

**DRAFT**  
**MEETING MINUTES**  
**NORTHWEST-PROGRESSO-FLAGLER HEIGHTS**  
**REDEVELOPMENT ADVISORY BOARD**  
**FORT LAUDERDALE**  
**VIRTUAL MEETING**  
**OCTOBER 13, 2020 – 3:00 P.M.**

<u>Board Members</u>	<u>Attendance</u>	<u>Cumulative Attendance</u> <u>June 2020-May 2021</u>	
		<u>Present</u>	<u>Absent</u>
Rhoda Glasco Foderingham, Chair	P	4	0
Dylan Lagi, Vice Chair	P	4	0
Leann Barber	P	4	0
Sonya Burrows	P	3	1
Kenneth Calhoun	P	4	0
Lisa Crawford	P	3	1
Matt Habibi [until 3:26]	P	3	1
John Hooper	A	2	2
Michael Lewin	P	3	1
Steffen Lue	P	3	1
Lorraine Mizell	A	0	4
Christopher Murphy	P	3	1
Michelle Nunziata	P	4	0
John Quailey	P	3	1
Tina Teague	P	4	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 Opperlee, Prototype Inc. Recording Secretary

**Guests**

Tatum Martin	Steve D'Apuzzo
Tania Watson	Kurt Petgrave
Lacey Hofmeyer	Vincent Prince
Mildred Coyne	Edward Key
Dennis Wright	Pratima Randeo
Dan Landis	Dr. Pamela Beasley-Pittman
Juliana Hernandez	Greg Brewton
	Bryan Finnie

**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**

- August 11, 2020 Minutes

**Motion** by Ms. Nunziata, seconded by Ms. Teague, to approve the minutes of August 11, 2020. In a voice vote, the **motion** passed unanimously.

**III. Project Funding Update**

**Vanessa Martin**

Ms. Martin reported the total adopted budget for 2021 was \$11,436,087. Incentives were projected to be approximately \$7,360,000 so \$4,076,087 remained.

**IV. Purchase and Development Proposal** by 1551 Sistrunk, LLC for CRA Property at 1559 Sistrunk Boulevard and Funding Request for \$125,000 – Commercial Façade Program and \$225,000 – Property and Business Improvement Program for the B & D Trap Restaurant Located at 1551-1559 Sistrunk Boulevard

Mr. Wojcik provided the staff presentation.

Tatum Martin, applicant, said this would be a value to the community.

Mr. Crawford asked Mr. Martin to describe his investments in the CRA and Mr. Tatum said his main office was on NE 1 Street and he owned the property at 1551 Sistrunk and other vacant lots.

Mr. Lagi abstained from voting, citing a conflict.

**Motion** made by Mr. Lewin, seconded by Mr. Murphy, to approve the proposal. In a roll call vote, **motion passed** 11-0 with Mr. Lagi abstaining.

**V. Request to Approve** a First Amendment to the Development Incentive Program Loan Agreement with Northwest 6<sup>th</sup> Investments for the Sistrunk Marketplace Project – 115 Sistrunk Boulevard

Mr. Wojcik provided the staff presentation.

Steve D'Apuzzo, Northwest 6<sup>th</sup> Investments, said they were on schedule to fulfill their employment requirement. He stated the pandemic had delayed their opening by six months and they had expended additional funds. This was why they were requesting the first draw be advanced. He said they anticipated a permanent Certificate of Occupancy by the end of the week. The first draw was supposed to be 12 months after opening, which would have been January, per the original schedule. They had not actually opened until September.

Mr. Murphy asked if sales were as projected and Mr. D'Apuzzo explained they were at 50% occupancy, so volume was affected. Also, they require reservations. He said they were breaking even, but had the additional burden of delaying the opening for several months. Also, they had hired staff to serve that they had not anticipated because this was supposed to be a self-serve restaurant.

**Motion** made by Ms. Nunziata, seconded by Mr. Lewin, to approve the proposed amendment. In a roll call vote, motion **passed** 12-1 with Ms. Teague opposed.

Mr. Habibi left the meeting at 3:26.

