

DRAFT
MEETING MINUTES
NORTHWEST-PROGRESSO-FLAGLER HEIGHTS
REDEVELOPMENT ADVISORY BOARD
FORT LAUDERDALE
VIRTUAL MEETING
AUGUST 11, 2020 – 3:00 P.M.

<u>Board Members</u>	<u>Attendance</u>	Cumulative Attendance June 2020-May 2021	
		<u>Present</u>	<u>Absent</u>
Rhoda Glasco Foderingham, Chair	P	3	0
Dylan Lagi, Vice Chair	P	3	0
Leann Barber	P	3	0
Sonya Burrows	P	2	1
Kenneth Calhoun	P	3	0
Lisa Crawford	P	2	1
Matt Habibi	A	2	1
John Hooper	P	2	1
Michael Lewin	A	2	1
Steffen Lue	P	2	1
Lorraine Mizell	A	0	3
Christopher Murphy	A	2	1
Michelle Nunziata	P	3	0
John Quailey	P	2	1
Tina Teague	P	3	0

Staff

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
 Vanessa Martin, NPFCRA Business Manager
 Corey Ritchie, CRA Project Manager
 Deborah Martinez, CRA
 Jonelle Adderley, CRA Project Coordinator
 Lynn Solomon, Assistant City Attorney
 Jamie Opperee, Prototype Inc. Recording Secretary

Guests

Bryan Finnie
 Dr. Pamela Pittman

Currently there are 15 appointed members on the Board, which means eight would constitute a quorum.

I. Call to Order/Roll Call

Chair Rhoda Foderingham

Chair Foderingham called the meeting to order at 3:00 p.m. and roll was called.

II. Approval of Minutes

NPF CRA Board

- July 14, 2020 Minutes

Motion by Mr. Calhoun seconded by Ms. Crawford, to approve the minutes of July 14, 2020. In a voice vote, the **motion** passed unanimously.

III. Project Funding Update

Vanessa Martin

Ms. Martin reported \$208,470 remained as of 8/5/2020.

IV. Proposed Modification to the Property and Business Improvement Incentive

CRA Staff

Ms. Solomon said they were permitted to do this when they needed to provide stimulus funds to the community. The request was for the Board to raise the \$225,000 cap on the program. She described the changes and said this was responding to the business needs of the area.

Ms. Crawford asked why staff felt the need to raise the cap and Ms. Solomon said they anticipated there would be additional projects that would need to exceed it. She pointed out that all projects came to the Board, so they could make recommendations then.

Mr. Woods explained that for ongoing projects with contingencies/change orders, they could add 5% to the total project costs. He stated raising the cap would allow them to avoid having to return to the Board for modifications and respond to projects in the pipeline. He noted that this was not removing the cap, it was increasing it to respond to capital needs of projects in the pipeline.

Ms. Barber thought the philosophy driving the cap was that they preferred a larger number of small projects instead of a smaller number of large projects because this would give more people the opportunity to create activity in the CRA. If they were changing their philosophy, they should discuss this, and how to spend their remaining funds. Mr. Woods said having a higher cap would not prevent smaller projects from being funded.

Chair Foderingham pointed out that the change did not apply to the entire CRA; it specified the focus area

Mr. Woods explained that contingency funds were not always spent; they did have a budget, but often additional costs arose. Ms. Nunziata asked how they would ensure that

a contractor was not padding a job and Mr. Woods stated they tried to ensure accurate pricing up front. He said the way they were set up, they did not necessarily get Guaranteed Maximum Prices. Mr. Ritchey monitored construction at the site and was vigilant about preventing unnecessary change orders. When a project was approved, the contingency amounts were not disclosed to the developer or business owner.

Mr. Lagi asked how the additional funds would be approved for unforeseen needs, and if staff could administratively approve them. Mr. Woods explained that these provisions would not cover all situations because construction was dynamic. Mr. Lagi asked if there could be a 30-day call-up period for a Board member to bring an extra expense before the Board. Ms. Solomon said the current call-up was for transactions under \$100,000; anything over that must come to the Board and to the City Commission as the CRA Board.

Motion made by Ms. Crawford, seconded by Mr. Calhoun, to approve the proposed Modification to the Property and Business Improvement Incentive as outlined in the staff memo. In a roll call vote, motion passed 10-1 with Ms. Barber opposed.

V. Mount Hermon/ HTG Affordable Housing Development CRA Staff

Mr. Wojcik reviewed the memo describing the request.

Bryan Finnie, Housing Trust Group [HTG] Vice President of Development, confirmed that this was a senior housing project. He said they had been working with Mount Hermon for two years to develop quality affordable housing for seniors.

