CITY OF FORT LAUDERDALE

Draft Minutes
REGULAR MEETING MINUTES
NORTHWEST-PROGRESSO-FLAGLER HEIGHTS
REDEVELOPMENT ADVISORY BOARD
CITY OF FORT LAUDERDALE
July 14, 2026 – 3:00 P.M.

Board Members	Attendance	Cumulative Attendance June 2026-May 2027 Present	Absent
Rhoda Glasco Foderingham, Chair	P	2	0
Jinny Bissainthe	P	2	0
Carles Brown	P	2	0
Jeffrey Burns [via Zoom, arrived 3:15]	P	2	0
Sonya Burrows	P	2	0
Noel Edwards	P	2	0
Matthew Kohen	P	2	0
Laxmi Lalwani	P	2	0
John Quailey, Vice Chair	A	1	1
Brian Stafford	P	1	1
Mallory Sullivan	A	1	1
Donald Van Beach	P	2	0

Currently there are 12 appointed members on the Board, which means seven (7) would constitute a quorum.

Staff
Lizeth DeTorres, Sr. Administrative Assistant
Vanessa Martin, CRA Manager
Corey Ritchie, CRA Project Manager
Bob Wojcik, Housing and Economic Development Manager
Jonelle Adderley, CRA Project Coordinator
Tanya Bailey-Watson, Sr. Administrative Assistant
J. Opperlee, Prototype Inc. Recording Secretary

Others
Monice Pierre, President/CEO Holy Cross Hospital

Communication to the CRA Board of Commissioners
None

I. Call to Order/Roll Call — Chair Foderingham

The meeting was called to order at 3:01 p.m.

Motion made by Ms. Lalwani, seconded by Mr. Stafford to allow Mr. Burns to attend the meeting via Zoom. In a voice vote, motion passed 9-0.

II. Approval of Minutes NPF CRA Board

- June 9, 2026

Motion made by Mr. Edwards, seconded by Ms. Bissainthe to approve the Board's June 9, 2026 minutes. In a voice vote, motion passed unanimously.

III. Project Funding Update **Vanessa Martin, CRA Manager**

Ms. Martin stated she had visited every site on the "In Progress" report. She advised the Board of projects that were scheduled to close within the next few months. She reported there was approximately $54.6 million outstanding and reviewed the report. She stated 934 of 2317 housing units would be affordable. There was $5.9 million left over from 2025 and $1 million was needed for Provident Park.

IV. Funding Request and Recommendation – Recommended Funding to Holy Cross Hospital, Inc dba Holy Cross Health for the Holy Cross Comprehensive Outpatient Center, Ambulatory Surgery Center and Emergency Department 200 East Sunrise Boulevard **Bob Wojcik, CRA Staff**

Development Incentive Program - $2,500,000

Mr. Wojcik provided the presentation.

FUNDING REQUEST
The Fort Lauderdale Community Redevelopment Agency (NPF CRA) has received a funding application from Holy Cross Hospital, Inc dba Holy Cross Health for $2,500,000 in CRA Development Incentive Program (DIP) funding for the Holy Cross Comprehensive Outpatient Center, Ambulatory Surgery Center and Emergency Department located at 200 East Sunrise Boulevard in the Progresso Village neighborhood.

BACKGROUND AND SUMMARY
Holy Cross Hospital Inc purchased the 2.15-acre site from Holman Automotive, Inc. in December, 2025 for $13,000,000. It was formerly an auto dealership and the 45-year-old 27,226 square foot retail center, last occupied by the Christmas Palace was recently demolished to make way for the Holy Cross project. The site is zoned Northwest Regional Activity Center Mixed Use Northeast (NW RAC MU) and is surrounded by commercial uses. The proposed project consists of a two (2) story Health Center comprising:

- a 11,721 square foot free standing Emergency Department on the first floor, equipped with 12 treatment rooms and a diagnostic imaging suite including Xray, Ultrasound and CT scanning. The Emergency Department will be located on the west side of the site and will include an ambulance drop-off area.
- a 10,071 square foot Medical Clinic on the first floor with 18 exam rooms, primary care, specialty care and dedicated MRI suite; The Medical Clinic/Outpatient Center will be located on the east side of the first floor;
- a 20,000 square foot Outpatient and Ambulatory Surgery Center on the second floor consisting of an Operating Room Suite and Outpatient Physical Therapy Suite; and
- a 141-space enclosed parking structure with 2 levels of parking, located on the south side of the site with a covered corridor between the garage and the health care center.

