

**NORTHWEST-PROGRESSO-FLAGLER HEIGHTS
REDEVELOPMENT ADVISORY BOARD
REGULAR MEETING
MARCH 23, 2005 – 3:30 P.M.**

Board Members

Cumulative Attendance

Jan. 2005 – Dec. 2005

		<u>Present</u>	<u>Absent</u>
James Brady	P	2	0
Stan Brown	P	2	0
William Cain	P	2	0
Jim Carras	P	2	0
Jerry Carter	A	1	1
William Cone	P	2	0
Albert Fils	P	1	1
Hector Huguaburo	A	1	1
Tim Hernandez	A	0	2
Brice Lambrix	P	2	0
Laura Mutti	P	2	0
Ella Phillips	P	2	0
Rosalind Osgood	P	1	1
Marcia Barry Smith	P	1	1
Clare Vickery	P	2	0

City/CRA Staff

Al Battle Jr., CRA Director
Kathleen Gunn, Assistant City Manager
Bob Wojcik, Planner III
Mina Samadi, CRA Engineering Design Manager
Kathleen Connor, Parks and Recreation Department

Guests

Mike Ferber	Richard Russell	Sam Williams
Sheryl A. Dickey		

Call to Order

Chair Stan Brown proceeded to call the meeting to order at approximately 3:40 p.m. Roll call was taken and a quorum was present.

Al Battle, Director CRA, said this is his first meeting and asked if everyone could introduce themselves so he could become familiar with the members of the Board.

Chair Stan Brown welcomed Al Battle as the Board's new Executive Director, and stated he was looking forward to working with him and having good things happen over the next years.

Board proceeded to introduce themselves.

Approval of Minutes

Motion made by William Cone and seconded by Rosalind Osgood to approve the minutes of the January 5, 2005 meeting. Board unanimously approved.

Notice to Dispose of Public property – Vacant Lots at 537, 547 and 551 NW 7th Terrace

Notice to Dispose of Public Property – Vacant Lots at 740 NW 6th Street and 538 NW 8th Avenue

Notice to Dispose of Public Property – Vacant Lots at 401 NW 6th Street

Al Battle stated that Bob Wojcik would present the next four items. He advised that the first three items were in connection with property disposition, and the fourth item involved the changing of a name on the Development Agreement.

Bob Wojcik stated there were approximately ten parcels along Sistrunk Boulevard that are titled to the CRA, and one of those are currently under contract with a developer. He said that in regard to the nine remaining parcels, they wanted this Board to approve publishing notice for three (3) of them. He proceeded to show the location of the sites on the map. He explained that the 7th Terrace properties consisted of two parcels, one north and one south of the Westside Gazette property. He stated it is 7,850 sq. ft. and includes a combination of residential and commercial. He explained it had been purchased with \$88,000 of CRA funds.

Bob Wojcik further stated that the NW 8th Avenue property consists of 22,800 sq. ft. and also is a combination of residential and commercial. He explained the property had been purchased with Community Development Block Grant Funds, and with CRA funds. He further explained that the 4th Avenue property was also purchased with Community Development Block Grant Funds consisting of 11,800 sq. ft. and is zoned commercial. He advised that after receiving this Board's recommendation, the items will be presented to the CRA Board on April 12, 2005, and then an RFP would be issued within 30-45 days thereafter.

Clare Vickery asked if any design criteria would be included in the RFP, and if parameters were not included how would it affect the disbursement of it. Bob Wojcik replied that some parameters for the project would be included in the RFP. He stated further that the property would have minimum standards regarding setbacks and parking. He explained that each site would be looked at differently.

Clare Vickery asked if the limits of public financing they were seeking would be included in the review of the proposals received. Bob Wojcik confirmed.

Al Battle stated that at the end of the process staff and this Board would have the ability to approve or deny the proposals. He stated further that none of the proposals would have rights to the development of the site, and all proposals would be evaluated against the established criteria. He stated that once proposals were received, if everyone

decided they were not yet ready for such proposals, than they could decide not to move forward at this time.

