

**DRAFT**  
**MEETING MINUTES**  
**NORTHWEST-PROGRESSO-FLAGLER HEIGHTS**  
**REDEVELOPMENT ADVISORY BOARD**  
**FORT LAUDERDALE**  
**VIRTUAL MEETING**  
**NOVEMBER 10, 2020 – 3:00 P.M.**

<b><u>Board Members</u></b>	<b><u>Attendance</u></b>	<b>Cumulative Attendance June 2020-May 2021</b>	
		<b><u>Present</u></b>	<b><u>Absent</u></b>
Rhoda Glasco Foderingham, Chair	P	5	0
Dylan Lagi, Vice Chair	P	5	0
Leann Barber	P	5	0
Sonya Burrows	P	4	1
Kenneth Calhoun	A	4	1
Lisa Crawford	A	3	2
Matt Habibi	A	3	2
John Hooper	A	2	3
Michael Lewin	P	4	1
Steffen Lue	A	3	2
Lorraine Mizell	P	1	4
Christopher Murphy	P	4	1
Michelle Nunziata	P	5	0
John Quailey	A	3	2
Tina Teague	P	5	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  
 Tanya Bailey Watson, CRA Accounting Clerk  
 Jonelle Adderley, CRA Project Coordinator  
 Crysta Parkinson, Prototype Inc. Recording Secretary [arrived at 3:25]

**Guests**

Anthony Wright  
 Robin Martin  
 Greg Freeman

**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

- October 13, 2020 Minutes

**Motion** by Mr. Murphy, seconded by Mr. Lagi, to approve the minutes of October 13, 2020. In a voice vote, the **motion** passed unanimously.

**III. Project Funding Update**

Tanya Bailey Watson

Ms. Watson reported the projected uncommitted total was \$3,702,987.

**IV. Funding Request – BH3 DJ Flagler LLC**

CRA Staff

The Fabrik – 801, 807, 815 & 819 NE 2<sup>nd</sup> Avenue  
Fort Lauderdale, Florida 33304

\$125,000 – Commercial Façade Program

\$225,000 – Property & Business Improvement Program

Mr. Lewin and Mr. Lagi disclosed that in the past they had business dealings with BH3, but nothing related to this project.

Ms. Solomon was not present to render an opinion. Mr. Woods suggested that in an abundance of caution, Mr. Lewin and Mr. Lagi should recuse themselves from this item and abstain from voting.

Mr. Wojcik provided the staff presentation. He stated these 23,556 square feet of vacant storage buildings were a blight on the area and the developer planned to convert them into Class A office and retail space. They would also improve Progresso Drive by leasing Florida East Coast (FEC) Railroad property to create street parking and landscaping. They would create 49 jobs, contribute to a scholarship fund for workforce training and include funding in their budget for ten buildout costs. Staff recommended approval.

Greg Freeman said they were moving their headquarters, with 19 professionals, from Aventura to this building.

Ms. Nunziata asked about parking and Mr. Freeman said they had leased property on Progresso Drive from Andrews Avenue to Third Avenue from the FEC Railroad. They would develop this into free parking for their building and nearby businesses.

**Motion** made by Ms. Nunziata, seconded by Ms. Teague, to approve the funding request. In a roll call vote, motion passed 7-0 with Mr. Lewin and Mr. Lagi abstaining.

\*Note: Ms. Mizell did not respond when called upon to vote on this item, due to a technical issue. When she was able to join the meeting later, she was permitted by the Chair to vote on this item. The count reflects her vote.

**V. Funding Request - Omegas In Broward, Inc.** CRA Staff  
1108 Sistrunk Boulevard, Fort Lauderdale, Florida 33311  
\$225,000 – Property & Business Improvement Program  
\$125,000 – Commercial Façade Improvement Program

Ms. Ward-Jankovic provided the staff presentation. She explained that the funds were to renovate, build-out and modernize the structure. The building would include a meeting area, accessible restrooms, outdoor seating, office and storage space. The project was estimated to cost \$400,000. This project was within the CRA focus area, so the CRA could provide up to 90% of the costs.

Ms. Ward-Jankovic stated the developer's affiliate, Zeta Chi ( a chapter of the Omega Psi Phi Fraternity), used the building for community programs, provided college scholarships to high school seniors, provided mentoring at local schools and hosted blood drives, voter registration drives and yearly talent hunts for the performing arts youth.

Ms. Ward-Jankovic said Omegas in Broward was a separate entity from Zeta Chi and was a for-profit company that intended to rent the property out for events, and to offer event coordination and planning for meetings, banquets, fund raisers and other events.

Ms. Ward-Jankovic stated staff recommended funding the project for an amount not to exceed \$350,000.

Anthony Wright informed the Board that the fraternity had given out \$78,000 in scholarships and \$5,000 in talent hunt awards in the last 10 years. He said this renovation was to expand the facility, which would allow them to offer additional services to the community.

Ms. Teague disclosed that her late husband had been a member of the fraternity and her children had received scholarships from the fraternity. She recused herself from this item and agreed to abstain from voting.

Mr. Wright clarified that the building had a long-term tenant already leasing part of the facility; they wanted to modify the building to be able to market the space to other entities.

**Motion** made by Ms. Barber, seconded by Mr. Lewin, to approve the funding request. In a roll call vote, motion passed 8-0 with Ms. Teague abstaining.

\*Note: Ms. Mizell did not respond when called upon to vote on this item, due to a technical issue. When she was able to join the meeting later, she was permitted by the Chair to vote on this item. The count reflects her vote.

**VI. Residential Façade and Landscaping Program** CRA Staff

\$300,000 – Painting and Landscaping of Residential Properties in Home Beautiful Park and Durrs Community  
\$300,000 – Rebuilding Together Broward County – Repair and Beautification of Residential Properties in Historic Dorsey Riverbend Community

Ms. Ward-Jankovic provided the staff presentation. She said this was an increase in funding for two ongoing projects in the CRA Residential Façade and Landscaping Program, designed to provide funding for beautification of single-family homes. The CRA administered Residential Painting and Landscaping program provides exterior painting and low-maintenance landscaping for residential properties. This program was successfully implemented in the Sweeting Estate neighborhood and is now to be expanded to the Durrs and Home Beautiful Park Communities to complement the planned infill housing on parcels donated by the NPF-CRA.

The CRA was also partnering with Rebuilding Together Broward County to provide minor home repairs, exterior painting, as well as low-maintenance landscaping to residential properties. Ms. Ward-Jankovic said the CRA provided up to \$5,000 per property, while Rebuilding Together procured materials and labor. Both programs strive to enhance the lives of the residents and to transform neighborhoods block by block into vibrant communities.

Jonelle Adderley, CRA Project Coordinator, informed the Board that this was only available for owners and owners with tenants.

Ms. Barber asked if they had considered requiring a financial contribution from the owners. Mr. Woods recalled that the painting and landscaping program in Sweeting Estates had been so successful they had needed to reduce the funding from \$7,500 to \$5,000 per application. This would apply to Sweeting Estates, Dorsey Riverbend, Durrs and Home Beautiful. Any additional landscaping would be paid for by the owner.

**Motion** made by Ms. Teague, seconded by Mr. Lagi, to approve the funding programs. In a roll call vote, motion passed 9-0.

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

None

**VIII. Old/New Business**

NPF CRA Staff

None

**IX. Public Comments**

None

**X. Adjournment**

There being no further business to come before the Board at this time, the meeting was adjourned at 3:52 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.