

APPROVED
MEETING MINUTES
NORTHWEST-PROGRESSO-FLAGLER HEIGHTS
REDEVELOPMENT ADVISORY BOARD
FORT LAUDERDALE
VIRTUAL MEETING
APRIL 13, 2021 – 3:00 P.M.

<u>Board Members</u>	<u>Attendance</u>	Cumulative Attendance June 2020-May 2021	
		<u>Present</u>	<u>Absent</u>
Rhoda Glasco Foderingham, Chair	P	8	0
Dylan Lagi, Vice Chair	P	8	0
Leann Barber	P	8	0
Sonya Burrows	P	7	1
Kenneth Calhoun	A	6	2
Lisa Crawford	P	6	2
Matt Habibi	P	5	3
John Hooper	P	2	0
Michael Lewin	P	7	1
Steffen Lue	P	6	2
Lorraine Mizell	P	4	0
Christopher Murphy	P	7	1
John Quailey	P	6	2
Tina Teague	P	8	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
 Corey Ritchie, CRA Project Manager
 Vanessa Martin, CRA Business Manager
 Lynn Solomon, Assistant City Attorney
 Jamie Opperee, Prototype Inc. Recording Secretary

Currently there are 14 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

- February 9, 2021 Minutes

Ms. Teague stated she had attended the February meeting and asked that the minutes be amended to reflect this.

Motion by Mr. Lewin, seconded by Mr. Murphy, to approve the minutes of February 9, 2021 as amended. In a voice vote, the **motion** passed unanimously.

III. Project Funding Update

Vanessa Martin

Ms. Martin had provided Board members with her report.

IV. RFP Bid #12385-105 – Scattered Site Infill Housing Proposals.

CRA Staff

Acceptance of the Ranking by the CRA Evaluation Committee and Recommendation to Negotiate Development Agreements with the Seven Top Ranked Proposers for Approval by the CRA Board

Mr. Woods disclosed that he had prior relationships with several of the proposers and had therefore recused himself from participating in this item in any way.

Mr. Wojcik summarized the RFP. The purpose was to seek proposals for single-family residences on property donated by the CRA. The RFP indicated that up to five developers would be selected, and allotted up to five sites each, with the opportunity to be awarded additional sites, up to 10 total. The RFP indicated desired design features. The Evaluation Committee had met and ranked proposals using the following criteria:

1. Whether the proposal was in the best interest of the CRA and was most responsive to the RFP requirements.
2. Evaluation of the design, construction and features of the project.
3. The developer's experience, financial capacity and ability to carry out the proposal
4. The affordability of the project: since land was being provided at no cost, the sales prices of the housing must reflect zero land costs

The top five ranked developers were as follows:

1. D'Angelo Development Inc. (WWA Development LLC)
2. Adams Consulting Group Inc. (Fort Lauderdale CDC, Inc.)
3. Gestido Construction LLC and GesMac Development Inc.
4. Lemon City Development LLC
5. Oasis of Hope Community Development Corporation Inc.

Mr. Lewin asked how the work would be distributed among the developers. Mr. Wojcik explained that there were 43 lots, in groups of four and five. All five developers would negotiate contracts simultaneously, with the top rated developer selecting a group of lots first. Once a developer sold the first lot of developed parcels, they could return to request an additional group of parcels from the CRA Board.

Mr. Lagi asked for a timeline for negotiations and for the work being done. Mr. Wojcik described the timeline included in the RFP. In total, approximately two years after the contract was finalized was allowed to complete the project.

Ms. Barber asked how many vacant lots the CRA currently owned and how many would be left after this transaction. Mr. Wojcik stated they had originally purchased 53 lots but some had already been transferred. He anticipated a couple of the lots would be returned to the City to use. A number of the lots could not be developed and some were in the vicinity of Lincoln Park that may be grouped into a larger project.

Motion made by Ms. Crawford, seconded by Ms. Teague, to approve the ranking provided by the Evaluation Committee. In a roll call vote, motion passed 11-0 with Mr. Habibi and Mr. Hooper absent for the vote.

V. Communication to CRA Board of Commissioners

NPF CRA Board

None

VI. Old/New Business

NPF CRA Staff

Chair Foderingham stated she would probably not be able to attend the May meeting, so Mr. Lagi would act as Chair.

VII. Public Comments

None

VIII. Adjournment

There being no further business to come before the Board at this time, the meeting was adjourned at 3:25 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. Opperlee, ProtoType Inc.