

City of Fort Lauderdale



Meeting Minutes

Wednesday, December 2, 2020

2:30 PM

City Hall - City Commission Chambers

OR AS SOON THEREAFTER AS POSSIBLE
100 North Andrews Avenue, Fort Lauderdale, FL 33301

Meeting Access Via:

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

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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. McKENZIE - 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

Vice Chair Glassman called the meeting to order at 3:32 p.m.

ROLL CALL

Present 5 - Commissioner Heather Moraitis, Vice Chair Steven Glassman, Commissioner Robert L. McKinzie (participated telephonically), Commissioner Ben Sorensen (participated telephonically) and Chair Dean J. Trantalis (arrived at 3:34 p.m.)

QUORUM ESTABLISHED

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

MOTIONS

M-1 [20-0965](#) Motion Approving Minutes for November 17, 2020 Community Redevelopment Agency Board Meeting - (Commission Districts 2 and 3)

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

APPROVED

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

Not Present: 1 - Chair Trantalis

M-2 [20-0802](#) Motion Approving Budget Amendment - Return Central City Community Redevelopment Agency (CRA) Fund Balance for Reallocation - (Commission District 2)

Vice Chair Glassman passed the gavel back to Chair Trantalis.

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

APPROVED

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

M-3 [20-0941](#) Motion Approving a \$125,000 Commercial Facade Program Loan and a \$225,000 Property and Business Improvement Program Loan to BH3 DJ Flagler LLC for The Fabrick Project Located at 801, 807,

815 and 819 NE 2nd Avenue - (Commission District 2)

Commissioner McKinzie noted concerns regarding the need for future financial assistance to rental tenants paying market rates in these types of CRA funded projects. He suggested considering creating a rental assistance program for businesses negatively impacted by anticipated business revenue shortfalls and cited examples in District 3.

Chair Trantalis said Commissioner McKinzie's point was well taken, suggesting the CRA Board monitor this topic going forward. Chair Trantalis noted the existing COVID Business Assistance Rental Program. Further comment and discussion ensued.

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

APPROVED

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

RESOLUTIONS

R-1 [20-0855](#)

Resolution Modifying the Property and Business Improvement Incentive for Northwest-Progresso-Flagler Heights Area - (Commission Districts 2 and 3)

Vice Chair Glassman commented on concerns discussed at the District 2 Pre-Agenda Meeting regarding allowing waivers and increases to CRA Property and Business Improvement Incentive Program (Program) funding not reviewed by the CRA Board, which reduces transparency. Executive Director Lagerbloom concurred this item impacts those concerns.

Vice Chair Glassman expressed his opposition to this concept, commenting on the need for these items to come before the CRA Board to ensure transparent review. Chair Trantalis concurred, expounding on his perspective and the need for CRA Board authority to remain in place.

Clarence Woods, Northwest Progresso Flagler Heights Community Redevelopment Agency (NWPFH CRA) Area Manager, provided background on this request addressing Program increases and waivers. He reviewed the allowable maximum amounts for current Programs and cited examples. Chair Trantalis commented on the need to achieve a balance between the finite CRA resources that remain available and the need to fund as many individuals as possible, citing examples.

Mr. Woods explained his perspective, noting the numerous times CRA Staff requested a waiver over the current \$225,000 Program funding limit.

Vice Chair Glassman confirmed his willingness to address CRA Staff waiver requests for Program funding limits. Chair Trantalis noted that continuing with the current process allows the CRA Board the ability to assess remaining balances in CRA Program Funds. Further comment and discussion ensued.

Vice Chair Glassman discussed his perspective regarding items not being presented to the CRA Advisory Board. He noted a comment from CRA Board Member Leann Barber in related NWPFH CRA Advisory Board Meeting Minutes. Ms. Barber indicated that a change in funding philosophy for expending remaining CRA funds should be discussed by the CRA Board. Further comment and discussion ensued.

Commissioner Moraitis said Program funding waivers came before the CRA Board twice in two (2) years and did not overburden the CRA Board. It is important for the CRA Board to be aware if a project had exceeded established funding limits.

Mr. Woods confirmed the finite amount of CRA funds remaining and expounded on his position in support of this item. Further comment and discussion ensued.

Commissioner Moraitis noted the importance of the CRA Board being aware of what is in the pipeline for CRA incentive programs and funding requests.

Commissioner McKinzie commented on his perspective and support of this item. He explained historic aspects of District 3 small businesses which have been provided financial assistance from NWPFH CRA incentive programs, the need to continue providing adequate incentives to attract additional businesses in this area and related details.

Commissioner McKinzie introduced this Resolution which was read by title only.

DEFEATED

Aye: 1 - Commissioner McKinzie

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

Broward College for Free Community Workforce Education and Training at the YMCA Multi-Use Facility at 1409 Sistrunk Boulevard, Consisting of a \$500,000 Property and Business Improvement Program Loan and a \$500,000 Quality of Life Program/Community Initiative Loan and Authorizing the Executive Director to Execute Any and All Related Instruments and Delegating Authority to the Executive Director to Take Certain Actions - (Commission District 3)

Vice Chair Glassman commented on his support of this item and inquired whether status updates on these CRA Incentive Programs would be provided. Chair Trantalis requested quarterly status updates. Mr. Woods confirmed.

In response to Chair Trantalis' comments, Commissioner McKinzie confirmed ongoing efforts to memorialize individuals at the YMCA facility.

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

ADOPTED

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

ADJOURNMENT

Chair Trantalis adjourned the meeting at 4:01 p.m.

Dean J. Trantalis
Chair

ATTEST:

Jeffrey A. Modarelli
Secretary