

APPROVED
MEETING MINUTES
NORTHWEST-PROGRESSO-FLAGLER HEIGHTS
REDEVELOPMENT ADVISORY BOARD
FORT LAUDERDALE
8TH FLOOR CONFERENCE ROOM, CITY HALL
November 12, 2019 – 3:00 P.M.

Cumulative Attendance

June 2019 – May 2020

<u>Members Present</u>	<u>Attendance</u>	<u>Present</u>	<u>Absent</u>
Rhoda Glasco Foderingham, Chair	P	6	0
Dylan Lagi, Vice Chair	P	5	1
Leann Barber	P	5	1
Sonya Burrows	P	5	1
Kenneth Calhoun (arrived at 3:05 p.m.)	P	6	0
Lisa Crawford	A	4	2
Matt Habibi	P	5	1
John Hooper	P	4	2
Michael Lewin	P	6	0
Steffen Lue	P	5	1
Lorraine Mizell	P	1	0
Christopher Murphy	P	5	1
Michelle Nunziata	A	1	5
John Quailey	P	6	0
Tina Teague (arrived at 3:08 p.m.)	P	5	1

Staff

Vanessa Martin, CRA Business Manager
 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
 Jonelle Adderley – CRA Project Coordinator
 Thomasina Turner, NPF Planner
 Lynn Solomon, Assistant City Attorney
 Jamie Opperee, Prototype-Inc.

Guests

Dr. Pamela Beasley-Pittman, Historical Dorsey Riverbend
 Larhonda Ware, Historical Dorsey Riverbend
 Barry Williams, Historical Dorsey Riverbend
 James Carras, Carras Community Investment

Currently there are 15 appointed members to the Board, which means eight would constitute a quorum.

I. Call to Order/Roll Call

**Rhoda Glasco Foderingham
Chair**

Chair Foderingham called the meeting to order at 3:02 p.m. and roll was called.

Chair Foderingham introduced Lorraine Mizell, new Board member, and self-introductions were made.

II. Approval of Minutes

NPF CRA Board

- October 8, 2019

Motion by Vice Chair Lagi, seconded by Mr. Lue, to approve the minutes of October 8, 2019. In a voice vote, the **motion** passed unanimously. (13-0)

III. Project Funding Update

**Vanessa Martin,
Business Manager**

Ms. Martin reported that approximately \$7.4 million has been allocated and as of today, FY 2020 is ending at \$2,278.470.

In response to Chair Foderingham, Ms. Martin advised the project manager would provide the status for projects in progress.

Ms. Martin indicated that statuses listed as of the end of October were accurate. Various projects were discussed from FY2017–FY2020, and it was noted the project manager would take an assessment and update. A finalized sheet would be available at some point.

IV. Funding of Pilot Project for minor repair, painting and landscaping CRA STAFF for the Historical Dorsey Riverbend Community in collaboration with Rebuilding Together Broward County, under the NPF CRA's Residential Façade and Landscaping Program, with a budget of \$255,000.

Ms. Jankovic explained the CRA would like to partner with Rebuilding Together Broward County, a national non-profit organization dedicated to safe housing, revitalizing communities, and eliminating slum and blight in communities. The CRA would like to fund them to rehabilitate homes primarily within the Historical Dorsey Riverbend community. The objective of this program is to improve visual landscape of the CRA area, to enhance ownership, and to improve property values. CRA staff recommends funding this pilot project for the Historical Dorsey Riverbend area. Boundaries for the NW CRA and Historical Dorsey Riverbend areas were shown, and it was noted boundaries for Historical Dorsey Riverbend are Sistrunk Boulevard to the north, Broward Boulevard to the south, NW 9th Avenue to the east, and I-95 to the west.

Robin Martin, Executive Director of Rebuilding Together of Broward County, reported they are the Broward County affiliate and their mission is repairing homes, revitalizing communities, and rebuilding lives. All work is free for low income homeowners who are seniors, people with disabilities, or Veterans; their focus is inside work for people with special needs. It is best to repair homes together, with a block by block effort, so the impact can be seen. They are working with the CRA to identify homeowners in the Historical Dorsey Riverbend area and begin block by block improvements. A brief video was presented, showing previous projects. Last year, over 150 homes were repaired across Broward County. Each homeowner would be screened, and their situation

would be assessed. Minor repairs and anything needed on the outside of the home would be done and then painting and landscaping would follow. Everything is done in conjunction with the homeowners, so they choose their colors.