Further clarification was asked in regard to parking on Sistrunk Boulevard. Bob Wojcik stated that Sheryl Dickey was going to request a parking reduction in connection with her project. It was asked if additional parking would be provided along Sistrunk Boulevard in the future. Bob Wojcik stated that this Board had requested an analysis regarding the reduction of parking along Sistrunk Boulevard, but that still had to be explored.

Chair Stan Brown stated that was one item, along with a dozen others, being held in abeyance due to waiting on the new CRA Director. He stated that the question asked was in regard to requesting a modification of the zoning on both sides of Sistrunk Boulevard so relief would be provided for parking in the area. He stated this is still in the thinking stage. He further stated that one of the items Mr. Battle would be working on was a series of priorities for his staff, and when proper documentation could be presented so a legitimate request could be made.

Bob Wojcik advised that the present zoning code did allow for taking credit for on-street parking as part of the parking requirement. Chair Stan Brown stated that a reduction would still be needed.

James Brady stated the question for this Board was to recommend the notice for disposition of the various sites. Bob Wojcik confirmed.

Motion made by James Brady and seconded by Brice Lambrix to recommend approval of issuing a notice to dispose of public property in connection with vacant lots at 537, 547 and 551 NW 7th Terrace. Board unanimously approved.

Motion made by James Brady and seconded by Brice Lambrix to recommend approval of issuing a notice to dispose of public property in connection with vacant lots at 740 NW 6th Street and 538 NW 8th Avenue. Board unanimously approved.

Motion made by James Brady and seconded by Brice Lambrix to recommend approval of issuing a notice to dispose of public property in connection with vacant lots at 401 NW 6th Street. Board unanimously approved.

1025-1033 NW 6th Street – Agreement for Developing Property Between CRA and Right Development Corp., LLC – Assignment of Agreement to EEC Group, LLC

Bob Wojcik stated that Right Development Corporation was selected as the developer for 1025-1033 NW 6th Street. He said the developer is Sheryl A. Dickey DCS, Inc., along with two other attorneys. On February 15, 2004 the CRA Board was advised that Ms. Weeks would no longer be part of the development team and has purchased a site along 7th Avenue for development. He said that today staff is recommending the assignment of the Agreement to EEC Group, LLC. He advised that the remaining portion of the entity was intact in terms of membership. He further advised that Bob Young would remain as contractor of the project.

Chair Stan Brown asked if this was a material change in the sense of financing or experience in regard to the response of the RFP, and would it affect the Board's discussion. Bob Wojcik stated it would not. He explained this was just to formalize a name change.

Clare Vickery stated that they needed to set standards now and not wait for the RFP responses. She proceeded to refer everyone to the September 14, 2004 memorandum to the City Commission regarding this matter which stated: "The CRA would convey the land to the developer at no cost and also supply tax increment financing not to exceed \$300,000." She stated that was a great deal, and this can be a problem. She stated that she was not in favor of the finance program and would vote no on the project. She stated that doing deals with this type of tax increment financing and property disposition was wrong because we cannot afford it and set a standard.

Motion made by James Brady and seconded by Rosalind Osgood to approve staff's recommendation in regard to the assignment from Right Development Corp. LLC to EEC Group, LLC. Board approved with the exception of Clare Vickery and Laura Mutti who voted against the motion.

Flagler Village Marketing Contribution

Al Battle stated that it was his understanding that when he arrived the CRA staff had authorized the utilization of \$100,000 for the Flagler Heights portion of the CRA in order to cover expenses specifically dealing with marketing and promotion. To date the Flagler Village Improvement Association has spent approximately \$110,000 to cover such costs for the area. Such expenditures were paid up front with contributions received from groups and individuals believing in the project of about \$111,000. He explained the expense is identified in the CRA's Strategic Plan which had been amended in September, 2004. He explained further that staff was recommending approval of the contribution as validated by the documentation issued by the Flagler Village Improvement Association in the amount of \$111,000 as identified in the budget.

