

# City of Fort Lauderdale



## Meeting Minutes

Tuesday, October 20, 2020

2:30 PM

**OR AS SOON THEREAFTER AS POSSIBLE**

**Access Meeting via:**

<https://fortlauderdale.legistar.com/Calendar.aspx>

[www.fortlauderdale.gov/fltv](http://www.fortlauderdale.gov/fltv)

[www.youtube.com/cityoffortlauderdale](http://www.youtube.com/cityoffortlauderdale)

Cable Television - Comcast Channel 78 and AT&T U-verse Channel 99

## **COMMUNITY REDEVELOPMENT AGENCY BOARD**

***FORT LAUDERDALE COMMUNITY REDEVELOPMENT AGENCY BOARD OF  
COMMISSIONERS***

***DEAN J. TRANTALIS - Chair***

***STEVEN GLASSMAN - Vice Chair***

***HEATHER MORAITIS - Commissioner - District I***

***ROBERT L. McKINZIE - Commissioner - District III***

***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 4:46 p.m.

## ROLL CALL

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

## QUORUM ESTABLISHED

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

## ANNOUNCEMENTS

Chair Trantalis announced details regarding the virtual format of this meeting, including how members of the public can view and participate.

## MOTIONS

### M-1 [20-0836](#)

Motion to Approve Minutes for October 6, 2020 Community Redevelopment Board Meeting - (Commission Districts 2 and 3)

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

#### **APPROVED**

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

### M-2 [20-0612](#)

Motion Approving a Property and Business Improvement Program Incentive Forgivable Loan in the Amount of \$225,000 to The Blue Tree Cafe, LLC for The Blue Tree Cafe, a Multi-Brand Virtual Kitchen and Restaurant Proposed at 612 NW 9th Avenue - (Commission District 2)

Chair Trantalis recognized Sharon Allen, owner of the Blue Tree Café. Ms. Allen explained her goal to provide healthy eating options for the community. She expounded on details of her business and qualifications.

Vice Chair Glassman noted the *Progresso Village* neighborhood and residents in *Commission District 2* had not been presented with this

CRA project.

In response to Vice Chair Glassman's questions, Clarence Woods, Area Manager Northwest Progresso Flagler Heights Community Redevelopment Agency (NWPFH CRA), explained funding details. The amount of \$225,000 addresses the buildout of *The Blue Tree Café* interior space. The property owner has received \$450,000 in CRA funding for the buildout of the entire four (4) unit plaza at 612 NW 9th Avenue. Mr. Woods expounded on related details.

Vice Chair Glassman requested a deferral to allow the project presentation to the *Progresso Village Civic Association* as a courtesy, citing similar examples. Commissioner McKinzie concurred, commenting the location of this CRA project is contiguous to *Commission District 3*.

In response to Commissioner McKinzie's questions, Mr. Woods explained the business owner and property are two (2) different entities. Commissioner McKinzie noted the property owner also owns the space occupied by CRA Staff.

In response to Commissioner McKinzie's inquiry about the amount of funding given to the property owner, Mr. Woods confirmed a CRA \$748,500 Reimbursement Loan (Loan) was awarded for improvements and buildout of three (3) buildings located on the southwest corner of NW Ninth (9th) Avenue and NW Sixth (6th) Street. The Certificate of Occupancy (CO) has not been received for the third building. Funding for this Loan has not occurred. After completion of all improvements to those three (3) buildings, the CRA will reimburse the property owner.

Mr. Woods explained additional CRA loan funding for \$450,000 awarded to the property owner for improvements to the four (4) unit building plaza located at 612 NW 9th Avenue. He expounded on related funding details. Further comment and discussion ensued on the amount of CRA funds awarded. Mr. Woods said the total amount awarded to the property owner is approximately \$1,200,000.

Commissioner McKinzie requested the tenant reach out to the neighbors, including *Historic Dorsey-Riverbend Homeowner's Association*, *Durrs Homeowner's Association* and *Progresso Village Civic Association*.

Commissioner McKinzie commented on applicants who return to the CRA for additional funding. Vice Chair Glassman noted CRA Board efforts to assist applicants.

Vice Chair Glassman commented on the need to be respectful and pursue community outreach.

Discussion ensued on a deferral date to allow adequate time for community outreach and feedback.

Vice Chair Glassman requested Mr. Woods contact his office to coordinate presentation to the *Progresso Village Civic Association*.

Vice Chair Glassman made a motion to defer this item until the November 17, 2020 *Community Redevelopment Agency (CRA) Board Meeting* and was seconded by Commissioner McKinzie.

**DEFERRED to November 17, 2020**

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

**M-3**      [20-0651](#)

Motion Approving a Funding Increase from the Property and Business Investment Improvement Program (PBIIP) Forgivable Loan from \$100,000 to \$122,500 to Boodhwattie Persaud for the Black Star Jamaican Restaurant, located at 1545 Sistrunk Boulevard - (Commission District 3)

Commissioner McKinzie commented on the need for earlier CRA Board Member notice to allow adequate time for Agenda item review. Executive Director Lagerbloom noted he would address this topic with CRA Staff. Mr. Woods confirmed.

Vice Chair Glassman requested Executive Director Lagerbloom and CRA Staff provide a report update on the status of approved CRA projects.

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

**APPROVED**

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

**RESOLUTIONS**

**R-1**      [20-0716](#)

Resolution Amending the Fort Lauderdale Emergency Business Investment Program for the Northwest-Progresso-Flagler Heights and Central City Areas - (Commission Districts 2 and 3)

In response to Chair Trantalis' request for an update on this item, Mr. Woods confirmed this Resolution amending the *Fort Lauderdale Emergency Business Investment Program (Program)* provides CRA Staff the ability to move forward with the *Program*. The *Amended Resolution* allows *Program* funding to applicants receiving funding from other agencies. Meetings have occurred with the *Central City Alliance* and the *Central City CRA Advisory Board*. Fifteen (15) businesses in the *NWPFH CRA* have received \$155,000 in *Program* funding. One (1) Central City CRA business had received *Program* funding. CRA Staff anticipates this *Amended Resolution* will allow award of the \$345,000 remaining *Program* funding.

Vice Chair Glassman requested a list of businesses that have received *Program* assistance and the respective amounts. He noted this Resolution allows Mr. Woods the discretion to increase awards to \$20,000, based on needs, the number of applicants and remaining funds. Mr. Woods clarified the increase in the amount awarded is at the discretion of Executive Director Lagerbloom. CRA Staff would base funding increases on need and availability of funds. CRA Staff will present the *Program* to the *NWPFH CRA* and *Central City CRA* business community in the amount of \$10,000. After completing the application process, CRA Staff will determine whether there are adequate Program funds to increase funding requests.

Vice Chair Glassman commented on providing ample notice and equal treatment of all businesses.

Vice Chair Glassman introduced this Resolution which was read by title only.

**ADOPTED - Central City Resolution**

**Aye:** 4 - Commissioner Sorensen, Commissioner Moraitis, Vice Chair Glassman and Chair Trantalis

**Not Present:** 1 - Commissioner McKinzie

Vice Chair Glassman introduced this Resolution which was read by title only.

**ADOPTED - Northwest-Progresso-Flagler Heights Resolution**

**Aye:** 4 - Commissioner Sorensen, Commissioner Moraitis, Vice Chair Glassman and Chair Trantalis

**Not Present:** 1 - Commissioner McKinzie

## ADJOURNMENT

Chair Trantalis adjourned the meeting at 5:18 p.m.

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Dean J. Trantalis  
Chair

ATTEST:

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Jeffrey A. Modarelli  
Secretary