Mr. Murphy questioned how residents are informed and what the application project is like.

Mr. Woods advised they would work with Dr. Pittman and go through the Homeowners' Association to identify elderly and special needs residents and assist with the application.

Ms. Burrows commented that the application says, "The applicant signs a document that is recorded" and questioned if "recorded" is a lien.

Mr. Woods indicated it is not supposed to be a lien; it is a Notice of Commencement. He noted there are no encumbrances and no recording of liens.

Mr. Ritchie stated it is a Notice of Commencement and if the amount is under \$2,500 it is not needed.

Mr. Martin clarified there are no liens and repayment is not required. The applicant only asks residents not to sell their home within three years, but if the property is sold within six months, they are not going to go after a low-income homeowner. The intent is not to make homes beautiful so they can sell; it is to provide safe and healthy homes and community revitalization.

Chair Foderingham mentioned the summary says, "Property owners will sign a form that can be recorded if they accept the work and agree to maintain the improvements for a duration of seven years".

Mr. Woods stated that was from Sweeting Estates; their application would not be used.

Vice Chair Lagi referenced the Eligible Property Cost on the bottom of Page 21, which should say, "**The NPF CRA** will provide an average of up to \$5,000 per property" and questioned if 51 homes were the target number.

Mr. Martin advised they are working with the CRA to identify; they are not sure they want to propose an average, which is \$5,000, and if it does average \$5,000, about 50 homes could be done. If homes are found with more significant issues, the CRA said an extra \$5,000 to \$10,000 could be spent for repairs if there was a real safety issue.

Vice Chair Lagi questioned how many homes are in Historical Dorsey Riverbend, so a percentage could be obtained.

Mr. Woods did not want to focus on the count. One benefit is that actual minor repairs would be done to roofs and life safety issues.

Mr. Lue questioned how determinations are made and how residents are eligible.

Mr. Martin reiterated that their focus is on health and safety. He noted there is a 25-point assessment that reviews each area, so they would identify if the homeowner has a special circumstance or if they are disabled; 90% of the people they help are over 65, and about 30% are in their 80's.

Mr. Habibi questioned if the money pays for supplies and if the labor is free or if people are being paid.

Mr. Martin advised they have staff to find and assess, contracted handymen who provide general small and minor repairs, and as the work goes up to permits, etc., then they determine if free materials are provided and if the work can be done for labor costs only or at cost. All those scenarios happen with every home and it depends upon the severity of the home. There are minor handymen for paint and landscape prep work, and then the day is supplemented with volunteers; generally, 30 people are put on a home so it can be finished in one day.

Mr. Lewin mentioned the language provided, "Owner occupied or tenant occupied", and thought it should be focused towards owner occupied. He questioned what circumstances they work with investment properties.

Mr. Martin clarified their primary focus is owner occupied homes; however, if a low-income family owns another home and are renting it out, possibly to a family member, they want to leave room to help that person and not be out of compliance with the contract. It will be very clear which homes are owner occupied.

Ms. Burrows commented there are many investment properties in Historical Dorsey Riverbend. She wanted to make sure investors are not being subsidized and noted that a lot of properties were already purchased by investors. If the property is not owner occupied, we need to make sure it is owned by a family member and not an investor.

Mr. Martin emphasized that no work is done in any community for investor properties; that is not their intent or purpose. All dollars are leveraged; they bring in community partners. Their plan is to launch with a block party on January 31, 2020.

Vice Chair Lagi mentioned the resource impact, \$255,000, and noted the final balance would be taken down to about \$2 million.

Motion by Mr. Calhoun, seconded by Mr. Murphy, to approve staff's recommendation. In a voice vote, the **motion** passed unanimously. (13-0)

V. Presentation of Redevelopment Proposal at Provident Park

CRA STAFF

Ms. Turner provided a Power Point presentation on Provident Park, which was funded in 1986 by the City with bond funds; it is located at 1412 NW 5th Street and is approximately 4.5 acres. Currently, there is an open area and picnic area. Community programming goes into the park monthly or quarterly and is called Rockin' and Wheelin'. There is not a lot going on at Provident Park, so enhancements are being proposed.

