

# City of Fort Lauderdale

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



## Meeting Minutes

**Wednesday, October 2, 2019**

**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***

***DEAN J. TRANTALIS - Chair  
ROBERT L. McKINZIE - Vice Chair  
HEATHER MORAITIS - Commissioner - District I  
STEVEN GLASSMAN - Commissioner - District II  
BEN SORENSEN - Commissioner - District IV***

***CHRIS LAGERBLOOM, Executive Director  
JOHN HERBST, City Auditor  
JEFFREY A. MODARELLI, Secretary  
ALAIN E. BOILEAU, General Counsel***

## CALL TO ORDER

Chair Trantalis called the meeting to order at 4:53 p.m.

## ROLL CALL

**Present** 5 - Vice Chair Robert L. McKinzie, Commissioner Ben Sorensen, Commissioner Heather Moraitis, Commissioner Steven Glassman, and Chair Dean J. Trantalis

## QUORUM ESTABLISHED

**Also Present:** Executive Director Chris Lagerbloom, Secretary Jeffrey A. Modarelli, General Counsel Alain E. Boileau, and City Auditor John Herbst

## BOARD REPORTS

### BR-1 [19-0824](#)

Central Beach Master Plan Public Improvement Projects Update - (Commission District 2)

Chair Trantalis recognized Thomas Green, CRA Senior Project Manager. Mr. Green reviewed the four Capital Improvement Projects in the Beach CRA, focusing on the Las Olas Boulevard (Las Olas) Corridor Project.

Construction is active on the roadway and the park located on the corner of Las Olas and State Road A1A (SRA1A) in addition to the park south of the Las Olas Boulevard (Las Olas) Bridge. Maintenance of Traffic (MOT) plans have been in the area to address contractor intersection improvements work at Sea Breeze Boulevard (Sea Breeze) and Las Olas. Touch-up work is being done on the roadway between Sea Breeze and SRA1A. Mr. Green commented on rework efforts. Challenges related to utilities at the SRA1A and Las Olas intersection are now on a path to move forward. October 14, 2019 is the target date for the reopening of the east/west Las Olas roadway its intersection and sidewalks.

Mr. Green explained details regarding sidewalk improvements on the south side of Las Olas Circle to the beach. The sidewalk on the north side of Las Olas has a new MOT shift allowing the contractor to begin demolition work on the roadway and sidewalk that is anticipated to begin soon.

Substantial completion (hardscaping and landscaping) for Oceanside

Park is expected to be completed and opened in time for The Boat Show. Additional work on the decorative canopy will be ongoing.

In response to Commissioner Glassman's question regarding a Florida Power and Light (FPL) pole, Mr. Green confirmed it had been addressed.

Commissioner Glassman commented on coordination challenges among FPL, Verizon, and the City, requesting suggestions for improvement and citing examples. Mr. Green discussed monthly coordination meetings initiated by the City's Public Works Utility Department, which is a good venue for City-led projects that interact with franchise utilities.

Mr. Green noted his participation in preconstruction meetings with the Department of Transportation involving various area utility projects, expounding on specific examples. He commented on challenges due to the nature of the beach area. City Manager Lagerbloom confirmed the City is providing a forum to address these concerns. Commissioner Glassman commented on the need to continue these efforts.

**DISCUSSED**

**MOTIONS**

- M-1**     [19-0983](#)     Motion to Approve Minutes for September 12, 2019 Community Redevelopment Agency (CRA) Meeting (rescheduled from September 3, 2019) - (Districts 2 and 3)

Vice Chair McKinzie made a motion to approve this item and was seconded by Commissioner Glassman.

**APPROVED**

**Aye:** 5 - Vice Chair McKinzie, Commissioner Sorensen, Commissioner Moraitis, Commissioner Glassman and Chair Trantalis

- M-2**     [19-0908](#)     Motion Approving Second Amendment to the Central City Rezoning Contract - The Mellgren Planning Group Inc. - (Commission District 2)

Commissioner Sorensen made a motion to approve this item and was seconded by Commissioner Glassman.

**APPROVED**

**Aye:** 5 - Vice Chair McKinzie, Commissioner Sorensen, Commissioner Moraitis, Commissioner Glassman and Chair Trantalis

- M-3**      [19-0947](#)      Motion Approving Funding for the Purchase of Holiday Lights and Decorative Services (Central Beach) - Light Er Up LLC - \$27,703 - (Commission District 2)
- In response to Chair Trantalis' question, Don Morris, Economic and Beach Redevelopment Area Manager - Beach Area Community Redevelopment Agency, confirmed the holiday lights scope this year is the same as last year. Additionally, approximately one hundred and fifty (150) trees in Oceanside Park will be wrapped with blue lights and will be in place approximately one week before the Light-up-the Beach Holiday Event.

Commissioner Glassman made a motion to approve this item and was seconded by Vice Chair McKinzie.

