

**MEETING MINUTES
NORTHWEST-PROGRESSO-FLAGLER HEIGHTS
REDEVELOPMENT ADVISORY BOARD
FORT LAUDERDALE
8TH FLOOR CONFERENCE ROOM, CITY HALL
September 10, 2019 – 3:00 P.M.**

Cumulative Attendance

June 2019 – May 2020

Members Present

	<u>Attendance</u>	<u>Present</u>	<u>Absent</u>
Rhoda Glasco Foderingham, Chair	P	4	0
Dylan Lagi, Vice Chair	A	3	1
Leann Barber (arrived at 3:08 p.m.)	P	3	1
Sonya Burrows	P	3	1
Kenneth Calhoun	P	4	0
Lisa Crawford	A	3	1
Matt Habibi	P	3	1
John Hooper	A	3	1
Michael Lewin	P	4	0
Steffen Lue	P	3	1
Christopher Murphy	P	3	1
Michelle Nunziata	A	0	4
John Quailey	P	4	0
Tina Teague	P	3	1

Staff

Vanessa Martin, CRA Business Manager
Bob Wojcik, Housing and Economic Development Manager
Clarence Woods, III, NPF CRA Manager
Lizeth DeTorres, Sr. Administrative Assistant
Eleni Ward Jankovic, Housing and Economic Development Manager
Tania Bailey-Watson, Senior. Accounting Clerk
Corey Ritchie, CRA Project Manager
Jamie Opperee, Prototype-Inc.

Guests

Chris Smith, Owner of Smitty's Wings
Pamela Beasley-Pittman, Historical Dorsey Riverbend

Currently there are 14 appointed members to the Board, which means eight would constitute a quorum.

I. Call to Order/Roll Call

**Rhoda Glasco Foderingham
Chair**

Chair Foderingham called the meeting to order at 3:00 p.m. and roll was called. A quorum was not yet present; therefore, Chair Foderingham moved forward to non-voting items.

II. Approval of Minutes

NPF CRA Board

- August 13, 2019

Motion by Mr. Calhoun, seconded by Ms. Teague, to approve the minutes of August 13, 2019. In a voice vote, the **motion** passed. (10-0)

III. Vote Chair/Vice-Chair

NPF CRA Board

Motion by Ms. Teague to nominate Rhoda Glasco Foderingham as Chair, seconded by Mr. Lewin. In a voice vote, the **motion** passed unanimously. (10-0)

Motion by Ms. Teague to nominate Dylan Lagi as Vice Chair, seconded by Mr. Lewin. In a voice vote, the **motion** passed unanimously. (10-0)

IV. Project Funding Update FY2020 Budget Approval

Vanessa Martin,
Business Manager

Ms. Martin mentioned the Fiscal Year 2020 budget and asked if anyone had any questions.

In response to Ms. Burrows, Ms. Martin stated that WAVE refunds have not yet been received. In speaking with Finance, she was told that an update would be provided once they hear something.

Ms. Burrows mentioned the Ambassador Program.

Mr. Woods advised that the Ambassador Program is supposed to provide informational types of services to tourists; it is not a security service. The desire was to have more police; however, there is no real current need. It was decided not to continue with the Ambassador Program until people are visiting the neighborhood.

Ms. Burrows commented that when the Ambassador Program was presented, the impression was that there would be a presence on the street, and it would be more of a crime deterrent. She questioned if all Ambassador Programs are going away.

Mr. Woods clarified that the Ambassador Program in the Northwest was going away until there is a need.

Motion by Mr. Murphy, seconded by Mr. Lewin, to approve the FY2020 proposed budget. In a voice vote, the **motion** passed unanimously. (10-0)

V. Smitty's Wings (Change Order/Increase to the Contract)

NPF CRA BOARD

Ms. Ward advised that a request was received from Smitty's Wings for an additional \$100,000 in the construction budget. The developer was granted \$225,000 under the PBP Program and \$125,000 under the Façade Program in March 2018. Work has begun and during the demolition phase it was discovered that the roof was severely deteriorated and could not hold the HVAC system needed; therefore, it was decided to install a new roof. It was also discovered that gas lines were not anywhere near that location, so the gas had to be switched to tanks, and for that purpose, it is recommended that an extra \$100,000 be awarded to complete this project. So far,

the applicant has paid \$47,355 in architectural fees, \$42,355 for original plans, and an extra \$5,000 for revised plans; their complete contribution is \$91,352.

Mr. Murphy questioned what would happen if there was another cost overage and why they did not know where the gas lines were.

Mr. Ritchie stated that re-drawings were done to make sure everything was complete. The problem was solved, and they have a fully operational set of documents.

Chair Foderingham questioned why no one knew how far away the gas lines were when the initial plans were done.

Mr. Ritchie indicated that it was assumed the gas lines were in the area, but as they kept digging the gas lines stopped about ten blocks to the east.

Chris Smith, owner of Smitty's Wings, advised that they received a \$100,000 line of credit from Wells Fargo in case additional funds are needed.

Mr. Woods commented that everything is exposed on the structure, so anything that needs to be replaced can be seen.

Ms. Barber questioned how much contingency was in the original plan.

Mr. Ritchie stated that there is normally a 3% contingency plan; originally it was 3% of \$400,000, so the amount was about \$12,000.

Ms. Burrows questioned if it was assumed that the roof was okay because the tarp had been on there for a long time.

Mr. Ritchie advised that more weight than anticipated was being put on top of the building and the wooden trusses were deteriorating.

Motion by Ms. Teague, seconded by Mr. Lue, to approve staff recommendations for Smitty's Wings. In a voice vote, the **motion** passed with Ms. Burrows and Ms. Barber opposed. (8-2)

Ayes: Calhoun, Habibi, Lewin, Lue, Murphy, Quailey, Teague, Foderingham

Nays: Barber, Burrows

VI. Communication to CRA Board of Commissioners

NPF CRA BOARD

Mr. Woods mentioned the "Finally Friday" event. There has been talk about continuing the event and creating a positive movement along the Sistrunk corridor. He thanked staff for the event.

In response to Ms. Teague, Mr. Woods stated that staff initially wanted to move the "Finally Friday" event to different locations; however, for compelling reasons, it was decided to keep the event at this location. Traffic control may be needed in the future with MOT because of the number of people attending.

Mr. Calhoun suggested permanent signage.

Mr. Woods advised that there are renderings of some of the future developments that would go along the corridor, so maybe they could be enlarged and put in those locations.

Chair Foderingham questioned if some of the streets could be blocked off at the next event.

Mr. Woods mentioned that perhaps one lane could be blocked to allow the event to spill out in the street and keep the other two lanes open. The idea was to keep traffic coming through to see the event.

In response to Ms. Teague, Mr. Woods indicated that staff said no to additional Police Officers.

Pamela Beasley-Pittman with the Historical Dorsey Riverbend Neighborhood Association thought the event was a great idea.

Chair Foderingham emphasized that the event was fun with an excellent turn out; even people from outside of the area attended. She stated that the event is held on the last Friday of the month and noted that Board members could park in the CRA building parking lot.

VII. Old/New Business – None.

NPF CRA STAFF

VIII. Public Comments - None.

IX. Adjournment

There being no further business to come before the Board at this time, the meeting was adjourned at 3:28 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.]