated they are now a 501(c)3.

Mr. Woods gave additional background on where this program fits in with the CRA's goal to expose people to career opportunities, as well as giving outlets for entrepreneurship. He noted this is one (1) of four (4) programs staff is currently looking to.

**IX. Communication to CRA Board**

**NPF CRA Board**

None.

**X. Old/New Business**

**NPF CRA Staff**

The Commissioners and staff discussed how members wanted to receive their packets and presentations for the meetings, and whether digital was an option.

Chair Foderingham stated she is requesting to attend the August meeting by phone.

Mr. Woods confirmed there will be a meeting on August 13.

Chair Foderingham asked that members try to attend the Finally Friday events.

**XI. Public Comment – None.**

**XII. Adjournment**

There being no further business to come before the Board at this time, the meeting was adjourned at 5:02 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. Parkinson, Prototype-Inc.]