

City of Fort Lauderdale

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Action Summary

Tuesday, November 16, 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

PUBLIC APPEARANCES BEFORE THE CRA BOARD:

The City of Fort Lauderdale is hosting Board Meetings in both a virtual and in-person format. Due to COVID-19, Board Chambers seating capacity has been reduced; therefore, we are encouraging members of the public to participate virtually when possible.

If any person wishes to address the Board virtually or in-person, the person shall sign up using the online Speaker Card prior to the meeting or sign up in the City Hall lobby using the City Clerk's iPad. Speaker Cards are given to the Chair. After being recognized by the Chair, the speaker should identify the agenda item in question, indicate support, opposition, or neutrality on the agenda item, and then proceed to succinctly state the speaker's position or present information.

If an attorney, or any other person appears before the Board virtually or in-person in a representative capacity, the attorney, or other representative shall also sign up using the online Speaker Card prior to the meeting or sign up in the City Hall lobby using the City Clerk's iPad. After being recognized by the Chair, the speaker should identify the client(s) being represented, and identify the agenda item in question. The speaker shall then indicate the client's support, opposition, or neutrality on the agenda item and then proceed to succinctly state the client's position or present information on behalf of the client(s).

The online Speaker Card can be accessed at:
<https://www.fortlauderdale.gov/citycommissionmeetings>.

Pursuant to Section 3.13 of the Charter of the City of Fort Lauderdale, Florida, the Chair shall maintain order at all meetings, and the Police Department, upon instructions of the Chair, shall expel any person from the meeting who refuses to obey the order of the Chair in relation to preserving order at the meetings. Any person who interrupts or disturbs a City Board meeting, or who willfully enters or remains in a City Board meeting having been warned by the Chair to depart and who refuses to do so, may be subject to arrest.

AUXILIARY AIDS AND SERVICES: If you desire auxiliary aids or services or both to assist in viewing or hearing the City Board meetings or reading the agenda and minutes for the meeting, please contact the City Clerk's Office at 954-828-5002 at a minimum of two days prior to the meeting and arrangements will be made to provide these services to you.

NOTICE TO MEMBERS OF THE PUBLIC: If a person decides to appeal any decision made by the board, agency, or commission with respect to any matter considered at such meeting or hearing, the person will need a record of the proceedings, and that, for such purpose, the person may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

ROLL CALL

- Present** 4 - Commissioner Ben Sorensen, Commissioner Steven Glassman, Commissioner Robert L. McKinzie, and Chair Dean J. Trantalis
- Excused** 1 - Vice Chair Heather Moraitis

RESOLUTIONS

- R-1** [21-0781](#) Resolution Authorizing Budget Amendment - Accept a \$20,769,000 Bank Loan from Truist Bank and Appropriate \$25,716,561. Of that amount, \$23,260,940 for Debt Repayment and Business Incentive Projects. \$2,455,621 for Debt Service Principal and Interest Loan Payment - (Commission District 3)

ADOPTED

- Aye:** 4 - Commissioner Sorensen, Commissioner Glassman, Commissioner McKinzie and Chair Trantalis
- Excused:** 1 - Vice Chair Moraitis

- R-2** [21-0319](#) Resolution Approving a \$4,000,000 CRA Development Incentive Program Loan to 909 NW 6th St. LLC for a Mixed-Use Commercial Development Project to be Located at 909 Sistrunk Boulevard, Authorizing the Executive Director to Execute Any and All Related Instruments, and Delegating Authority to the Executive Director to Take Certain Actions - (Commission District 3)

DEFERRED to December 7, 2021

- Aye:** 4 - Commissioner Sorensen, Commissioner Glassman, Commissioner McKinzie and Chair Trantalis
- Excused:** 1 - Vice Chair Moraitis

- R-3** [21-1095](#) Resolution to Approve an Expenditure of \$1,846,789.02 to Fund the Relocation of Florida Power and Light Company Transmission Facilities that Crosses City Property at 543 NW 5th Avenue to Facilitate the Development of the Property - (Commission District 3)

