

**APPROVED**  
**MEETING MINUTES**  
**NORTHWEST-PROGRESSO-FLAGLER HEIGHTS**  
**REDEVELOPMENT ADVISORY BOARD**  
**FORT LAUDERDALE**  
**8<sup>TH</sup> FLOOR CONFERENCE ROOM, CITY HALL**  
**February 11, 2020 – 3:00 P.M.**

**Cumulative Attendance**  
**June 2019 – May 2020**

<b><u>Members Present</u></b>	<b><u>Attendance</u></b>	<b><u>Present</u></b>	<b><u>Absent</u></b>
Rhoda Glasco Foderingham, Chair	A	8	1
Dylan Lagi, Vice Chair	P	8	1
Leann Barber	P	8	1
Sonya Burrows	P	8	1
Kenneth Calhoun	P	7	2
Lisa Crawford	P	7	2
Matt Habibi	P	7	2
John Hooper	P	6	3
Michael Lewin	P	9	0
Steffen Lue	P	8	1
Lorraine Mizell	A	3	1
Christopher Murphy	P	8	1
Michelle Nunziata	P	4	5
John Quailey	P	9	0
Tina Teague	P	8	1

**Staff**

Bob Wojcik, Housing and Economic Development Manager  
Clarence Woods, III, NPF CRA Manager  
Lizeth DeTorres, Sr. Administrative Assistant  
Pratima Ramdeo, Staff  
Eleni Ward Jankovic, Housing and Economic Development Manager  
Corey Ritchie, CRA Project Manager  
Jonelle Adderley, CRA Project Coordinator  
Thomasina Turner, NPF Planner  
Lynn Solomon, Assistant City Attorney  
Jamie Opperee, Prototype-Inc.

**Guests**

Dr. Fidel Goldson, Donna's Caribbean Restaurant  
Bertram Lewars, Architect #1  
Victor Haye, Architect #2  
James Carras, Carras Community Investment

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

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

**Dylan Lagi**  
**Vice Chair**

Vice Chair Lagi called the meeting to order at 3:01 p.m. and roll was called.

## **II. Approval of Minutes**

**NPF CRA Board**

- January 14, 2020 Minutes

The attendance should reflect Mr. Lue as present, not absent.

**Motion** by Mr. Murphy seconded by Ms. Nunziata, to approve the minutes of January 14, 2020 as amended. In a voice vote, the **motion** passed unanimously. (12-0)

## **III. Project Funding Update**

**Pratima Ramdeo**

Ms. Ramdeo reported the projected incentive available balance as of January 28, 2020 is \$588,374.

Ms. Crawford mentioned rumors saying the CRA was broke.

Mr. Woods explained that commitments were made, so when someone says the CRA is broke, they are probably suggesting there is no funding for additional commitments this fiscal year. There is a small amount of money, so at least one of the projects could be done. If the project seeking about \$5 million does not happen, there would be about \$1 million to put towards projects up until October. There is one funding event a year, which is when revenues are received from the County, City, and other taxing authorities.

## **IV. Finally Friday on Sistrunk Series – Funding Request for \$150,000**

**NPF CRA Staff**

Ms. Adderley and Ms. Turner were seeking approval for \$150,000 for Finally Friday on Sistrunk. A brief video of last year's event was shown.

Ms. Adderley explained that Finally Friday is a series of free outdoor events held monthly on Sistrunk Boulevard. The family-friendly event features food trucks, vendors, art, music, live entertainment, and an interactive kids' zone. The purpose of the event is for the CRA to activate vacant lots located in the Historic Sistrunk corridor and it also serves as a catalyst for economic development by showcasing opportunities for development on lots owned by the CRA. Additionally, local entrepreneurs and businesses in the community and surrounding communities are afforded the opportunity to sell goods and services. This year they are proposing for the pop-up series to take place on the fourth Friday of the month, beginning in March through August, from 5:30 p.m. to 10:00 p.m. Last year, the series was done closer to the CRA office, but this year they are going a little further down. The last event was very successful with between 800 and 1,000 visitors. The budget was increased to bring in additional entertainment and talent and to change the timeframe from three months to six months.

Vice Chair Lagi commented on the size of event space and requested they try to collaborate if there are opportunities to do activations with the layout. He mentioned Ms. Burrows' question regarding logos and noted there is a Village District logo and Historic Sistrunk logo. Perhaps something could be done with those while things are getting printed.