Mr. Finnie stated they had underwritten this project so they did not required approval from Broward County.

Ms. Barber asked if there had been an analysis of the need/mix of different types of housing in the community. Mr. Finnie explained that over the past five years, he had received approvals for six affordable housing projects, mostly for seniors, and he reported that all of their properties were 100% occupied. He remarked that there was heavy demand for affordable housing of all types in Florida.

Ms. Burrows had noticed projects being submitted that exceeded zoning. She asked if they had given consideration to the zoning. Mr. Finnie said they had already discussed with the Planning Department what was permitted on this site and they believed that the height depicted was allowed. He stated 70% of their units were one-bedrooms and 30% were two-bedrooms. They had found that some seniors liked roommates, so there was a demand for those units.

Motion made by Mr. Lagi, seconded by Mr. Calhoun to approve the Mount Hermon/ HTG Affordable Housing Development as outlined in the staff memorandum. In a roll call vote, motion passed 9-2.

VI. Black Star Jamaican Restaurant Façade Improvement

CRA Staff

Ms. Ward-Jankovic reviewed the memo describing the request. The slowdown in the building industry had resulted in financial hardship for the developer and the City was requesting the match requirement be reduced.

Mr. Ritchie said all that needed to be done was to complete the exhaust enclosure on the roof. He stated the business was currently partially open.

Motion made by Ms. Crawford, seconded by Mr. Lue to approve the Black Star Jamaican Restaurant Façade Improvement request per the staff memo. In a roll call vote, motion passed 11-0.

VII. Purchase of Old LA Lee YMCA Property

CRA Staff

Mr. Woods stated the YMCA had included the funds from the sale of the old property in their financing for the new building. The City wished to purchase the old property for affordable housing. They could build single family homes, townhomes or a combination. The YMCA and the City had both commissioned appraisals for the property, and the City would agree to purchase the property for \$500,000.

Mr. Lagi asked Mr. Woods asked if this would be structured like the vacant lots in Sweeting Estates and Mr. Woods said the City's Economic Development Corporation would develop the property. This would allow them to sell the dwellings at a lower cost and to make some residual income.

Ms. Burrows would rather allow someone else to buy and develop the property and use the \$500,000 elsewhere. Mr. Woods felt if the City purchased the property, they could better ensure that the development benefited the community. Ms. Burrows suggested that rather than pay the YMCA for the property, \$500,000 could be taken out of the funds the City had already given them. Chair Foderingham said the benefit of the land going to the CRA was it allowed them to control how the property was developed. Ms. Burrows thought that whoever bought the property would come to the CRA for funding, giving the CRA control over how the property was developed. Mr. Woods reiterated that \$500,000 from the sale of the property was part of the YMCA financing for the new building.

Ms. Barber asked if the Board's decision would affect the new YMCA project. Mr. Woods stated he had gone to the YMCA; they had not approached him. Ms. Barber noted that the CRA already had a lot of vacant land under its control and Mr. Woods stated they had a lot of single-family infill lots in which he believed there would be robust interest. He said they needed to be as aggressive as they could in transforming the neighborhood.

Ms. Crawford asked how/if the City could prefer minority contractors. Mr. Woods replied that they were not excluding anyone, but tried to find local contractors. He stated once they sought partners, they would ask the Board to weigh in.

Dr. Pamela Pittman stated the community wanted to increase home ownership in this area and she believed purchasing this property would help with that.

Ms. Solomon stated this sale was part of the YMCA's financing package; the proceeds would go to pay down their debt on the new project.

Motion made by Ms. Crawford, seconded by Ms. Teague to recommend the CRA, through its CDC, attempt to purchase the YMCA property. In a roll call vote, motion passed 9-2 with Ms. Barber and Ms. Burrows opposed.

VIII. Mixed-Use Development at 1310 NW 6th Street

CRA Staff

Mr. Wojcik said the package had been approved by Purchasing and was now in the hands of the Procurement Manager. Mr. Wojcik hoped to hear from the Procurement Manager this week regarding when it would be posted to the City's website.

IX. Communication to CRA Board of Commissioners

NPF CRA Board

None

X. Old/New Business

NPF CRA Staff

Mr. Wojcik stated Sistrunk Market had delayed the grand opening to determine the best way to accommodate social distancing. Mr. Ritchie said the business looked ready to open but the owner was trying to time the opening right.

XI. Public Comments

None

XII. Adjournment

There being no further business to come before the Board at this time, the meeting was adjourned at 4:37 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 J. Opperlee, ProtoType Inc.