Chair Stan Brown stated that this matter was thoroughly discussed by this Board and the CRA Board and approved.

James Brady stated that this proved to be an excellent and successful undertaking, and it appeared the private sector was also fully behind the project, and ready to create an identity for the area which could only be positive. He further stated that Ms. Vickery was one of the first to step in when she built 5-6 units, along with Peter Feldman who has been building in the area for a long time. He believed this Board needed to fully support this item and authorize the expenditure.

Jim Carras stated that he needed to advise of a dual conflict of interest on his behalf. He stated that this had been approved last year and asked if half of the funds had been paid at that time.

Chair Stan Brown stated that anyone with a conflict of interest could not participate in the discussion. James Brady confirmed and explained that the Statute provided that such individual could not participate in the discussion.

James Brady advised that he believed the nature of the conflict had to be announced.

Jim Carras stated that he had provided consulting services to the Flagler Village Improvement Association. He further stated that one of his clients is a significant contributor to the Flagler Village Improvement Association.

Clare Vickery thanked James Brady for the compliment he had provided her. She advised in building the townhouses, it was a business transaction. She further stated that she is excited about this project, but her biggest concern was that there was fabulous advertising and people would be driving through the area, especially at night, and there were serious problems in the area. She stated that they needed to make sure the area was secure. At another meeting, she suggested that the crime issue be discussed further. She felt the marketing campaign for Flagler Village was meaningful, but had to be backed up.

James Brady reminded everyone that a conflict of interest pertained to a personal gain for the individual. He stated an opinion from the Attorney General stated that if the nature of your agency is such that your membership brings you into the area, then anything voted on would be fundamentally a conflict. He felt everyone had to make their own decision on the matter.

To lenders, the area is a positive impact.

James Brady further stated that it was his understanding from newspaper articles, that the JPI project, which this group approved, had been sold for \$42 Million. Al Battle announced that it had recently been sold to a condo converter.

Chair Stan Brown stated that the project was based on the income generated under a rental scenario, taxes being paid and coming back to the CRA in TIF dollars, and then those dollars being spent. He explained there had been no cycle of dollars involved and the deal did not cost them anything.

Chair Stan Brown stated that when this had been discussed last year and when the regional budget was established for the year, there had been an amount of about \$250,000 earmarked for the marketing of the CRA. When Sheryl Dickey presented her project, it was clear she could obtain financing if she had a lower level of office, but it would be harder to obtain financing if the lower level was retail. He stated that since they were providing about \$100,000 in matching funds, it shows that the CRA and the Boards recognized the need to market for things to happen in those areas. He stated that the Sistrunk Corridor will need such monies for marketing. He further stated that this is a CRA decision and this was a reasonable marketing entity.

Motion made by James Brady and seconded by William Cone to approve staff's recommendation.

Chair Stan Brown remarked that this was a follow-through on something that had previously been approved.

Laura Mutti clarified that this was an approval for a reimbursement of expenses that have already been incurred. Chair Stan Brown confirmed. Laura Mutti asked about future expenses. Chair Stan Brown continued stating that there may be future expenses.

Al Battle stated that Flagler Village Association produced this approach and got the CRA to be supportive of this plan. In the future, they could ask for additional monies, or other projects throughout the CRA could require support. He said that Flagler Village is a good reimbursement, and others such as the Model Homes or Sistrunk Project could come forward at a later date, but each project would be reviewed on their own merits.

James Brady stated that with 50' x 135' lots selling for \$400,000 to \$450,000 each, possibly money spent in another area would be more beneficial because maybe they did not need to "churn that butter" any more.

Board unanimously approved the motion.

Jim Carras returned to the discussion with the Board.