**Motion** by Mr. Hooper, seconded by Ms. Teague, to approve the \$150,000 funding request for Finally Friday on Sistrunk Series. The **motion** passed unanimously by roll call vote: (12-0)

Ayes: Barber, Burrows, Calhoun, Crawford, Habibi, Hooper, Lue, Murphy, Nunziata, Quailey, Teague, Lagi

**V. Funding Request – Junny Investment Group, LLC  
Donna’s Caribbean Restaurant at 2012 NW 6<sup>th</sup> Street  
Fort Lauderdale, FL 33311 for \$225,000-CRA Property  
and Business Improvement Program**

**NPF CRA Staff**

Ms. Jankovic indicated that an application was received from Junny Investment Group, LLC, seeking \$225,000 from the Property and Business Improvement Program for construction of a new restaurant, Donna’s Caribbean American Restaurant with a drive-thru and carry-out service in the western part of the CRA at 20<sup>th</sup> Avenue and Sistrunk Boulevard. The CRA Property and Business Improvement Program has a special emphasis on attracting new restaurants to the CRA and can provide up to 90% of project financing if the project is in the focus area. Donna’s Caribbean Restaurant will be part of an existing successful Caribbean restaurant chain operated under an Investor Agreement with CEO, Karl Gordon. The chain itself has been in operation since 1996 and there are 13 locations in Broward County as well as Miami-Dade County and one in Jamaica. The restaurant will be a focal point for the area, bringing in customers from the surrounding residential community, from government offices, and traffic in the area; since it is on the southern side of the street it will also bring morning rush hour into the City. The restaurant will be open until 11:00 p.m., giving surrounding residents a safe place to walk to and visit. Dr. Fidel Goldson, a well-known chiropractic physician, owns the three adjacent lots, which have been in his family since 2002, and his family has been a local presence. There is an existing building on one of those lots, which has BG’s Soul Food Restaurant and a barber shop, which Dr. Goldson is proposing to renovate so everything looks nice. CRA staff recommends funding assistance from the Property and Business Improvement Program for \$225,000. Exhibit C in the packets has updated plans and renderings.

Dr. Goldson provided a brief Power Point presentation showing the vision they want to bring to the area. He noted that Dr. Brittany Goldson is the CEO, Brian Powell is the Construction Manager, Bertram Lewars is Architect #1, Victor Hays is Architect #2, and Shakela Carter is the Executive Assistant.

For the past five years they have given scholarships to Boyd Anderson, Northeast, and Dillard and would like to continue doing this through the restaurant. They want to provide healthy, convenient, affordable, and great tasting food as well as provide a family experience to every customer. Junny Investment Group is going to build the new location on the existing property they currently own. They intend to impact the community through food. Donna’s Caribbean Restaurant will offer drive-thru, carry-out, indoor, and delivery via Door Dash. The restaurant will help bring value to the area and create employment for nearby residents.

Mr. Lewars and Mr. Hays continued the Power Point presentation as follows:

- The restaurant is an 1,800-square-foot footprint.
- The vehicular entrance would be on Sistrunk Boulevard, the drive-thru would go around the south side of the building, and the pick-up window would be on the east side of the building. Vehicles would exit onto 20<sup>th</sup> Avenue where they could go right or left to exit the facility.

- The entire complex would be called Sistrunk Quarters.
- Most off-street parking was eliminated with a few spaces left on site due to previous issues.
- The outdoor seating area has been eliminated, as the size of the structure was reduced for the purpose of getting other things to work.

Ms. Barber questioned if the restaurant was open to sourcing food from local sources.

Mr. Haye could not say yes or no; the primary concern is creating a successful corridor and in the busy model with Mr. Gordon, he does not currently do that. He was not opposed and would see how they could open opportunities and determine the feasibility.

Mr. Murphy mentioned the exterior design and questioned if it was based on Donna's standard storefront or if other developments along the Sistrunk corridor were considered.

Mr. Haye indicated that Donna's has a standard façade, but they recognize the corridor is trying to do something more up to date; therefore, some features are strictly Donna's and others give homage to what is going on within the corridor.

Ms. Teague questioned if Donna's is a franchise.

Dr. Goldson indicated the setup agreement was not necessarily a franchise, it is an operator agreement. Currently, one man is running 13 restaurants, so it is not a franchise.

Ms. Nunziata mentioned the spreadsheet with updates of all funded projects and noted this Board funded another Caribbean restaurant, Crave Madness; however, it has not yet been started.

Mr. Wojcik advised that Crave Madness and Maguires Irish Pub are both in design. Crave Madness went through plan review and there were some changes.

Mr. Ritchie stated the Building Department is advising all new restaurants coming in the corridor to put a cage around the exhaust on the roof, so it could not be seen from the street; this is requiring extra design, engineering, and costs for these projects.

Ms. Crawford believed there was going to be three new chicken restaurants on Sistrunk Boulevard.