**APPROVED**

**Aye:** 5 - Vice Chair McKinzie, Commissioner Sorensen, Commissioner Moraitis, Commissioner Glassman and Chair Trantalis

- M-4**      [19-0949](#)      Motion Approving Funds for the Lease of Holiday Displays for the Central Beach Area - South Florida Lighting Team, LLC d/b/a Miami Christmas Lights - \$39,892 - (Commission District 2)
- In response to Commissioner Glassman's comment, Mr. Morris confirmed proper wording would be in place for this year's holiday lighting.

Commissioner Glassman made a motion to approve this item and was seconded by Commissioner Sorensen.

**APPROVED**

**Aye:** 5 - Vice Chair McKinzie, Commissioner Sorensen, Commissioner Moraitis, Commissioner Glassman and Chair Trantalis

- M-5**      [19-0972](#)      Motion Approving Contract for Holiday Lighting and Decoration Services for the Northwest Progresso Flagler Heights Area - South Florida Lighting Team, LLC d/b/a Miami Christmas Lights - \$284,932 - (Commission Districts 2 and 3)

Commissioner Sorensen made a motion to approve this item and was seconded by Commissioner Glassman.

**APPROVED**

**Aye:** 5 - Vice Chair McKinzie, Commissioner Sorensen, Commissioner Moraitis, Commissioner Glassman and Chair Trantalis

**RESOLUTIONS**

- R-1**      [19-0751](#)      Resolution Approving Budget Amendment - Reduction of Northwest Progresso Flagler Heights Community Redevelopment Agency (CRA) Incentives and Tax Increment Revenue Bonds for Payment to the 2015 Tax Increment Revenue Loan - (Commission District 3)

Commissioner Sorensen introduced this Resolution which was read by title only.

**ADOPTED**

**Aye:** 5 - Vice Chair McKinzie, Commissioner Sorensen, Commissioner Moraitis, Commissioner Glassman and Chair Trantalis

- R-2**      [19-0953](#)      Resolution of the Fort Lauderdale Community Redevelopment Agency to Waive the Maximum Award Amount under the Property and Business Investment Improvement Program (PBIIP); Motion to Award an Additional \$100,000 in Forgivable Loan Funding to 1134 LLC for the Smitty's Wings Restaurant Project Located at 1134 Sistrunk Boulevard - (Commission District 3)

Chair Trantalis recognized Charles King, 105 N. Victoria Park Road. Mr. King commented on the applicants' investment and other details. He urged the Commission to not approve this item.

Commissioner Glassman noted his thorough review of the backup to this item, stating this sets a negative precedent and he is not in support of this item. He discussed the CRA's eighty-four percent (84%) of project funding. Commissioner Glassman discussed his perspective. The applicants should to pursue those responsible for the inspection of this property for roof and gas line concerns. The CRA should not be financially responsible for these inspection issues. He reiterated the generosity of the CRA's original contribution, expounding on details.

In response to Commissioner Moraitis' question regarding waiving the maximum forgivable loan amount, Clarence Woods, Area Manager Northwest Progresso Flagler Heights (NWPFH) Community Redevelopment Agency (CRA), confirmed it has been done previously, explaining details related to another project and current program limits.

Chair Trantalis commented on details of the other project referenced by Mr. Woods, noting the concern is this project's higher ratio of the applicant's financial contribution versus the CRA contribution. He expounded on his concerns with the applicant's financial stake, the amount of borrowed funds, the CRA's financial risk with this project and lack of applicant restaurant experience.

Mr. Woods addressed concerns voiced by the Commission. He noted the NWPFH CRA Program Guidelines within the Northwest Regional Activity Center allow ninety percent (90%) funding. The applicants were approved for this funding percentage. The applicants contribution of sixteen percent (16%) is more than ten percent (10%).

Chair Trantalis noted the applicants represented that the major portion of their contribution was the value of the building. Further comment and discussion ensued on the applicant's financial contribution in addition to the value of the building.

Vice Chair McKinzie commented on his perspective regarding the CRA Program low threshold and the difficulty doing a smaller project within this corridor due to the cost to restore these buildings, expounding on details.

Mr. Woods said this precedent has already been set, citing examples. Further comment and discussion ensued on inspection items, related project needs, financial details and accomplishing CRA goals in the area.

Commissioner Glassman noted concerns with the numerous items in the change orders. Corey Ritchie, CRA Project Manager NWPFH CRA, explained the change order related to the roof and drainage. Mr. Woods confirmed some items are changes to the scope of work which would be paid for by the applicant.

Commissioner Moraitis commented that if this request had been done before and precedent has been set, this should move forward. Chair Trantalis noted his original support of this project, explaining related details. Mr. Ritchie reviewed what has been done on the project to date. Further comment and discussion ensued.

In response to Commissioner Sorensen's question, Mr. Woods explained the project work does not fall within the CRA Business Improvement Program for facade improvements, explaining related details. Further comment and discussion ensued.

Vice Chair McKinzie reiterated his comments regarding the challenges to smaller projects whose applicants have made an initial investment in the property, explaining various scenarios.