Mr. Woods advised that Mr. Gadson got involved because there were two commitments for residents in the neighborhood; one was the Trailblazers and the other was the Pioneers. The Pioneers is the entryway feature into the park and that the Trailblazers was already erected in Sistrunk Park further to the east. There was always an idea there would be a second monument, which was the egg from the Sankofa Bird, so they need to find a place to relocate the egg. In 2017, the CRA Board donated about \$30,000 to purchase land in Historical Dorsey Riverbend for the Trailblazers for some sort of commemorative monument. In the summer of this year, the City returned the \$30,000 to the CRA and asked them to take charge in finding a place to memorialize the Trailblazers. The two were put

together, so the entryway feature is supposed to be a memorial to the Trailblazers and the egg that would be placed on a pedestal, which is how they plan to keep their commitment to the Pioneers.

George Gadson, of George Gadson Studios, continued the Power Point and mentioned the Sankofa Bird being spearheaded by the Trailblazers, the Mizell Library, the entryway feature for Historical Dorsey Riverbend, Seminole Indian history, the tiki hut image, the conch shell sculpted in bronze, pictorial plaques with members of the Historical Dorsey Riverbend community, and the top circular image with the star in the center, which is an African symbol that represents transformation.

In response to Chair Foderingham, Mr. Woods advised this was just information; they would come back with the cost. Dr. Pittman and Phil Thornburg, from Parks and Recreation, have worked with the CRA and they gathered many people to make sure everyone was represented in the best way.

VI. Approval of Establishment of Economic Development Corporation CRA STAFF (EDC)

Ms. Jankovic indicated the CRA would like to propose a new vehicle that would carry on their work beyond their sunset in 2025. On April 2nd there was a presentation to the CRA Board, as well as a joint workshop with the Advisory Board and CRA Board, lead by Mr. James Carras, who explained these entities; Economic Development Corporation EDC, Community Development Financial Institution, and the Community Development Entity. The purpose of these entities would be to increase financial resources for future development and to develop the community beyond the CRA's sunset. The goal is to leverage Federal and other capital resources to assist the CRA's long-term vision and plan. Staff recommends creating an EDC, CDFI, and a CDE to increase its financial resources for current and future projects.

James Carras, with Carras Community Investment, explained the need to continue investment and development activities beyond the life of the CRA. The CRA is proposing to create what is called an Eco System for the Community of Economic Development and how to address the problems, issues, challenges, and social economic environmental issues in the community. A brief Power Point presentation was provided, and it was noted they are looking at models around the country to see what was working. Corporations are new public private entities created to focus on issues utilizing not only local resources, but funding that comes from local increased tax revenue. The Economic Development Corporation would build capacity of local organizations of businesses and individuals, provide technical assistance, help structure, and putting deals together, and work with partners to bring to fruition. CDFI's are community-based lenders, financial institutions, and their mission to promote community development; they provide loans and investments. If certified by the U.S. Treasury Department, the CDFI fund unlocks matching investments for private financial institutions who have community reinvestment responsibilities; banks will not invest in lending programs unless you are certified from the CDFI fund. New Market Tax Credits are the largest Federal Economic Development Program in the country for underserved low opportunity communities. It could be used for mixed-use development; it cannot be used strictly for housing, it must be mixed-use so housing could be part of it, but it cannot be the only use. We want to be able to access this Federal tool that provides over \$3.5 billion per year and do better than we have locally and as a State. Opportunity zones are the latest Federal initiative and are very different from New Market Tax Credits, from CDFI's, and from Community Re-development agencies; they are based on giving tax incentives to wealthy individuals. This is another tool in the tool kit that we want to be able to utilize in the CRA. There are three Opportunity Zones in the Fort Lauderdale CRA, which was outlined in the Investment Prospectus. In summary, we are looking to create an Economic Development Corporation that could do development, co-development, and address the challenge in five years.

Mr. Murphy questioned who handles the oversight once this is put together. He also questioned if the Board were private individuals and not appointed by the City, if CRA staff would still work to support them.