**VI. Funding Request - NWRD, LLC - Vanilla Shell with Commercial Kitchen 1310-1312 Sistrunk Boulevard Fort Lauderdale, FL 33311 - ~~\$625,000~~ \$425,000 CRA Property and Business Improvement Program \$125,000 CRA Façade Improvement Program**

Ms. Ward provided the staff presentation and noted that the correct amount from the CRA Property and Business Improvement Program was \$425,000, not \$625,000 as stated on the agenda.

The Board deferred this item because the applicant was not available.

Upon returning to the item, Greg Brewton, owner, stated redevelopment of the Sistrunk corridor west of 7<sup>th</sup> Avenue had always been the CRA's goal. He and his partner wanted to invest in the area because they came from here. They had purchased a building slated for demolition and intended to rehabilitate it for restaurant use.

Ms. Ward informed Chair Foderingham that the request was for a total of \$550,000.

Chair Foderingham asked the developer's contribution to the project and Mr. Ritchie stated the developer would contribute 10%, approximately \$80,000. Mr. Ritchie stated they had been working on this building for three years. He said the plans had already been approved by the Building Department.

Ms. Burrows asked if the City had provided other funding for this project and Ms. Ward said the Housing Department had provided \$193,030, some of which had gone toward purchasing the property and the rest toward architectural drawings and permit fees.

**Motion** made by Ms. Teague, seconded by Mr. Quailey, to approve the funding request. In a roll call vote, **motion failed** 5-5 with Ms. Burrows, Mr. Calhoun, Ms. Crawford, Mr. Lewin and Mr. Murphy opposed.

Chair Foderingham asked if the item could come back to the Board later on and Ms. Solomon said the applicant could request a re-hearing and the Board could reconsider it.

Mr. Brewton said he would like to present the item again, and would submit that request in writing.

**VII. Funding Request-Wright Dynasty, LLC – Mixed-Use Development with Parking**  
1223 Sistrunk Boulevard Fort Lauderdale, FL 33311 - \$3,000,000 Development  
Incentive Program

Ms. Ward provided the staff presentation.

Dennis Wright, owner, provided a presentation.

Mr. Murphy asked the ROI and projections. He felt a \$3 million contribution out of a total of \$7 million was extremely large, given it would only be 24 residential units and 3,500 square feet of retail.

Mr. Woods pointed out the need for development in the area west of 7<sup>th</sup> Avenue and how limited they were in terms of land and zoning requirements. He said the CRA needed to contribute more to projects in this area because of the risk involved in the debt service. The only other way for this to happen would be to wait for the forces of gentrification to push west.

Mr. Murphy thought it was one thing to assist a project, but to contribute 40% to 45% to make a project work was inadvisable. Mr. Woods disagreed, noting that making this type of project possible was exactly the CRA's mission.

Vincent Prince, developer, said the project should generate \$620,000 per year in income before debt service, an ROI on the CRA investment of 18%. Total ROI would be 9%, which was very viable.

Ms. Ward stated one-bedrooms would be approximately \$1,400 per month and two-bedrooms would be approximately \$1,600 per month. Mr. Prince stated once the units were available, they would evaluate appropriate rents. He added that 10% of the units would be allocated for low-income.



Mr. Lagi asked how the CRA contribution would be scheduled and Ms. Ward stated they would budget \$1 million for the first year and \$500,00 per year for subsequent years. If the CRA was able to make a one-time payment, it would. Mr. Woods said if they were able to get a line of credit, they would make the one-time payment to this project.

Ms. Teague felt this was a great project, and she agreed that the farther west a project was located, the more difficult it was to attract a developer.

Mr. Lewin noted the vacant parcels nearby and asked if they had talked to any of those property owners about acquiring additional property to enlarge this project. Mr. Wright explained they had contacted nearby property owners but they had not been able to purchase any others. Mr. Woods stated they were always trying to assemble properties to make developments more feasible, but property owners tended to believe their properties were worth more than was realistic.

Mr. Murphy asked how many construction jobs and permanent jobs this would create. Mr. Wright anticipated four or five permanent jobs. Mr. Murphy compared this to the FAT Live project, to which the CRA had contributed \$5 million, which had created 50 affordable units, 400 construction jobs and 29 permanent jobs. Mr. Woods reiterated that this was in the Northwest, west of 9<sup>th</sup> Avenue, an area that would not receive funding without the CRA's help. He noted that the Florida Community Loan Fund was providing financing.

