

# City of Fort Lauderdale



## Meeting Minutes

Tuesday, November 17, 2020

2:00 PM

City Hall - City Commission Chambers

**OR AS SOON THEREAFTER AS POSSIBLE**

100 North Andrews Avenue, Fort Lauderdale, FL 33301

**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

## **COMMUNUNITY 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 4:23 p.m.

## ROLL CALL

**Present** 5 - Commissioner Robert L. McKinzie (participated telephonically), Commissioner Ben Sorensen (participated telephonically), Commissioner Heather Moraitis, Vice Chair Steven Glassman (participated telephonically) 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 (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**     [20-0935](#)     Motion to Approve Minutes for November 5, 2020 Community Redevelopment Agency Board Meeting - (Commission Districts 2 and 3)

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

### **APPROVED**

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

**M-2**     [20-0803](#)     Motion Appropriating Unspent Remaining Northwest Progresso Flagler Heights Community Redevelopment Agency (CRA) Estimated Fiscal Year (FY) 2020 Year-End Incentive Fund Balances - (Commission District 3)

Vice Chair Glassman noted this item also pertains to District 2 and requested an update regarding consideration of a District 2 park for funding using unspent funds. Executive Director Lagerbloom confirmed the Commission Agenda Memo (CAM) was amended to include District 2.

Clarence Woods, Northwest Progresso Flagler Heights (NWPFH)

Community Redevelopment Agency (CRA) Area Manager, explained CRA Staff efforts to identify a Community Investment Project (CIP). No preference was given to one park over another. CRA Staff was working on the Provident Park Improvements Project (Project) and these funds allow its completion.

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

**APPROVED**

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

**M-3**      [20-0923](#)

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

In response to Commissioner McKinzie's questions regarding the timeline for completing the plaza construction to allow the opening of this restaurant, Mr. Woods explained aspects of funding and details regarding the Department of Sustainable Development (DSD) requirement for installation of underground stormwater tanks. He confirmed he would research and update the Commission on the Plaza project completion date. Chair Trantalis commented on the need to complete CRA projects approved and funded.

Mayor Trantalis recognized Sharon Allen, 2701 Tarpon Drive. Ms. Allen thanked the CRA Board for approval of this item, noting the positive input from area homeowner's associations. In response to Chair Trantalis' question regarding the timetable to begin restaurant construction and opening, Ms. Allen confirmed she could begin now. She explained contractor input regarding completion delays due to weather. Ms. Allen anticipates opening in Spring 2021.

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

**APPROVED**

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

**RESOLUTIONS**

**R-1**      [20-0849](#)

Resolution Approving a Forgivable Loan of Three Million Dollars

(\$3,000,000) to Wright Dynasty, LLC, under the Development Incentive Program - 1217-1223 Sistrunk Boulevard, Fort Lauderdale, FL 33311; Authorizing the Executive Director to Execute the Letter of Intent and Other Documents Related to this Transaction; and Delegating Authority to the Executive Director to Take Certain Actions and Providing for an Effective Date - (Commission District 3)

Mr. Woods provided an update on details of this item, an incentive loan for development of twenty (24) residential housing units, two (2) floors of parking and five (5) store fronts on NW 6th Avenue/Sistrunk Boulevard (Project). Mr. Woods explained details regarding Dennis Wright and his partners Wright Dynasty, LLC (Applicant) for this new privately held construction.

In response to Chair Trantalis' questions regarding funding, Mr. Woods confirmed NWPFH CRA funding is slightly under fifty percent (50%) of the entire project cost and said ninety percent (90%) funding is allowable under this program. Mr. Woods explained details regarding the Applicant's development experience and technical assistance provided by the NWPFH CRA. The Applicant is getting an approximately \$3,500,000 loan from the Florida Community Loan Fund. The applicant funded the Project's land purchase and design plans.

In response to Chair Trantalis' question, Mr. Wright explained details of his personal investment in the Project that included procurement of the Walker family property at a cost of \$275,000 in addition to his property located at 1221 and 1223 NW 6th Street/Sistrunk Boulevard. Mr. Wright confirmed his personal investment of over \$500,000, acknowledging this is his first development project. He explained development experience of his team in the Sistrunk area and throughout Broward County.

In response to Vice Chair Glassman's questions, Mr. Wright confirmed 1217 NW 6th Street/Sistrunk Boulevard was the former site of *Walker Grocery*. Vice Chair Glassman requested Mr. Wright provide a historic tribute on this site recognizing *Walker Grocery* and its owner William Walker. He cited examples and commented on historic details of the 1939 opening of *Walker Grocery*, a minority-owned business.

Mr. Wright confirmed a recognition was part of the development plan and explained efforts to work with the Walker family and recognize additional minority business pioneers. Vice Chair Glassman noted the importance of recognizing historic minority business pioneers along the Sistrunk Boulevard Corridor and avenues of historical assistance.

Commissioner McKinzie commented on his perspective and support of

this Project, noting his work with Mr. Wright his team and related details.

Mr. Wright confirmed letters of support for the Project from area civic associations.

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

**ADOPTED**

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

**ADJOURNMENT**

Chair Trantalis adjourned the meeting at 4:47 p.m.

---

Dean J. Trantalis  
Chair

ATTEST:

---

Jeffrey A. Modarelli  
Secretary