Mount Olive Development Corporation Development Proposal – Vacant Lot at 1534 NW 6th Street

Al Battle stated that staff is recommending that they move forward with the development proposal received by the Mount Olive Development Corporation. He further stated that CRA staff in December, 2004 had issued an RFP to dispose of vacant real property at 1534 NW 6th Street. In a meeting in November, 2004, a recommendation was made by the Advisory Board to issue such RFP and notices posted and mailed. The Mount Olive Development Corporation was the only responder to the RFP because one response had been received after the deadline.

Al Battle explained that Mount Olive Development Corporation is seeking to construct a 4,000 sq. ft. building to house their administrative offices, classroom space, and a computer lab to support their existing HOPWA Program along the Sistrunk Corridor. He explained that they were going to seek CRA assistance in the amount of \$143,350.00. Improvements would be made on the other lots in regard to the overall project as submitted in the proposal.

Al Battle stated that it is staff's recommendation at this time to confirm as proposed that the developer be MODCO. He asked for this Board to authorize staff to proceed with the developing of terms of the agreement that would be presented to both CRA Boards for their approval.

Rosalind Osgood announced that she had a conflict with this item because she served on the staff of this corporation.

James Brady asked if the proposer was a 501C3. It was stated that the corporation was a 501C3. James Brady confirmed that the property would go off the tax rolls.

Sam Williams of MODCO stated that the entity is currently paying taxes for their property along Sistrunk Boulevard, and this had been an issue.

Al Battle stated that they were also generating commercial income.

James Brady stated that he was sure this corporation provided valuable services to the community, but while these types of uses were important to the community, such uses could be clustered and degrade the property values of surrounding properties. He further stated that they should not encourage this type of result on Sistrunk just because the use was a good social use. Secondly, he stated that the RFP was sent out about six months ago and his observations showed an increase in the positive review of that market. He further stated that the circumstances which existed yesterday that compelled them to make decisions that may not necessarily be made tomorrow, no longer existed in the marketplace. The site could be primed for a good commercial for-profit undertaking. He stated that since they had only one qualified response that they consider going back out to see what the community had to say. He urged the Board to give a negative vote on the recommendation for this item.

Al Battle stated that another reason why staff is comfortable in making their recommendation on this item is that this parcel is adjacent to sites already owned by MODCO. He remarked the site was somewhat boxed in by their ownership of surrounding properties. He said they were the only developer interested in the site.

James Brady asked if the 4,000 sq. ft. was for the entire property. Al Battle clarified that the company was doing improvements to the balance of the site, but they were only discussing at this time the one site. James Brady asked what was the size of the lot. It was stated that the lot was very small and about 50' x 120'.

Sam Williams stated that the company had purchased Lot #4 which had an old abandoned building on it. The company considered themselves partners with the CRA and time was spent in planning and designing so as to improve the site. The plan was to demolish the abandoned building and move forward with the development of the site. The RFP called for a mixed-use facility, and the upper portion would contain four one-bedroom apartments which they planned to use for the HOPWA Program, and the bottom portion would be a training facility in conjunction with NOVA Southeast and the Broward County Hospital District.

Chair Stan Brown stated that the two exhibits enclosed in the materials to the Board showed the floor plan of the building, and asked for some further clarification.

A Selection Committee review had been referred to, and it was asked if the one proposal had been reviewed by them. Al Battle stated there had been no Selection Committee and the proposal had been reviewed by staff. It was asked if there was not to be a Selection Committee to review RFP responses, and asked why that had not been done.

Chair Stan Brown stated that the matter of a Selection Committee needed to be placed on the Board's future agenda for further discussion. He said that within the framework of the RFP, there was the ability to not have a Selection Committee. He further stated it had been their practice to have one in the past, and if such process was done correctly, then details being asked at this time could have been addressed by such a Committee. He stated that since there was only one respondent, staff had made the selection, and reminded everyone that special circumstances had been involved.

