



CITY OF FORT LAUDERDALE

2nd Draft

REGULAR MEETING MINUTES
CITY OF FORT LAUDERDALE
CENTRAL CITY REDEVELOPMENT ADVISORY BOARD
WEDNESDAY, JUNE 10, 2026 - 6:00 PM
CRA OFFICE – 2ND FLOOR CONFERENCE ROOM
914 SISTRUNK BLVD, SUITE 200
FORT LAUDERDALE, FL 33311

Cumulative Attendance
September 2025-August 2026

Board Members	Present/Absent	Present	Absent
Kimber White, Chair	A	7	1
Christopher Casey	P	6	2
Juan Carlos Guerrero	P	4	0
Shantel Jairam	P	3	0
Fiona Johnson (Arr. 6:13 PM)	P	8	0
Christine Jones	P	6	1
Thomas Manos	A	4	4
Nikola Stan	P	6	2
Bobby Tinoco, Vice Chair	P	8	0
John Vanvlack (Arr. 6:05 PM)	P	5	0
Olga Zamora (Arr. 6:06 PM)	P	8	0

Staff:

Vanessa Martin, Interim CRA Manager
Cija Omengebar, CRA Planner/Liaison
Bob Wojcik, CRA Housing and Economic Development Manager
Tania Bailey-Watson, Senior Administrative Assistant
Lizeth DeTorres, Senior Administrative Assistant

Others:

Edward Catalano
Troy Liggett, President, Middle River Terrace Neighborhood Association
K. Cruitt, Recording Secretary, Prototype Inc.

Motion by Vice Chair Tinoco, seconded by Ms. Zamora, to send a Communication to the City Commission that this Advisory Board remains committed to the success of the CRA and appreciates the efforts of the Commission and Staff. However, we have a growing concern regarding the pace at which projects and initiatives are advancing from planning to implementation. So, we respectfully request greater clarity on project timelines, priorities, and any challenges contributing to delays. As representatives of the community, we believe visible progress is essential to maintaining public confidence in achieving the goals of the CRA. We look forward to continuing to work collaboratively to help move these important initiatives forward. In a voice vote, the motion passed unanimously.

Motion by Mr. Stan, seconded by Mr. Guerero, to communicate to the City Commission to accept the recommended Land Use Plan Amendment (LUPA) only for the areas proposed for rezoning. In a roll vote, the motion passed 6/3 with Ms. Jones, Ms. Zamora and Vice Chair Tinoco opposed.

I. Pledge of Allegiance

Board members recited the Pledge of Allegiance.

II. Call to Order & Determination of Quorum

The meeting was called to order at 6:00 PM by Vice Chair Tinoco in his capacity as Acting Chair. Roll was called, and it was noted that a quorum was present.

III. Approval of Meeting Minutes - May 6, 2026 Regular Meeting

Motion by Ms. Jones, seconded by Mr. Guerrero, to approve the May 6, 2026 minutes as presented. In a voice vote, the motion passed unanimously.

IV. Project Discussion:

Capital Improvement Master Plan History

Ms. Cija Omengebar, CRA Planner, provided the presentation which highlighted key project events and milestones since January 2024. She distributed a handout that outlined the historical timeline, CIP activity overview, and estimated procurement timeline; that document is part of the public record. Ms. Omengebar acknowledged that concerns were raised at the May 19, 2026 Commission meeting because the CCRAB had not seen the contract or solicitation after the project had been moved forward; she noted that under the City procurement process, a review of those documents was outside the purview of the Board unless there were questions. Ms. Omengebar requested a recommendation to move the contract with Alta Planning + Design forward at the July 2, 2026 Commission Meeting.

Ms. Vanessa Martin, Interim CRA Manager, assured Members that the process would be a collaborative effort with the consultant. The objective was to bring them on board and move the project forward as quickly as possible; the consultant was expected to meet with this Board once they were hired.

Ms. Omengebar referenced the initial project activity schedule submitted by Alta in 2024 in her handout. She clarified that it would be a 13 month-long project. Once agreed-upon deliverables were established through discussions with Staff, the updated schedule would be brought before the CCRAB.

Ms. Omengebar and Ms. Martin fielded several questions and assured the Board that they were very aware of their concerns with the length of time that it took to get the project moving forward. Ms. Martin noted that the consultant would be held accountable to the timeline that would be established for deliverable tasks through payment and legal terms in the agreement. It was clarified that the project timeline would begin upon execution of the contract.

Troy Liggett, President, Middle River Terrace Neighborhood Association, distributed a handout intended to provide more background on "where this plan came from." A copy of the handout entitled "Why the Streetscape Masterplan?" is part of the public record. Mr. Liggett highlighted key dates, and expressed frustration with the timeline and apparent lack of priority as it had taken the City two years to procure a contract to generate a report. Mr. Liggett also expressed concern because he had observed in May 2026 that the contract did not include deadlines; he recommended the Board approve it only by setting a deadline for completion.

Ed Catalano introduced himself as a former president of the South Middle River Civic Association and a former member of the CCRAB. He also expressed frustration with the timeline for this project and the 4th Avenue light installations. Mr. Catalano strongly recommended that the Board set deadlines and move the project forward as soon as possible.