Mr. Carras advised that is something they are working through. There are many different models, so if the City names the Board members, it is a government-controlled corporation, which affects the ability to be a CDFI; one cannot be a CDFI and government controlled. Currently, the CRA would contract and provide staff services to the EDC. When Cities create these entities, it is typically City staff on a contract basis who provide services. As far as private individuals, the corporation would have a contract regardless, whether it is government controlled or non-government controlled.

In response to Mr. Calhoun, Mr. Carras did not know how much administrative costs would be for an operation because it is not just the cost, it is hard to project how much could be brought in over time. These things will be laid out once approval is received to move ahead with a very specific plan.

Mr. Habibi questioned how this Board could approve something like this.

Chair Foderingham indicated the Board recommends to the CRA Board, which is the City Commission, and they would make the ultimate decision as to whether these would be created.

Mr. Habibi questioned if one was proposed specific to the Northwest Progresso.

Mr. Carras stated the concept gets approved and the corporation is created. Initially, the work of the Fort Lauderdale Economic Development Corporation would strictly be within the CRA; however, if funds are available to work in other low opportunity communities in Fort Lauderdale that are not in the CRA, then those accounts would be segregated, so the Economic Development Corporation could work outside of the CRA as long as the funds are not CRA funds.

Mr. Habibi understood there are several CRA's, not just Northwest, and questioned if similar presentations are being given to all CRA's.

Chair Foderingham advised this is only being presented for this CRA; ultimately, it could go outside.

Ms. Burrows questioned where the accountability is to taxpayers if the Board of Directors or governing body is not the City and are private individuals.

Mr. Carras indicated the CRA would be contracting with the EDC and if funds are provided it has a contract, so accountability is the contract.

Assistant City Attorney Solomon mentioned any funding provided by the CRA to this non-profit would be through a funding agreement, which would spell out deliverables, accountability, and expectations; it would have to be a written contract.

Chair Foderingham commented there is a non-profit Board as well. For the City of Fort Lauderdale, the CRA is the City Commission, but many cities have CRA Boards that are members appointed by the City Commission, but they are not Commissioners. To look at this Board as a CRA Board that is non-Commission is no different, so there would still be accountability through the Board and the contract.

Assistant City Attorney Solomon advised there would be a contract and this Board would be the sponsor of the non-profit, so goals and objectives would be established up front. Embodied in the Charter document would be that any actual dollars given would be through a funding agreement, which would spell out how many dollars, over what period of time, and specifically what the dollars could be used for, and other conditions the Board would deem appropriate.

Chair Foderingham commented that the agreement would have to be approved by the non-profit Board, so everyone is being held accountable.

Vice Chair Lagi mentioned Jack and Jill and the YMCA requested funds a while back and those are non-profits. He thought similarly there would be examples of these entities coming.

Mr. Carras indicated the new entity or entities would be managed by CRA staff, so there is another level of accountability.

Mr. Habibi commented this would start before the CRA sunsets in 2025 and questioned how the money would be used and allocated and if this Board would be approving funds used jointly with this new set of entities.

Mr. Woods explained how funding would work and stated this would be like a market place entity. Once created and established, they would look to do deals and ready-made deals come to them asking for funding. When the CRA gives funding, instead of providing an incentive, they can make the investment instead of it being an incentive without any returns, they will be funneled through the EDC and the EDC would get a return just like any other equity investor. If developers do not meet the target, we can clawback some of the money as a penalty for not meeting their target or goal. That money could be used to provide training and other things, which could be used as the community benefit coming out of partnership with the developer. The way to do this is with an Economic Development Corporation who can get the money in a return and leverage it.

Mr. Habibi expressed concern about the creation of these entities and what they do to generate money that comes back to benefit this community.

Chair Foderingham mentioned they want to build in a mechanism before the CRA sunsets in 2025 that would continue to help doing the same type of things currently being done under the CRA. The non-profit entity would have additional mechanisms available to use because the CDFI could not be done and be governmental control.

Mr. Habibi thought the Board should make sure the benefit remains in this community for the next five years.

Chair Foderingham stated the concentration would be the Northwest Progresso Flagler and eventually it may expand to other areas in Fort Lauderdale.