Kurt Petgrave, architect, explained that since the pandemic, personnel on the job site was restricted and reduced. He noted the amount of retail space on the ground floor, and said it would require many more than four to six people to maintain that space. The ground floor was 15,000 square feet, with 3,500 to 6,000 for retail, which required significant services. This would create many more than the five permanent jobs Mr. Wright mentioned.

Mr. Prince stated their budget was \$3.5 million, which would translate to approximately 100 construction jobs.

Mr. Lagi said they should consider the impact on property taxes and Mr. Prince estimated that this project would generate \$100,000 in property taxes per year.

Chair Foderingham had been concerned about development west of 7<sup>th</sup> Avenue. This was a viable project from people who were invested in this community and was the type of development they should support to encourage more development.

Dr. Pamela Beasley-Pittman, president of Historic Dorsey Riverbend Civic Association, said this was a great project that would benefit the community. She said it was something this community needed.

Mr. Lewin asked where the construction costs estimates had come from; he felt they were low. Mr. Prince said they had not put the project out to bid yet but had soft estimates. Once they had the architectural plans, they would put it out to bid.

Mr. Lewin felt this was a great project and worth the CRA's investment.

**Motion** made by Ms. Teague, seconded by Mr. Calhoun, to approve the funding request. In a roll call vote, **motion passed** 11-0.

**VIII. Funding Request – Broward College** - \$1,000,000 Free Community Workforce Education and Training at the YMCA – 1409 Sistrunk Boulevard Including:  
\$500,000 – Property and Business Improvement Program for Equipment/Retrofit, and \$500,000 – Quality of Life Programs/Community Initiative for Tuition, Books and Supplies for Training up to 250 Students Annually

Mr. Wojcik provided the staff presentation.

Mildred Coyne, Broward College, said for two years, they had been delivering neighborhood-centric educational programming in the six zip codes with the highest unemployment and lowest education attainment levels with a program called Broward Up.

This proposal sought to improve education and training for CRA residents in areas such as IT, business and entrepreneurship, film and music production technology, healthcare, supply chain management and advanced manufacturing.

They were requesting \$250,000 for the first two years, to apply toward infrastructure, and \$250,000 per year in years three and four to cover the costs of instruction. No grant funds would be used for operating costs at the YMCA. Ms. Coyne stated they would serve 150-250 CRA residents per year.

Ms. Nunziata asked how Broward College was advertising the programs and how they were ensuring CRA residents received the training. Ms. Coyne stated residency in the CRA was the only criterion for the program. She stated they already had significant social media presence and a website. Ms. Nunziata suggested contacting neighborhood/civic associations.

Ms. Crawford asked the key benefits of the program. Ms. Coyne said some people needed to up-skill due to the pandemic and others, such as those who had been employed in hospitality, needed to completely redirect their career trajectory. They were reaching out to people who had lost their jobs, giving them the opportunity to enter a new field. They also offered up-skill and foundational technology courses.

Ms. Burrows asked how this was different from their previous plans for the YMCA and Ms. Coyne stated this expanded the capacity to offer the classes for free to CRA residents.

Chair Foderingham asked how long it would take to perform the retrofit and Ms. Coyne stated they could do this at the same time the YMCA was being completed so they could open at the same time.

Mr. Lue asked how the funding would be tracked and if the money would be used for the next quarter if the quota was not met. Ms. Coyne was very confident they would accomplish the goal. She explained that they also offered workshops about readiness and overcoming myths about education and people's ability to access it.

**Motion** made by Mr. Murphy, seconded by Ms. Teague, to approve the funding request. In a roll call vote, **motion passed** 9-1 with Ms. Burrows opposed.

The Board returned to Item VI.

**IX. Communication to CRA Board of Commissioners** **NPF CRA Board**

Mr. Lagi asked about a joint meeting with the CRA Executive Board. Mr. Woods said they usually did this at the beginning of the year and he could notify the CRA Board they were requesting the meeting.

**X. Old/New Business** **NPF CRA Staff**

None

**XI. Public Comments**

None

**XII. Adjournment**

There being no further business to come before the Board at this time, the meeting was adjourned at 4:57 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. Opperee, ProtoType Inc.