

City of Fort Lauderdale

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Meeting Minutes

Thursday, September 9, 2021

2:30 PM

City Hall - City Commission Chambers

OR AS SOON THEREAFTER AS POSSIBLE

100 North Andrews Avenue, Fort Lauderdale, FL 33301

COMMUNITY REDEVELOPMENT AGENCY BOARD

***FORT LAUDERDALE COMMUNITY REDEVELOPMENT AGENCY BOARD OF
COMMISSIONERS***

DEAN J. TRANTALIS - Chair

HEATHER MORAITIS - Vice Chair

STEVEN GLASSMAN - Commissioner - District II

ROBERT L. McKINZIE - 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

Chair Trantalis called the meeting to order at 9:11 p.m.

ROLL CALL

Present 4 - Vice Chair Heather Moraitis, Commissioner Steven Glassman, Commissioner Ben Sorensen (participated via communications technology) and Chair Dean J. Trantalis

Excused 1 - Commissioner Robert L. McKinzie

QUORUM ESTABLISHED

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

MOTIONS

M-1 [21-0856](#) Motion Approving Minutes for August 17, 2021 Community Redevelopment Agency Board Meeting - (Commission Districts 2 and 3)

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

APPROVED

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

Excused: 1 - Commissioner McKinzie

M-2 [21-0665](#) Motion Approving an Agreement in an Amount Not to Exceed \$163,870 for Design Plans and Post Design Services with ACAI Associates, Inc. for Provident Park Improvements at 1412 Sistrunk Boulevard - (Commission District 3)

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

In response to Chair Trantalis' question regarding spending funds on a park that is not being used, Executive Director Lagerbloom explained it is centrally located on Sistrunk Boulevard in a residential area. This item provides CRA funds for park amenity designs to provide park activities.

APPROVED

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

Excused: 1 - Commissioner McKinzie

RESOLUTIONS

R-1 [21-0773](#) Resolution appointing the law firm of Greenberg Traurig, LLP as Special Counsel to the Fort Lauderdale Community Redevelopment Agency in connection with closing on a taxable loan from Truist Bank in an amount not to exceed \$23,100,000 to fund the Series 2021 Northwest-Progresso-Flagler Heights Project, Cost of Issuance and to Refinance the Series 2015 Note - (Commission Districts 2 and 3)

In response to Chair Trantalis' question regarding financing, Executive Director Lagerbloom explained this item represents new funding to advance four (4) to five (5) new Northwest-Progresso-Flagler Heights Community Redevelopment Agency (NWPFH CRA) projects in advance of receiving *Tax Increment Financing (TIF)* funding.

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

ADOPTED

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

Excused: 1 - Commissioner McKinzie

ADDITIONAL CRA BOARD DISCUSSION

General Counsel Boileau discussed the June 15, 2021 Community Redevelopment Agency (CRA) Board approval of a Northwest-Progresso-Flagler Heights Community Redevelopment Agency (NWPFH CRA) land donation awarding *Scattered Site Infill Housing* development properties in the NWPFH CRA.

Chair Trantalis inquired whether allowing a right of first refusal for adjoining property owner family members (*right of first refusal*) was feasible.

General Counsel Boileau said he sent a memo on September 3, 2021 to CRA Board Members on this topic. There are no known prohibitions. There are requirements the CRA Board would have to justify under CRA plans, i.e., a requirement and logistical issues. Currently, everything is on hold, and no development agreements have been executed with

developers. Related consequences include developers concerns about marketing properties as soon as possible.

General Counsel Boileau commented on an example of a thirty (30) day restriction and the setting a precedent that would require offering this across the board for this particular project. He commented on future ramifications and expounded on related details and justification. Further comment and discussion ensued on the ability of those partaking in a *right of first refusal* to commit and obtain financing within a specified time frame.

In response to Chair Trantalis' question, General Counsel Boileau explained the *right of first refusal* slows down the process and would mandate the same opportunity across the CRA for single family properties. Further comment ensued on adjoining property owners family members purchasing land from developers.

Vice Chair Moraitis suggested the CRA Board wait until Commissioner McKinzie has an opportunity to participate in this discussion.

Chair Trantalis recognized Clarence Woods, Area Manager Northwest Progresso Flagler Heights Community Redevelopment Agency. Mr. Woods commented on Commissioner McKinzie's position that he did not want the process to be delayed.

Mr. Woods said the two (2) residents involved wanted the property to build a home at a lower cost, not the home built by the developer. The developer involved with the two (2) properties had agreed to a *right of first refusal* for a completed home.

Chair Trantalis directed General Counsel Boileau to move forward without the *right of first refusal*.

ADJOURNMENT

Chair Trantalis adjourned the meeting at 9:22 p.m.

Dean J. Trantalis
Chair

ATTEST:

Jeffrey A. Modarelli
Secretary