Mr. Woods commented the most important thing was that it would leverage all the money by going into investments incentivizing projects. If there were other tools, a certain amount of dollars would not have to be given to one project.

Mr. Hooper mentioned if a triangle project were done in 2025 and clawback money was needed, it would be a smooth clawback into the new non-profit.

Mr. Woods thought the investment would have to be looked at to see if it was worth doing through the EDC; a clawback could potentially go back to the City.

Mr. Lewin questioned if other entities created would get their own funds or if funds would be transferred to get the entities started.

Mr. Woods stated there is no financial impact in creating. Initially, CRA staff is going to be the staff of the EDC, but in five years when the CRA sunsets, the EDC would have to have its own staff and seed money from wherever to fund staff. Any money from the CRA seeded projects must stay within the CRA and it must function just like the CRA.

Mr. Lewin felt uncomfortable with the government raising money for the community, using CRA funds, then leveraging it, and raising investments; it feels like additional risks are being taken. He questioned if we could go to a bank with CDFI for lending.

Mr. Woods assured that funds are never being put at risk.

Vice Chair Lagi questioned if there have been conversations with the Economic Development Group, Mike Chan and his group, in Fort Lauderdale.

Mr. Woods indicated that has been contemplated and there was a thought they could be part of the Board.

Vice Chair Lagi referenced the by-laws charter and thought that was a good deal in terms of governance, Boards, etc.

In response to Mr. Habibi, Chair Foderingham indicated that the initial presentation was during a joint meeting with our Advisory Board and the City Commission sitting as the CRA Board.

Mr. Woods advised it is leveraging existing funds and being able to continue work currently being conducted; they are not going to take on risky ventures or do anything outside the purview of where we are.

Mr. Habibi commented that it generally sounds like a good idea, he just wanted to make sure if he votes in the affirmative that someone else making the decision has all the details because he does not know through a 20 or 30- minute conversation.

Chair Foderingham stated that unfortunately, Mr. Habibi did not have the benefit of the full discussion that took place in April.

Mr. Woods advised that Mr. Habibi was welcome to make an appointment to sit and discuss any concerns. Other Cities and CRA's are moving in order to help do the work they do beyond providing incentives, etc. There is not enough money to give to everyone.

Mr. Calhoun thought it was a great idea, but while the CRA is up and functioning it also sounds as if these deals would cost more money; most of the deals that come to us are for grants we generously give and not for these kind of deals unless they are active investors who cannot qualify for grants. This is to extend the life of what we do when the CRA sunsets; it sounds like this is something we should be doing.

Ms. Burrows questioned if someone could get funds from both the CRA and the EDC. She also questioned if it is like the Downtown Development Authority.

Mr. Woods said no, not from the EDC and CRA. If money could be obtained by raising leverage, then the idea would be to use that.

Mr. Carras explained that the Downtown Development Authority primarily does business attraction; they do public information marketing, promotion, business attraction, and provide services. Their organizational structure as well as their activities is very different from what is being proposed.

In response to Ms. Burrows, Chair Foderingham stated this Board is making a recommendation to go forward for review by the CRA Board.

Ms. Mizell questioned if leftover CRA dollars would transfer to the EDC upon the sunset in 2025.

Mr. Woods stated that would have to be determined by the Board of Commissioners, but he could not see any money being left from the CRA. Time is running out when it comes to making investments on the northwest side.

Chair Foderingham suggested Ms. Mizell call Mr. Woods to have further discussion. Remember, Mr. Woods cannot meet with two members at a time.

Motion by Mr. Calhoun, seconded by Ms. Teague, to approve staff's recommendation. In a voice vote, the **motion** passed unanimously. (13-0)

VII. Communication to CRA Board of Commissioners

NPF CRA BOARD

None.

VIII. Old/New Business

NPF CRA STAFF

Chair Foderingham reported that "Finally Friday" in October was great and the next one will probably not be scheduled until March.

In response to Vice Chair Lagi, Ms. Martin advised they are working on the WAVE refund.

Chair Foderingham stated that the next meeting is Tuesday, December 10, 2019.

IX. Public Comments

None.

X. Adjournment

There being no further business to come before the Board at this time, the meeting was adjourned at 4:51 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 C. Guifarro, Prototype-Inc.]