ADOPTED

- Aye:** 4 - Commissioner Sorensen, Commissioner Glassman, Commissioner McKinzie and Chair Trantalis
- Excused:** 1 - Vice Chair Moraitis

- R-4** [21-1130](#) Resolution Amending Resolution No. 21-08 (CRA) to increase the fee of the law firm of Greenberg Traurig, LLP as Special Counsel to the

Fort Lauderdale Community Redevelopment Agency from \$32,500.00 to \$42,500, plus costs not to exceed \$2,500 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 Refinance the Series 2015 Note - (Commission Districts 2 and 3)

ADOPTED

Aye: 4 - Commissioner Sorensen, Commissioner Glassman, Commissioner McKinzie and Chair Trantalis

Excused: 1 - Vice Chair Moraitis

MOTIONS

M-1 [21-0946](#) Motion Approving a Subordination Agreement, Subordinating the CRA Mortgage to 613 NW 3rd Ave Holdings, Inc. in the Amount of \$7,000,000 to a New Mortgage by NorthMarq in an Amount not to Exceed 85% of Loan to Value at the Time of Refinance; An Amendment to the Development Agreement, If Necessary; A Subordination of the Regulatory Agreement; 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)

APPROVED

Aye: 4 - Commissioner Sorensen, Commissioner Glassman, Commissioner McKinzie and Chair Trantalis

Excused: 1 - Vice Chair Moraitis

M-2 [21-1041](#) Motion Appropriating Unspent Remaining Northwest Progresso Flagler Heights Community Redevelopment Agency Estimated Fiscal Year (FY) 2021 Year-End Incentive Fund Balances - (Commission District 3)

APPROVED

Aye: 4 - Commissioner Sorensen, Commissioner Glassman, Commissioner McKinzie and Chair Trantalis

Excused: 1 - Vice Chair Moraitis

PUBLIC HEARINGS

PH-1 [21-0320](#) Public Hearing Accepting the Property Disposition and Development Proposal of Northeast 6th Development, LLC for the Purchase and

Development of CRA Property at 1017 Sistrunk Boulevard and 606 NW 10th Terrace and Approving a \$2,450,000 CRA Development Incentive Program Loan to Northeast 6th Development, LLC for the Victory Entertainment Complex, Authorizing the Executive Director to Execute Any and All Related Instruments and Delegating Authority to the Executive Director to Take Certain Actions - (Commission District 3)

ADOPTED

Aye: 3 - Commissioner Sorensen, Commissioner Glassman and Commissioner McKinzie

Excused: 1 - Vice Chair Moraitis

Abstain: 1 - Chair Trantalis

PH-2 [21-0321](#)

Public Hearing Accepting the Property Disposition and Development Proposal of Sistrunk Apartments, LLC for the Development and Donation of CRA Property at 1204 Sistrunk Boulevard and 1620 NW 6 Court, and Approving a \$8,000,000 CRA Development Incentive Program Loan to Sistrunk Apartments, LLC for "The Aldridge" and "The Laramore" Mixed-Use Affordable Housing Projects, Authorizing the Executive Director to Execute Any and All Related Instruments and Delegating Authority to the Executive Director to Take Certain Actions - (Commission District 3)

ADOPTED

Aye: 4 - Commissioner Sorensen, Commissioner Glassman, Commissioner McKinzie and Chair Trantalis

Excused: 1 - Vice Chair Moraitis

PH-3 [21-0720](#)

Resolution Authorizing the Issuance of the Fort Lauderdale Community Redevelopment Agency Tax Increment Revenue and Refunding Notes, Series 2021 (Northwest-Progresso-Flagler Heights Community Redevelopment Area Projects) - (Commission Districts 2 and 3)

ADOPTED

Aye: 4 - Commissioner Sorensen, Commissioner Glassman, Commissioner McKinzie and Chair Trantalis

Excused: 1 - Vice Chair Moraitis

ADJOURNMENT