



CITY OF FORT LAUDERDALE

**DRAFT**  
**REGULAR/HYBRID MEETING MINUTES**  
**(VIRTUAL/IN-PERSON)**  
**NORTHWEST-PROGRESSO-FLAGLER HEIGHTS**  
**REDEVELOPMENT ADVISORY BOARD**  
**CITY OF FORT LAUDERDALE**  
**OCTOBER 12, 2021 – 3:00 P.M.**  
**FORT LAUDERDALE, FLORIDA**

<b><u>Board Members</u></b>	<b><u>Attendance</u></b>	<b>Cumulative Attendance</b>	
		<b><u>Present</u></b>	<b><u>Absent</u></b>
Rhoda Glasco Foderingham, Chair	P	4	0
Dylan Lagi, Vice Chair	P	4	0
Leann Barber	P	3	1
Sonya Burrows	P	4	0
Kenneth Calhoun	A	3	1
Lisa Crawford	P	4	0
Matt Habibi	P	3	1
John Hooper	P	4	0
Michael Lewin	P	3	1
Steffen Lue	A	3	1
Lorraine Mizell	P	3	1
Christopher Murphy	A	2	2
Alfredo Olivera	P	1	0
John Quailey	P	2	2
Tina Teague	P	3	1

**Staff**

- Lizeth DeTorres, Sr. Administrative Assistant
- Clarence Woods, III, NPF CRA Manager
- Vanessa Martin, CRA Business Manager
- Bob Wojcik, Housing and Economic Development Manager
- Tracy Roach, Assistant to City Commissioner Robert McKinzie
- Lynn Solomon, Assistant City Attorney
- Tanya Bailey Watson, CRA Accounting Clerk
- Jonelle Adderley, CRA Project Coordinator
- Jamie Opperlee, Prototype Inc. Recording Secretary

**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 3:00 p.m. and roll was called.

New Board member Olivera introduced himself.

**II. Approval of Minutes**

NPF CRA Board

- September 14, 2021 Minutes

**Motion** by Ms. Crawford, seconded by Mr. Quaily, to approve the minutes of September 14, 2021. In a voice vote, the **motion** passed unanimously.

**III. Project Funding Update**

Vanessa Martin

The Board had been provided the summaries. Ms. Martin stated the fiscal year 2022 awarded incentives, including multi-year incentives totaled \$52.7 million and \$19.6 million had been spent. The 2022 incentive budget was \$13.4 million, \$8 million of which was already encumbered. For 2022, there was \$4.6 million uncommitted.

**IV. Proposed Transfer of Six Residential Properties in the Northwest Progresso Flagler Height Community Redevelopment Area from the City of Fort Lauderdale to the CRA for Affordable Housing**

CRA Staff

Mr. Wojcik stated this related to the transfer of six residential properties for affordable housing. Three of the properties are vacant land and three have structures. Four were foreclosures and all would be conveyed to the CRA at no costs other than closing, clearance, and maintenance costs. They were working with the City Manager's office and the City Attorney's office to have City code and utility liens removed from the properties.

Chair Foderingham temporarily left the meeting at 3:07 and Vice Chair Lagi took over the meeting.

Mr. Wojcik continued that the properties would include restrictive covenants and homebuyers must meet income guidelines for affordable housing: up to 120% of Area Median Income. Staff recommends the CRA Advisory Board recommend the CRA Board accept the instruments of conveyance for the six residential properties in the Northwest Progresso Flagler Heights Redevelopment area from the City of Fort Lauderdale for affordable housing and authorize staff to contract with companies for appraisal, title, survey, demolition, site cleanup and related services and to issue RFPs for development of these properties.

Ms. Barber asked how the CRA imagined these parcels would be developed. Mr. Wojcik said the preference would be to involve a community housing development organization. He imagined issuing an RFP for such an organization or organizations to develop the sites and sell the properties. Ms. Barber asked if there was consideration for any of this land to be used for park or green space. Mr. Wojcik said every three years, per State law, the City Commission must identify and set aside sites in its inventory that are suitable for affordable housing. The City had identified these sites and they could only be used for that purpose.

Chair Foderingham returned at 3:12.

Chair Foderingham asked if any of the liens and code violations happened after the City owned the property. Mr. Wojcik explained the existing liens and said he was not aware of the City fining itself for code violations.

Mr. Lagi asked if the CRA would be responsible for any of the liens that could not be released, and Mr. Wojcik stated they intended to have all the liens released. If any liens could not be released, they would need to increase the budget for the project or not accept the property.

**Motion** made by Ms. Crawford, seconded by Ms. Teague to approve. In a roll call vote, motion passed 11-0.

**V. Proposed Transfer of Six Commercial Properties in the Northwest Progresso Flagler Heights Community Redevelopment Area from the City of Fort Lauderdale to the CRA** CRA Staff

Mr. Wojcik said this was for the transfer of six commercial properties along NE 22 Road. Five were vacant lots and one contained a surface parking lot. He said the properties had been vacant for many years. The value was approximately \$55,000 per parcel and the City would transfer them to the CRA at no cost except for closing and maintenance costs. The properties had City liens, which staff was working to clear.

Staff recommended the CRA Advisory Board recommend the CRA Board accept the instruments of conveyance for the six commercial properties on NW 22<sup>nd</sup> Road, from the City of Fort Lauderdale to the CRA and authorize staff to contract with companies for appraisal, title, survey, demolition, site cleanup and related services and to issue RFPs for development of these properties.

Ms. Crawford asked if there were environmental concerns about these properties and Mr. Wojcik stated there were not.

Ms. Teague asked what the goal was for accepting these properties and what they could be used for. Mr. Wojcik said they could offer incentives to develop the sites and they could sell them at no cost. These were zoned CB-Community Business, which meant

there could be no gas stations or “obnoxious” uses. He noted this area had recent infill development and one business in the City had already expressed an interest in the properties. He thought they would be able to dispose of the properties.

Ms. Barber thought this was an opportunity for the CRA to consider businesses that could make a significant impact on this street, such as a grocery store or co-op.

Chair Foderingham asked if anyone had studied the feasibility of commercial development in this area. Mr. Woods said there was the possibility of partnering with the Urban League or another entity interested in building an Urgent Care facility. He said this was an opportunity to do something that was transformative, perhaps a mixed-used development that included housing and office space.

Ms. Teague asked about the business that had expressed an interest in the lots and Mr. Wojcik said it was a small business already operating in the CRA and they were seeking a location for another business they have.

**Motion** made by Ms. Crawford, seconded by Mr. Lewin to approve. In a roll call vote, motion passed 11-0.

**VI. Communication to CRA Board of Commissioners**

NPF CRA Staff

None

**VII. Old/New Business**

Mr. Lagi reported the Black Business Market in the MASS District would be held on October 16 from noon until 4 PM. The address was 844 NE 4<sup>th</sup> Avenue, near the old Sears building. He said the MASS District would send out an email blast by the end of the week.

Mr. Woods stated the next Finally Friday would be on November 12<sup>th</sup> from 6 PM until 10 PM in Provident Park.

**VIII. Public Comments**

None

**IX. Adjournment**

There being no further business to come before the Board at this time, the meeting was adjourned at 3:35 p.m.

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