The project architect for the new signature building fronting Sunrise Boulevard is Breitner Architecture, who specializes exclusively in healthcare architecture for leading health care systems across South Florida.

Holy Cross's goal is to broaden access to health care in a part of Fort Lauderdale experiencing rapid population growth, focusing on the Community Redevelopment Area. The surrounding neighborhoods, including Flagler Village, Progresso Village and Sistrunk are undergoing some of the fastest growth in the County. Downtown Fort Lauderdale population has climbed more than 35% in the past four years, while Flagler Village has more than doubled its residential base over the last decade and Sistrunk and the greater northwest community continue to grow.

Holy Cross Health in Fort Lauderdale is a not-for-profit organization registered as a 501 (c)(3) public charity, a charitable community-oriented organization that reinvests its earnings back into the communities it serves. Their community outreach team practices in a variety of settings, including elementary schools, community agencies, parks, temples, childcare facilities, homeless shelters and community centers, such as the L.A. Lee YMCA / Mizell Community Center where they are working in partnership with the YMCA operating the Holy Cross Health Center on Sistrunk.

Holy Cross is a member of Trinity Health, one of the largest nonprofit Catholic Healthcare systems in the United States. In recent reporting periods, Holy Cross provided over $26 million in community benefits, including charity care for those unable to pay. Holy Cross facilities includes a 557-bed community and teaching hospital, Holy Cross Hospital, opened in 1955, and located at 1951 NE 47 Street at Federal Highway. The Holy Cross Hospital has been ranked among the best in State hospitals by Newsweek and US News and World Report. This dedication has earned them national recognition in 2025 when Forbes named Holy Cross one of America's Best Employers for Healthcare Professionals.

The project will be constructed in two consecutive phases. The initial phase will include the entire shell structure, and buildout of the Medical Center/Outpatient Center, the free-standing Emergency Department, and the parking structure. The second phase will include the buildout of the second floor for the Outpatient and Ambulatory Surgery Center. The medical specialties that will be serviced in the Center include: orthopedic, primary care, sports medicine, cardiology and ob-gyn.

The capital investment for the entire project is estimated at $58,826,465 for the initial phase and $25,000,000 for the second phase.

The Initial Phase is an approved capital project funded through Trinity Health's system level capital program. Trinity Health is the parent not-for-profit health system of Holy Cross Health, Fort Lauderdale.

$1.5 Million in CRA DIP funds are being allocated for the project's initial phase and $1 million for the second phase. CRA funds represent less than 3% of the total capital investment and 5% of the total construction budget. Funds will be provided to Holy Cross on a reimbursement basis upon project completion of the Initial Phase (Certificate of Occupancy) and upon completion of the Second Phase of the project. The $2.5 million in Development Incentive Program funding will be appropriated in FY 2025-2026.

Economic benefits of the project include:

- The creation of approximately 115 jobs in the initial phase, and an additional 85 jobs in the second phase, providing employment opportunities for CRA residents.
- An $83.8 million capital investment in the CRA by Holy Cross, creating a permanent community asset, owned and managed by Holy Cross Health.
- Complementing the existing Holy Cross Health Center located on Sistrunk Boulevard to provide more comprehensive set of healthcare facilities to serve the CRA residents; and
- Contributing to the ongoing revitalization of the CRA area and having a significant economic impact on the area. The presence of Holy Cross in the community redevelopment area will likely attract additional investment and additional medical providers to the CRA.

Community benefits from the project also include:

- Investment in new and specialized medical services in the CRA, and enhanced quality of healthcare to improve health outcomes for residents of the CRA and downtown Fort Lauderdale;
- Holy Cross Health is offering to fund annually two to five scholarships in the medical technical training programs at Broward College for residents who live in the CRA boundary; and
- Holy Cross Health is willing to make underused parking spaces in the parking garage available for other businesses or users during off-peak hours.

In addition, the project:

- Addresses the CRA Plan priorities for expanded healthcare access and improved

health care outcomes;
• Brings the site up to the CRA's NW RAC zoning design standards enhancing streetscape and walkability;
• Attracts additional private investment along Sunrise Boulevard and has other economic impacts in the CRA; and
• Helps implement a CRA Plan priority of shared parking solutions to support businesses in the CRA.

Mr. Burns arrived via Zoom at 3:15.

The project has full development approval for both phases and approved building permits for the first phase. The project has commenced construction of site work, and the first phase project will be completed by Fall of 2027. The second phase will be completed by 2029.