Mr. Woods explained while chicken may be a feature in Crave Madness, it is a mix of Jamaican and American; it is more like a sports bar, and Smitty's Wings is primarily wings, but there would be some other sides. Donna's is more of a full menu; it is not like the other two restaurants; Black Star is probably also a full menu. It was noted that all would probably seek beer and wine licenses.

Ms. Barber suggested the CRA try to get the applicant to agree to discuss local sourcing of some of their ingredients. She noted that any dollar spent locally would increase the prosperity of the neighborhood.

Mr. Woods believed there was a commitment to hire from within the neighborhood. He was aware Ms. Barber has been an advocate of local farming, so he would see if some of the local products could be incorporated; he assured he would talk to the applicant.

In response to Ms. Burrows, Dr. Goldson indicated BG's would remain open even through renovation.

Ms. Nunziata advised she was not fully in agreement because they have 13 successful locations and she was not sure if they needed the money. The CRA would only have limited funds for the rest of the year; this would be almost half of the \$588,000.

Mr. Woods understood there may be some concerns about having similar or multiple of the same types of restaurants, but he thought there was enough variety. The location of this restaurant stresses the narrative of the CRA having development on the west side. Initially, the request was for \$400,000 and the applicant was told the CRA did not have that much money to give.

Dr. Goldson explained they need help with building; the need is there, and it is going to cost a lot more than \$225,000. Their goal is to partner with the CRA to bring something to the community. As far as the 13 locations the owner of Donna's has, there is no contribution. He is going to be serving as an operator, but there is no financial contribution.

NOTE: Mr. Habibi left the meeting during this discussion.

**Motion** by Ms. Crawford, seconded by Mr. Lue, to approve \$225,000 for the funding request from Junny Investment Group, LLC. The **motion** passed by roll call vote with Ms. Nunziata opposed. (10-1)

Ayes: Barber, Burrows, Calhoun, Crawford, Hooper, Lue, Murphy, Quailey, Teague, Lagi

Nays: Nunziata

## **VI. Communication to CRA Board of Commissioners**

## **NPF CRA Board**

In response to Vice Chair Lagi, Mr. Woods stated that he would mention a joint meeting between the Board and the Commissioners.

## **VII. Old/New Business**

## **NPF CRA Staff**

Vice Chair Lagi mentioned Neighbor Support Night in the City Hall parking area on Thursday, February 13, 2020, from 5:30 p.m. to 8:30 p.m.

James Karras, consultant to the Fort Lauderdale CRA, working on the creation of the Economic Development Corporation as well as the Opportunity Zone Investment Strategy and Prospectus, was present. He provided a brief Power Point presentation and mentioned Opportunity Zones, Workforce housing, the Investment Prospectus and what is included, and the Opportunity Exchange, which is a virtual marketplace where projects are uploaded for investors to review.

Ms. Crawford questioned when the Economic Development Corporation would start. She also questioned if there was an explanation to the drastic population increase in the Opportunity Zone.

Mr. Woods advised that the Economic Development Corporation was approved at the last City Commission meeting, which authorized staff to move forward with the incorporation and filing for the 501c3. The Articles have been put together for the Economic Development Corporation along with several other documents; they would like the Economic Development Corporation to begin around March.

Mr. Karras thought the increase in population was because of household formation in terms of families having more children and more people moving into the area. As redevelopment takes place, more units are added in addition to the internal rate of growth, which is part of the population growth. Ms. Barber mentioned Economic Development Corporation boundaries and noted there are adjacent Opportunity Zones.

Mr. Woods indicated that Economic Development Corporation boundaries are CRA boundaries. Within the geographical boundaries of the CRA, they are prohibited from operating outside of their boundaries.

Vice Chair Lagi questioned how the 2020 Census would affect the makeup of these Opportunity Zones.

Mr. Karras advised once an Opportunity Zone has been named it cannot be taken away because demographics have changed based on the 2020 Census.

Vice Chair Lagi commented there is potential with the three Opportunity Zones the CRA works with.

Mr. Karras stated there are projects in those areas. The CRA has limited funds, so other funds must be considered, which is the purpose of the Economic Development Corporation. There needs to be a vehicle to participate in the marketplace, to stimulate investors, and match developers with investors.

Mr. Woods mentioned conversations with investors creating the other fund; they want qualified investments, but they want to be able to put in a significant amount of money to minimize as much risk as possible. There have been conversations that the Economic Development Corporation could be like a clearinghouse for investments; investors would put in a large sum of money and we would then qualify investments, which could potentially have some CRA monies included. At least \$2.4 million of CRA money is going to go in as a loan that would be paid back to the Economic Development Corporation over ten years. The structure of financing is changed to allow us to get money back without having to depend on cashflow.

#### **VIII.Public Comments – None.**

#### **IX. Adjournment**

There being no further business to come before the Board at this time, the meeting was adjourned at 4:11 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.]