Highlights of the lengthy discussion that ensued around timelines, holding the consultant accountable, and the next steps included the following:

- Ms. Omengabar confirmed that the contract had been negotiated.
- Ms. Martin noted that Section 3.2.1 of the agreement indicated that project timelines would be finalized. She requested an opportunity to get to that point and reiterated that while Staff understood the urgency of getting the project done, it was necessary to meet with the consultants to discuss project approach, public outreach, and finalize project timelines.
- Ms. Omengabar stated there were no design standards for the entire CRA. Members were assured that the community feedback that had been collected would be shared with the consultant.
- Ms. Martin reiterated that Staff would work to develop a timeline in conjunction with the consultant, subject to the approval by the CRA Board of Commissioners, and acknowledged the desire of the CCRAB to have it done in nine months.
- Vice Chair Tinoco explained that going with a larger scope project would benefit the entire community and be more efficient.
- Ms. Omengabar clarified that transportation mobility would share information on sidewalks with the consultant.
- Ms. Martin clarified that the consultant would come back to this Board for [project] prioritization. She did not anticipate any additional delays to get the contract executed.
- Ms. Omengabar clarified for Mr. Catalano that an update on city lights at the seven permanently closed roads would be provided during the project update portion of the meeting.

Mr. Liggett indicated that he did not blame Staff for the project delays, and took responsibility for not sending a communication to the City Commission in April of 2024 when Option B was endorsed. He suggested the Board express their concerns regarding the handling of the CRA procurement process within the City.

Motion by Ms. Johnson, seconded by Mr. Vanvlack, to move forward with Alta Alpha Planning and Design to the City Commission meeting on July 2, 2026, emphasizing the deadline, and once the contract is executed, expediting the delivery timeline to nine months. In a roll vote, the motion passed unanimously.

Mr. Stan opened additional discussion on whether the Board should communicate the frustration expressed by the neighborhoods and Board to the City Commission regarding the lengthy timelines to get CRA projects approved over the past several years.

Discussion briefly returned to the delay in installing lights at seven permanently closed streets. Ms. Omengabar clarified that while the City sent a contract to the FPL liaison, that individual did not file it within FPL and that was despite having email trails on file.

At 7:31 PM, Vice Chair Tinoco temporarily passed the gavel to Mr. Vanvlack.

Motion by Vice Chair Tinoco, seconded by Ms. Zamora, to send a Communication to the City Commission that this Advisory Board remains committed to the success of the CRA and appreciates the efforts of the Commission and Staff. However, we have a growing concern regarding the pace at which projects and initiatives are advancing from planning to implementation. So, we respectfully request greater clarity on project timelines, priorities, and any challenges contributing to delays. As representatives of the community, we believe visible progress is essential to maintaining public confidence in achieving the goals of the CRA. We look forward to continuing to work collaboratively to help move these important initiatives forward. In a voice vote, the motion passed unanimously.

At 7:35 PM, the gavel was returned to Vice Chair Tinoco.

V. Project & Program Status Updates

Ms. Omengebar highlighted the following:

- Rezoning Project. No new updates.
- Commercial Incentive Programs: Staff continued work with the three applicants:
 - o Art of Tea - Was awarded \$350,000.
 - o Call of Africa Realty Inc. - Withdrew \$404,000.
 - o Homes Inc. – Their funding request was reduced to \$100,000.
- Residential Enhancement Program. Fourteen applicants were approved and seeking quotes; five additional were going through the approval process.
- Light Pole Installations at Seven Permanently Closed End-Streets. This project was still on track to be completed by July 2026. She had not been able to obtain a start date from FPL.
- NE 4 Avenue Complete Street Project – Light Poles. The two contracts between the City and Department of Transportation were approved on May 19, 2026. Staff would submit the documents required by the County so the City could be reimbursed the sum of \$1 million.
- Land Use Plan Amendment. MHCP Collab was the highest ranking firm. Ms. Martin added that they were tentatively scheduled for approval on the July 2, 2026 Commission agenda. Ms. Omengebar noted that she had emailed a copy of the solicitation proposal to Members. Mr. Stan expressed concern with Live Local after learning that a unified land use designation could open up currently designated residential areas to Live Local.

Motion by Mr. Stan, seconded by Mr. Guerero, to communicate to the City Commission to accept the recommended Land Use Plan Amendment (LUPA) only for the areas proposed for rezoning. In a roll vote, the motion passed 6/3 with Ms. Jones, Ms. Zamora and Vice Chair Tinoco opposed.

Ms. Omengebar returned to project and program updates:

- NE 13 Street Sculpture. This project was still in the approval documentation phase; a date had not yet been set for Commission approval.
- NE 13 Street Lane Elimination Extension. T&M was expected to return at a later date to seek CRA funding proportional to the segment of the project within CRA boundaries.
- Miscellaneous: NE 13 Street Storage Facility. The land was still privately owned; the triangle space in front was restricted to a green space. Ms. Omengebar referred Members to memorandum to the City Commission on Page 14 of the back-up which recommended a resolution vacating that space, and an email on Page 12 from the planner confirming that Staff and the owner agreed to restrict use of the 7,000 square foot parcel to parks and open space.

VI. New Business Suggestions

Following discussion on various topics, it was agreed that Ms. Omengebar would include:

- The turn lanes without arrows at the intersection of 13th Street and Andrews Avenue given the number of accidents that had occurred.
- Discussion on projects that would benefit areas West of Andrews Avenue.
- Staff introductions to this Board.
- An update on the buildout of the new CRA space.

VII. Adjournment

There being no further business before the Board, the meeting adjourned at 8:14 PM

[Minutes prepared by K. Cruitt, Prototype, Inc.]