RECOMMENDATION
It is recommended the CRA Advisory Board approve a Motion recommending that the CRA Board approve $2,500,000 from the CRA Development Incentive Program to Holy Cross Hospital, Inc. dba Holy Cross Health for a Comprehensive Outpatient Center, Ambulatory Surgery Center and Emergency Department located at 200 East Sunrise Boulevard.

Pierre Monice, Holy Cross President/CEO, provided his background and thanked the Board.

Stephen Tilbrook Esq., Holy Cross's attorney, provided a Power Point presentation, a copy of which is attached to these minutes for the public record.

Ms. Lalwani wondered why a corporation financially capable of developing this property needed help from the CRA. Mr. Tilbrook noted Holy Cross was a charitable organization and had conducted fundraising for $80 million of this project. He said the second phase was reliant on CRA funding and it would directly correlate to jobs and additional investment. Ms. Martin said the CRA had considered the community benefits of the project, including job creation and healthcare education opportunities. Mr. Wojcik stated they tried to attract "the best of the best" to the CRA.

Ms. Burrows thought the CRA's main focus for the remainder of their funds would be for affordable housing. She asked if Holy Cross had a program for uninsured people to stay at the facility and Mr. Tilbrook said this facility was for emergencies and for stays of less than 24 hours. He said this would be the first, biggest and best facility in the CRA. Mr. Monice stated after someone was stabilized, they would be transferred to the main hospital. He said they worked with Broward Health and Memorial hospital to help those without insurance.

Mr. Burns asked if the CRA contribution would be used for additional services and Mr. Tilbrook said the funding would be used for enhanced architectural elements, streetscape elements, safety and access to parking. This would be reimbursable only once the project was completed. The second phase was to facilitate construction of the second floor, which would provide another 85 jobs, and the ambulatory surgery center and several specialties and outpatient clinics. He stated the hospital property would be exempt from property taxes but any doctors' offices or private facilities would pay property taxes. Mr. Burns noted that the additional services would generate additional revenue for Holy Cross and suggested the hospital could later repay the funding. Mr. Tilbrook said the CRA would not contribute any funds until the facility was up and running, providing healthcare and jobs.

Mr. Stafford asked about the parking and Mr. Tilbrook said the project complied with the City's parking requirements. Mr. Kohen asked about the jobs that would be created and how area residents could be favored for hiring. Mr. Tilbrook said the staffing list was in the Board's backup and noted they were permanent jobs. Their goal as to make the jobs available to people living closest to the facility and there would be recruitment in the CRA.

Ms. Martin stated they had $5.9 million left from 2025 that had not been allocated. If they did not allocated the funds, they could be lost.

Mr. Edwards wished to see a repayment component for the funds. Chair Foderingham thought the Board could make a recommendation to the CRA Board that repayment be considered so the funds could be put back into the community. Mr. Tilbrook noted this was not the typical way development incentive funds were awarded.

Chair Foderingham asked about roadway infrastructure improvements and Mr. Tilbrook described the pedestrian and parking improvements, including undergrounding the utilities.

Chair Foderingham said it was incumbent upon them to ensure there was a partnership between the facility and the community so they could start training in preparation for the opening. She noted they did not want to find themselves five years down the line without such a facility when they could have had one.

Ms. Burrows asked if Holy Cross could offer the health care education prior to beginning the project so the employees would be ready to work as soon as the facility opened. Mr. Monice stated as soon as Broward College was prepared, they would begin the training. Mr. Burns agreed this was a great opportunity and suggested the commitment include the scholarship program and local hiring. Mr. Tilbrook agreed.

Mr. Edwards discussed the possibility of reimbursement and thought they should recommend that to the CRA Board. Mr. Kohen pointed out that Holy Cross would be investing $80 million and the Development Incentive Program was meant to encourage development. He felt the CRA's $2.5 million was a material inducement to Holy Cross to "spend a whole lot of money" in the community and provide ongoing jobs and care. He worried that imposing conditions could cause the community to suffer.

Motion made by Ms. Brown, seconded by Mr. Kohen to approve the staff recommendation for the funding request. In a roll call vote, motion passed 6-4 with Ms. Burrows, Mr. Edwards, Mr. Stafford, and Ms. Lalwani opposed.

V. Old/New Business

- Meeting Location for Scheduled Board Meetings in October, November, and December 2026

Ms. DeTorres said the October and December meetings would be held in the Tower 101 building; the November meeting would be held in the Development Services building.

VI. Public Comments

None

VII. Adjournment

There being no further business to come before the Board at this time, the meeting was adjourned at 4:24 PM.

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

Minutes by J. Opperlee, Prototype Inc.