

# City of Fort Lauderdale

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## Meeting Minutes

**Tuesday, September 21, 2021**

**1:45 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 9:34 p.m.

## ROLL CALL

**Present** 5 - Commissioner Steven Glassman, Commissioner Robert L. McKinzie, Commissioner Ben Sorensen (participated via communications technology), Vice Chair Heather Moraitis, and Chair Dean J. Trantalis

## 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**     [21-0916](#)     Motion Approving Minutes for September 9, 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:** 5 - Commissioner Glassman, Commissioner McKinzie, Commissioner Sorensen, Vice Chair Moraitis and Chair Trantalis

**M-2**     [21-0834](#)     Motion Approving Subordination of the CRA Mortgages from Urban North, LLC to a New Mortgage in Favor of First Republic Bank; Amendments to the Façade Program Participation Agreement with Urban North LLC and to the Property and Business Improvement Program Agreement with Patio Bar and Pizza, LLC; Amendments to both CRA Mortgages and Authorizing the Executive Director to Execute Any and All Related Instruments, and Delegating Authority to the Executive Director to Take Certain Actions - (Commission District 2)

Chair Trantalis said he would abstain from this vote due to his representation of one of the parties.

Chair Trantalis passed the gavel to Vice Chair Moraitis.

Commissioner Glassman commented on the upcoming Broward County

traffic configuration project for area pedestrian and vehicular safety.

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

**APPROVED**

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

**Abstain:** 1 - Chair Trantalis

Vice Chair Moraitis passed the gavel to Chair Trantalis.

**RESOLUTIONS**

**R-1**     [21-0852](#)     Resolution Approving Altis Cardinal Living, LLC, with Principals Frank Guerra, Alberto J. Suarez and Anthony Seijas as New Partners, Removing the Lansing Melbourne Group, LLC with Managing Member Peter Flotz, Adding Yalale Holdings, LLLP with Principal Felipe Yalale, Amending the Letter of Intent for the West Village, LLC Project and Ratifying Resolution 20-01 - (Commission District 3)

Executive Director Chris Lagerbloom provided additional information. Yesterday afternoon, City Auditor John Herbst requested additional time to review this item. Executive Director Lagerbloom explained input from Staff indicating this could be delayed allowing for City Auditor Herbst's review and recommended deferral.

In response to Chair Trantalis' questions, City Auditor Herbst explained his request. He did not have an opportunity to review item details.

Clarence Woods, Area Manager Northwest Progresso Flagler Heights Community Redevelopment Agency (NWPFH CRA) explained details related to this item and said it is not a flip. Felipe Yalale, Principal, will maintain a majority stake in the project and has obtained a developer that will partner with him. Mr. Yalale's current partner, Peter Flotz, was a consultant and is being replaced with a proven developer.

Chair Trantalis commented on the title of this item. Lynn Solomon, Assistant City Attorney III, Office of the City Attorney, explained a corporate layer is being added. *Yalale Holdings, LLP* is a partner in the *West Village, LLC Project (Project)*. Ms. Solomon confirmed that based on the organization chart presented and attached to this item, *Yalale*

*Holdings, LLP* is a fifty-one percent (51%) stakeholder in the *Project*.  
Chair Trantalis confirmed his understanding.

Chair Trantalis recognized, Frank Guerra, *Altis Cardinal Living, LLC*.  
Mr. Guerra said the entity originally approved will continue to be an owner of the property through development and construction. New partners were brought in to adequately capitalize this project, i.e., infusion of equity and the ability to acquire an adequate development and construction loan. He expounded on details related to experience and qualifications that include the ability to accomplish the *Project* in one (1) phase.

In response to Commissioner McKinzie's question, Mr. Guerra explained progress to date and the goal to submit for a construction permit by December. Further comment and discussion ensued on Commission action.

Commissioner McKinzie expounded on his perspective to approve this contingent on review by City Auditor Herbst. General Counsel Alain Boileau explained details related to a Resolution being contingent on the review by City Auditor Herbst. Further comment and discussion ensued. Commissioner McKinzie expounded on his viewpoint regarding moving forward with this item versus deferral.

Commissioner Sorensen made a motion to defer this item to the October 5, 2021 Community Redevelopment Agency Board Meeting and was seconded by Commissioner Glassman.

**DEFERRED to October 5, 2021**

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

**Nay:** 1 - Commissioner McKinzie

**ADJOURNMENT**

Chair Trantalis adjourned the meeting at 9:54 p.m.

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Dean J. Trantalis  
Chair

ATTEST:

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Jeffrey A. Modarelli  
Secretary

