



CITY OF FORT LAUDERDALE

**DRAFT**  
**MEETING MINUTES**  
**CITY OF FORT LAUDERDALE**  
**CENTRAL CITY REDEVELOPMENT ADVISORY BOARD**  
**REGULAR HYBRID MEETING**  
**VIRTUAL/IN PERSON**  
**WEDNESDAY, OCTOBER 6, 2021 – 3:30 PM**  
**CITY HALL - -8<sup>th</sup> FLOOR CONFERENCE ROOM**  
**FORT LAUDERDALE, FL 33301**

<b>Board Members</b>	<b>Present/Absent</b>	<b>Cumulative Attendance</b>	
		<b>September 2021-August 2022</b>	<b>Present</b>
Luis Castillo-Olivera, Chair	P	2	0
Ray Thrower, Vice Chair	P	2	0
Robert Ayen	A	1	1
Adam Gellar	P	2	0
Charlene Gunn	P	2	0
Shane Jordan	P	2	0
Christina Robinson	A	0	1
Dennis Ulmer	P	2	0
Moshe Yehoshoua	P	2	0

At this time, there are 9 appointed members to the Board; therefore, 5 constitute a quorum.

**Staff:**

Cija Omengabar, CRA Planner/Liaison  
Clarence Woods, CRA Manager  
Tania Bailey-Watson, Senior Administrative Assistant  
Crysta Parkinson, Prototype Inc.

**Public:**

Abby Laughlin  
Barry Curtis  
Dylan Lagi  
Marisa Valdez  
Carmen Smith

**I. Pledge of Allegiance**

The Board recited the Pledge of Allegiance.

## Call to Order & Determination of Quorum

Chair Castillo-Olivera called the meeting to order at 3:30 p.m. and Roll was called, and it was noted that a quorum was present.

### II. Approval of Minutes

- Regular Meeting September 1, 2021

Mr. Thrower wanted to clarify that on page three of the previous meeting minutes, he was referring to consideration of spending CRA funds, and the high pedestrian area in need of sidewalks was on NW 7<sup>th</sup> Avenue between Sunrise Boulevard and NW 13<sup>th</sup> Street.

**Motion** made by Ms. Gunn, seconded by Mr. Thrower, to approve all minutes as presented. In a voice vote, motion passed unanimously.

### IV. 13<sup>th</sup> Street Craft Beer & Wine Festival and Car Show Event Funding Application \$20,000 Recommendation

Barry Curtis, President, Central City Alliance and Abby Laughlin Vice President,  
Central City Alliance

Mr. Curtis and Ms. Laughlin gave a Power Point presentation regarding the request.

Mr. Ulmer asked when the event had received funding and Ms. Laughlin stated they had received nothing for the first year and \$20,000 for the second year. She said their business plan indicated a reduction in funding requests over time and they would become independent.

Mr. Ulmer stated he supported this event and had purchased a ticket, but he could not support \$20,000 because he recalled how often the Board did not have funding for other projects. He thought it was time to spend money on other things and suggested providing \$5,000. Mr. Jordan agreed.

Ms. Gunn noted that part of the program for the CRA was marketing and visibility and she felt \$5,000 was nothing. Mr. Thrower stated this had been one of the best events ever and he supported the request for \$20,000.

Chair Castillo-Olivera had volunteered at the event the first two years and stated it was well-run and the money was well-spent. There was also a booth at the event promoting the CRA. He remarked on how challenging the year had been and suggested granting the full amount.

Ms. Laughlin informed the Board that businesses in the area were counting on the activation this would bring. This was a critical year because of the effects of the pandemic on businesses.

### Public Comments

Marisa Valdez felt the full amount was needed for marketing and expenses for the event. She agreed that the community needed this event.

Carmen Smith, South Middle River resident, agreed with Mr. Ulmer and said that it appeared all the funds were going to one area, She wondered why more funds were not invested in the Sunrise Boulevard area. Ms. Omengebar explained that The City had a funding application for the purpose of marketing the Central City CRA. The Central City Alliance had applied for the funds for this event for \$20,000. She said they were using the funds to bring awareness back to the community. The opportunities were available for businesses on Sunrise Boulevard but right now, they had no other applications. Ms. Smith suggested better outreach to Sunrise businesses.

Mr. Ulmer stated the funding the CRA provided this event allowed them to pass the money on to another non-profit. He believed they therefore did not need all the funds they were requesting. Ms. Omengebar explained that the application included questions about how the funds would be spent and only acceptable expenses were reimbursable. She said the total cost of the event was between \$37,000 and \$45,000 and they were requesting \$20,000.

**Motion** made by Mr. Ulmer to approve funding for \$5,000 for his event. Motion died for lack of a second.

**Motion** made by Mr. Thrower, seconded by Ms. Gunn, to approve the request at \$20,000. In a roll call vote, motion passed 5-2 with Mr. Ulmer and Mr. Jordan opposed.

Ms. Laughlin agreed to come back to the Board after the event for a report.

### V. Program and Project Status Update

- Rezoning Project

Ms. Omengebar said Commissioner Glassman had brought this up at the last City Commission meeting and she hoped the item would be on the next CRA Board meeting agenda on October 19 for discussion. She would confirm this for Board members.

Chair Castillo-Olivera clarified that the rezoning project applied to the entire Central City CRA.

- NE 4<sup>th</sup> Avenue Streetscape Project

Ms. Omengebar reported they had held some internal meetings to go over the design options. She would bring this back to the Board, most likely once the design was at 90%.

- Incentive Programs

No update.

**V. Communication to City Commission**

None

**VI. Old/New Business**

None

**Board Discussion**

Mr. Ulmer reported landscaping had been added to the median on 9<sup>th</sup> Avenue.

Mr. Jordan said he had asked Mr. Woods at the last meeting which businesses had asked for a loan and which had requested another loan but Mr. Woods had not replied. Ms. Omengebar agreed to prepare a report for the Board's next meeting.

Mr. Thrower asked if three CCRAB members could attend a civic association meeting, Ms. Omengebar said she had asked the City Attorney's office about this before, and if an item came up at another meeting that could come before the CCRAB, Board members could not discuss it. They could choose not to comment or to leave the room. Mr. Jordan said he had been asked to provide updates at a civic association meeting and Ms. Omengebar said this was permissible. Board members could not discuss any item that may later come before the Board.

Ms. Omengebar said she may need to schedule a special meeting for the Board for the NE 4<sup>th</sup> Avenue Streetscape Project 90% design review between now and November.

Mr. Jordan wanted to create a priority list for how to spend their funds this year. He was in favor of spending for sidewalks and street lighting. Ms. Omengebar agreed to bring the budget to show how they had voted to program the funds. She said all the ideas were in the redevelopment plan. Chair Castillo-Olivera thought it would be a good idea to know how other CRAs had provided funding. Ms. Omengebar would prepare something to answer those questions for the next meeting.

Ms. Smith said as a resident of South Middle River, she felt very neglected because all the development seemed to be happening elsewhere. She said Sunrise Boulevard looked terrible. Chair Castillo-Olivera explained that the other areas had been rezoned and many people had invested millions in those areas.

**VII. Adjournment**

Motion to adjourn the meeting was duly made and seconded. There being no further business, the meeting was adjourned at 4:25 p.m.

[Minutes written by J. Opperlee, Prototype, Inc.]