

**APPROVED**  
**MEETING MINUTES**  
**CENTRAL CITY REDEVELOPMENT ADVISORY BOARD**  
**CITY OF FORT LAUDERDALE**  
**CITY HALL**  
**100 N ANDREWS AVENUE, 8<sup>TH</sup> FLOOR**  
**WEDNESDAY AUGUST 7, 2013 - 6:00 PM**

Cumulative Attendance from October 2012

<u>Board Members</u>	<u>Attendance</u>	<u>Present</u>	<u>Absent</u>
Katherine Barry (arr. 6:30)	P	8	2
Laura Croscenco	P	8	2
Shannon C Harmeling, Vice-chair (arr. 6:12)	P	8	2
Christine Jones (arr. 6:38)	P	8	2
Randall Klett, Chair	P	10	0
Thomas A. Maleta	P	5	1
Michael J Vonder Meulen	P	10	0
Tim Smith	P	8	2
Ray Thrower	P	10	0
Ronald Weinbaum	A	8	2

At this time there are 10 appointed members to the Board, 6 members in attendance constitute a quorum. It was noted that a quorum was present at the meeting.

**Staff**

Alfred Battle, Jr. Economic & Community Reinvestment Manager  
 Bob Wojcik, Planner III  
 Sandra Doughlin, Clerk III, ECR

**Communication to the City Commission**

There was none.

**I. Call to Order/Roll Call**

Chair Klett called the meeting to order at 6:08 p.m. and roll was called.

**II. Approval of Minutes from May 1 and June 5, 2013 meetings**

**Motion** made by member Vonder Meulen, seconded by member Thrower, to approve the minutes. **Motion** passed 6 - 1 (member Croscenco dissenting).

Member Croscenco voiced her “community’s concerns” about the plan for the complete streets project; specifically the reduced lanes, safety and increased traffic.

### **III. Broward Redevelopment Capital Program (BRCP)**

Mr. Battle provided the Board copies of the project cost estimates for the Complete Street Project which showed the comments from County Staff along with responses from City Staff. The power-point presentation that will be made in the Broward County Chambers on Thursday, August 8, 2013 was shared with the Board. The criteria on the application related to jobs creation was discussed in detail. Mr. Battle explained that potential businesses/projects could create 113 jobs, with 21/24 of those jobs going to area residents. Most of the jobs would be in the service and retail sectors. He noted that since studies have shown that complete streets directly impact the value of property, this project would have an impact Tax Increment Funds (TIF). The budgeting and permitting process for the project was discussed; if necessary funds could come from Stormwater budget.

Using Community Development Block Grant funds was discussed at which time Mr. Battle reminded the board that to do so, would require a match.

Mr. Battle addressed the concerns raised by member Croscenco explaining that what is being shown in the presentation is just a draft and can and most likely will be changed prior to the commencement of the project, he also added that the community will be afforded the opportunity to provide their input.

The time frame for completion of the project is three years after agreement is signed.

Bob Wojcik explained the presentation process before the evaluation committee, the allocation of 15 minutes for the presentation with 5 minutes for questions and answers. A decision should be made in seven days.

Mr. Battle, Bob Wojcik and Member Smith will be participating in the presentation before the evaluation committee, with Member Smith making a statement.

### **IV. State-owned Land Sunrise & NE 4<sup>th</sup> Avenue**

Mr. Justin Greenbaum was declared the responsive bidder and will be the owner of this property as soon as Governor Scott signs off on the disposition. He said that he will sell, develop or lease the property. While attending the International Council of Shopping Centers (ICSC) conference, CRA Staff met a number of people who are interested in opening a grocery store and Mr. Greenbaum was provided those names.

Board members reiterated their desire to see retail/mixed use, Trader Joe's etc.; and will not support liquor/convenient stores, gas stations, fast food restaurants at this location.

The Board suggested sending a letter to Mr. Greenbaum pledging their support for projects like retail/mixed use establishments, etc. At this time Chair Klett asked that this request be discussed later in the meeting.

## **V. CRA Budget Process**

Mr. Battle explained that the CRA Budget is adopted at the same time as the City's budget, which will be at the 2<sup>nd</sup> meeting in September. The request for CDBG funding for the façade program was discussed; however, there's no funding available for this program. It is proposed that the millage rate stays the same; however, fire fees will be increasing.

## **VI. Process and Follow-up on Communications to City Commission**

Chair Klett voiced his concern regarding the delay of the communications to the city commission and requested that a system be put in place to track all communications to the city commission, what was sent and the response from the city commission. **Motion** made by member Jones, seconded by member Smith, to continually track the status of all communications sent to the city commission. Motion passed unanimously.

## **VIII. Old/New Business**

At this time Chair Klett brought up the request for Mr. Battle to write a letter congratulating Mr. Greenbaum on the successful purchase of the property from the state, and with hopes that his plans will be compatible with the desired plan for the community; such as retail/mixed-use projects. The letter should also state that the Board or community will not support undesirable businesses such as pay day loan stores, no liquor/convenient stores or gas stations.

Mr. Battle explained to the Board that the offer of "monetary" incentives cannot be used at this time since the board does not have any funds. Expediting the permitting process for compatible projects could also be used as an incentive. As another incentive, the Advisory and CRA Boards could promise their support if he (Mr. Greenbaum) should apply for funding through the Broward Redevelopment Capital Program (BRCP). **Motion** made by member Smith, seconded by Mr. Thrower, to have Mr. Battle draft a congratulatory letter to Mr. Greenbaum; and recommending/suggesting what the board and community would like to see on this parcel of property. Motion passed unanimously. The draft letter will be brought back to the board for discussion. The Board requested that Mr. Greenbaum be invited to attend the next meeting.

Member Harmeling would also like to see better paying jobs created for the area.

The Board continued discussing what businesses they'd like to see on this site.

Chair Klett and member Thrower advised the board that they will not be in attendance at the September meeting.

### **VIII. Communication to City Commission**

There was none.

### **IX. Adjournment**

Meeting adjourned at 8:01 pm.

[Minutes prepared by Sandra Doughlin, Clerk III]