Mr. Woods noted that additional projects will be coming before the CRA Board requesting a similar waiver. Commissioner Glassman noted that previous applicants receiving waivers had a different financial stake in

the project.

Commissioner Glassman requested an update for the remaining budget in the NWPFH CRA. Mr. Woods confirmed the 2020 budget was recently approved. There is \$13,000,000 in revenue, \$2,000,000 is for operations and \$10,000,000 is for incentives. Commissioner Glassman commented on his perspective regarding extra funding for approved projects and the impact on future projects' funding. Mr. Woods expounded on future project requests. Further comment and discussion ensued on this topic.

Mr. Woods commented on the NWPFH CRA's engagement with existing property owners to be part of NWPFH redevelopment efforts.

In response to Commissioner Glassman's question regarding options should this item's request be denied, Mr. Woods explained possible alternatives including finding another funding source that would impact the timing of the project.

In response to Commissioner Sorensen's question regarding the funding for this item, it was confirmed the amount of the forgivable loan would increase to \$450,000. Mr. Woods confirmed the NWPFH CRA Advisory Board vote on this item was 7-2 in favor. Commissioner Glassman requested those NWPRH CRA Board Meeting Minutes. Vice Chair McKinzie reiterated his comments that this CRA program needs a higher threshold amount.

Chair Trantalis commented on the CRA Board's fiduciary responsibilities for taxpayer funding, noting the need to examine each project on a case-by-case basis, including variables and intangibles, and expounding on details related to this applicant. He noted the need for additional financial details including reserves for six-months of operating expenses.

In response to Commissioner Glassman's question, Mr. Woods said the amount the applicant has invested without the forgivable loan is \$45,000.

Vice Chair McKinzie explained his support of these types of projects, citing examples. He commented on the current momentum in this area and reduced parcel development inventory. Further comment and discussion ensued.

Commissioner Glassman reiterated the need to review the NWPRH CRA Advisory Board's discussion regarding this item included in the meeting minutes.

Commissioner Sorensen discussed his concerns regarding raising the threshold and applicants returning to the CRA Board for waivers. Mr. Woods recommended not having a threshold, noting each application is evaluated on a case-by-case basis.

Commissioner Sorensen noted his concern that the Board Agenda Memo does not reflect how the funding will be spent, citing examples. He requested input from the applicants, noting no one has reached out to him for discussion. Commissioner Glassman concurred. Further comment and discussion ensued.

In response to Vice Chair McKinzie's question, Mr. Woods reviewed the history of this item, expounding on details. Mr. Ritchie explained recent project details requiring architectural work.

Vice Chair McKinzie explained his support of this project, expounding on details. Further comment and discussion ensued.

A majority of the Commission noted the need for additional information.

The current condition of the building was discussed. Mr. Ritchie said trusses and plywood are the items currently completed, noting the need for a building inspection. Discussions ensued on the need to cover the existing structure, the funding expended, available funding and draw funding.

City Auditor John Herbst said there is a budget tied to this project. The City reimburses off the original proposal. Anything out of the original scope requires a change order, explaining related details and the process.

Vice Chair McKinzie suggested approving the amount for previously unknown work and securing the building until the CRA Board has an opportunity to address its concerns.

Mr. Herbst confirmed the reallocation procedure for funding to secure the building until the Board makes a decision.

Chair Trantalis requested confirmation that the trusses and the roof were unforeseen expenses. It was confirmed that the price of securing the property is approximately \$25,000.

Chair Trantalis confirmed his support of approving a change order in the



amount of \$25,000 of the \$350,000 forgivable loan amount to secure the property. Mr. Herbst confirmed this is proper procedure.

City Manager Lagerbloom confirmed posting and publishing this item on the October 15, 2019 CRA Board Meeting Agenda.

In response to Mr. Woods, Chair Trantalis said having the applicant available at the October 15, 2019 CRA Board Meeting would be helpful to the Commission.

Commissioner Sorensen made a motion to defer this item to October 15, 2019 and was seconded by Vice Chair McKinzie.

**DEFERRED to October 15, 2019**

**Aye:** 5 - Vice Chair McKinzie, Commissioner Sorensen, Commissioner Moraitis, Commissioner Glassman and Chair Trantalis

**19-1033**

WALK-ON - Motion to Allow for a Change Order of up to \$25,000 of the \$350,000 to Be Used to Pay for the Roof and Roof Structure to Secure the Building

Commissioner Glassman specified the additional project-related information to be provided for Board review.

Commissioner Sorensen made a motion to approve this item and was seconded by Commissioner Glassman.

**APPROVED**

**Aye:** 5 - Vice Chair McKinzie, Commissioner Sorensen, Commissioner Moraitis, Commissioner Glassman and Chair Trantalis

## ADJOURNMENT

Chair Trantalis adjourned the meeting at 5:51 p.m.

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Dean J. Trantalis  
Chair

ATTEST:

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Jeffrey A. Modarelli  
CRA Secretary