



CITY OF FORT LAUDERDALE

DRAFT
MEETING MINUTES
NORTHWEST-PROGRESSO-FLAGLER HEIGHTS
REDEVELOPMENT ADVISORY BOARD
FORT LAUDERDALE
JULY 13, 2021 – 3:00 P.M.
FORT LAUDERDALE, FLORIDA

<u>Board Members</u>	<u>Attendance</u>	Cumulative Attendance June 2021-May 2022	
		<u>Present</u>	<u>Absent</u>
Rhoda Glasco Foderingham, Chair	P	2	0
Dylan Lagi, Vice Chair	P	2	0
Leann Barber	P	1	1
Sonya Burrows	P	2	0
Kenneth Calhoun	P	2	0
Lisa Crawford	P	2	0
Matt Habibi	A	1	1
John Hooper	P	2	0
Michael Lewin	P	2	0
Steffen Lue	P	2	0
Lorraine Mizell	A	1	1
Christopher Murphy	P	1	1
John Quailey	A	0	2
Tina Teague	P	1	1

Staff

Bob Wojcik, Housing and Economic Development Manager
Clarence Woods, III, NPF CRA Manager
Eleni Ward-Jankovic, Housing and Economic Development Manager
Vanessa Martin, CRA Business Manager
Jamie Opperee, Prototype Inc. Recording Secretary

Public

Mitch Rosenstein, Green Mills Holdings
Juanita Bernal, Green Mills Holdings
Maureen Luna, The Pantry of Broward County

Currently there are 14 appointed members on the Board, which means eight (8) would constitute a quorum.

I. Call to Order/Roll Call

Rhoda Glasco Foderingham, Chair

Chair Foderingham called the meeting to order at 3:01 p.m. and roll was called.

II. Approval of Minutes

NPF CRA Board

- June 8, 2021 Minutes

Motion by Mr. Hooper, seconded by Mr. Lue, to approve the minutes of June 8, 2021. In a voice vote, the **motion** passed unanimously.

III. Project Funding Update

Vanessa Martin

Ms. Martin had provided the Board with the summaries as of 7/6/21. She had added the dates the Board requested.

IV. Funding Request – Green Mills Holdings, LLC and The Pantry of Broward, Inc. The Pantry Lofts – 221 Sistrunk Boulevard/610 NW 3rd Avenue \$640,000 – Development Incentive Program

NPF Staff

Ms. Ward-Jankovic said the request was for construction of affordable and workforce housing at the corner of 3rd Avenue and Sistrunk Boulevard. The Pantry of Broward County owned one parcel and the developers were buying the second parcel from the City of Fort Lauderdale.

This would be an eight-story 80-100 unit apartment tower with full amenities. It would offer affordable housing, possibly for seniors, and new facilities for the Pantry of Broward County in exchange for a long-term lease to the partnership.

There would be 72 one bedroom/one bath and 18 two bedroom/two bath apartments, structured parking, a community room, fitness center, game room, computer lab, business center and on-site office for the Pantry. The building would also be Green energy certified with a solar array on the roof, secure, key-card access and third-party management.

Ms. Ward-Jankovic said Green Mills Holdings was located in Fort Lauderdale and their expertise was sustainable, multi-family development with an emphasis on affordable, workforce and permanent supportive housing. She continued that The Pantry of Broward County was a non-profit founded in 2008 and served as a one-stop shop for Broward County low-income seniors, many of whom were raising their grandchildren on a fixed income. The Pantry provided monthly food boxes, sourced affordable housing and healthcare services. Ms. Ward-Jankovic stated the development would create six new jobs in management at the apartments and the Pantry.

Ms. Ward-Jankovic reported the partnership had the support and approval of the Progresso Village Civic Association and other business had also expressed support.

Ms. Ward-Jankovic said The developer was applying for a 9% tax credit from the Florida Housing Finance Corporation, and is requesting a \$640,000 investment from the CRA in the form of Local Government Area of Opportunity funding to increase the project's probability of receiving the tax credit. The total project cost is just over \$32 million.

Mitch Rosenstein, Green Mills Group, explained that the local government contribution would greatly increase their chances of receiving the tax credit.

Mr. Rosenstein said they had approached Maureen Luna from the Pantry of Broward three years ago to create a public/private partnership to redevelop their property into mixed-use affordable/workforce housing. Their proposal included workforce housing for those making up to 80% of the area median income [AMI], in the \$50,000 range. They had negotiated setting aside funds for new facilities to expand the Pantry's mission throughout Broward County in lieu of paying a ground lease. They were also purchasing City surplus property to provide direct access to Sistrunk Boulevard. Mr. Rosenstein stated their request to the CRA was approximately 2% of the total development.

Mr. Hooper asked if the apartment lessees would be Pantry clients. Mr. Rosenstein said they were designing for seniors and it would make sense to have Pantry clients in the same building. If they needed to call it a family development to better their chances of receiving the tax credit, they still hoped that a lot of the residents would be Pantry clients. Ms. Luna said housing was one of the biggest challenges to their senior clients.

Mr. Murphy asked about a ground floor retail component and Mr. Rosenstein said they had met with HOA representatives and neighboring businesses. Feedback included the desire for a retail/promenade presence that would benefit the Sistrunk corridor and they had agreed to provide it.

Mr. Lagi recused himself from voting on this project, citing a conflict.

Chair Foderingham asked about parking and Mr. Rosenstein explained they knew they needed parking for staff and residents and they also hoped to provide some public parking. There were currently 170 spaces planned.

Ms. Barber asked how they had decided on the number of units. Mr. Rosenstein explained their rationale, which depended on the available subsidy, the need for parking, retail space and facilities for the Pantry. They needed to design to the amount of the subsidy that was available.

Mr. Calhoun asked if the sizes and rates of the retail spaces would be preferential to small businesses on Sistrunk Boulevard. Mr. Rosenstein stated they would be. He described a similar development they had built in Miami that rented retail space to a non-profit that focused on local small business incubation.

Ms. Crawford asked about workforce housing and the allocation in this development. Mr. Rosenstein explained a recent federal regulation change that allowed them to go to 80% of AMI, approximately \$50,000 per year. He said approximately 10% would be for 80% AMI residents, 10% for 70% AMI residents, a significant portion for 60% AMI residents and approximately 15% for 30% AMI residents.

Mr. Rosenstein hoped to begin construction 12-14 months after the allocation from the Florida Housing Finance Corporation.

Motion by Mr. Lewin, seconded by Mr. Calhoun, to approve the funding request. In a roll call vote, the **motion** passed 10-0 with Mr. Lagi abstaining.

V. Communication to CRA Board of Commissioners

NPF CRA Staff

None

VI. Old/New Business

Mr. Woods reminded Board members of the groundbreaking at 9:30 AM on Thursday for Donna's Caribbean Restaurant.

Mr. Woods reported the YMCA would open in November and hold a ribbon cutting.

Mr. Woods stated for the five major projects the Board had approved, they had put out the RFP and received four replies from banks. The following day, they would finalize their selection and he hoped they would approve the financing and projects by the Board's August meeting. He anticipated construction would begin within six to 12 months.

VII. Public Comments

Mr. Rosenstein said they had partnered with Broward Partnership for the Homeless on their Huizenga campus on 7th Avenue and Sunrise Boulevard. He invited Board members to attend the groundbreaking on August 8 at 11:30 AM.

VIII. Adjournment

There being no further business to come before the Board at this time, the meeting was adjourned at 3:40 p.m.

Any written public comments made 48 hours prior to the meeting regarding items discussed during the proceedings have been attached hereto.