Jim Carras stated that conceptually he was in favor of the recommendation, but he was concerned about standard operating procedures that need to be established. He stated he was still confused why there was a Selection Committee for the Sheryl Dickey property which had been selected first prior to knowing the amount of responses received to the RFP. He stated that even though there was only one response, the Selection Committee had met at least twice and reviewed the proposal closely providing an informed recommendation to the Board. He stated again that he was concerned with going through a pro forma at a meeting. He stated that it looks good, but he was not completely comfortable doing this at this point in time. He stated if there was a timeline constraint, it should be mentioned, and therefore, if they had to move quickly that could be done. If this could wait, he would prefer taking more time to digest the material provided so the proper support could be provided for the concept.

Chair Stan Brown asked for some further clarification regarding the various lots.

Sam Williams stated that the property to be conveyed was Lot #3, and Lot #4 was owned by MODCO which is where the abandoned building had been located. It was advised that Lots #5 and #7 were also owned by MODCO. Staff suggested that the building be re-oriented to provide a façade for future buildings for the Corridor, and if that was done, the lot requested from the CRA would not be sufficient for parking. Therefore, parking would have to be developed in other areas.

Chair Stan Brown asked if the remaining lots would contain residential dwellings. It was stated that there would be no residential on the corner and an office building would be at the site. It was further stated that Lot #2 was also owned by MODCO and presently was vacant. Lot #3 is owned by the CRA and was the one they were requesting.

Chair Stan Brown asked if the apartments still existed in the rear. It was confirmed that they were owned by MODCO and were used in connection with their HOPWA Program.

Sam Williams stated that in regard to time constraints, a grant was available up to \$400,000 but there was a time limitation on it. Negotiations had been going on with the CRA for about a year in regard to the subject site. A rendering of the site was shown to the Board.

Motion made by Jim Carras to approve staff's recommendation to confirm MODCO as the developer of the project and to authorize the CRA staff to proceed with the development of the terms of the Agreement which will be brought back to both CRA Boards for approval.

Marcia Barry Smith stated that she had a conflict in regard to this matter because she presently served on the Board of MODCO.

Motion was seconded by Clare Vickery.

Clare Vickery stated that it was awesome that they were going to continue the social services. She advised that she served on the Broward Partnership for the Homeless Board. She reiterated that procedures and rules needed to be established in order to develop a consistency for receiving all projects which include public financing.

James Brady stated that the development contemplated another parking reduction. He stated that over time they could be in a situation where they have reduced parking so much that a parking problem would develop on Sistrunk which would exacerbate some of the negative impacts. Due to the special facts surrounding this site, he would retreat his previous negative recommendation. He stated that he was now in favor of the project. He stated that he would like to see some architectural guarantees.

Sam Williams stated that floor plans were available for review.

James Brady stated that normally he recommended that the resolution of approval include the actual design and rendering of the building, but that was probably not appropriate in this case. He felt it might come through a Selection Committee process in the future.

Jim Carras stated that this should be presented to the Advisory Board because this was a weak presentation in order to make an evaluation of what was taking place. In looking at the building, he questioned the use and asked if staff was comfortable with the design of the building as to whether it met the urban design guidelines they were attempting for the area.

Sam Williams stated that the design of the project was based on recommendations from staff.

Jim Carras stated that he believed they were looking for transparency on the ground because the idea was to make the building interactive with the street and vice versa.

Sam Williams stated that the architect had not captured that, but there will be more windows and pavers on the outside of the building.

Chair Stan Brown stated they had been dealing with a transition of about six or nine months due to the vacancy in Al's position, but there were available to the CRA architects and landscapers, along with other consultants, and he asked if they had been involved in the review or did this all occur when staff had less resources available.

Al Battle stated that staff had been reduced somewhat during that time, but he felt that through the creation of the vision for the Sistrunk Corridor, staff had been able to convey to Mr. Williams and MODCO the desire for the re-orientation of the building. Absent the details of what the building looks like, he felt that this is something they still needed to work on. He did not think there would be any resistance from MODCO. He stated that the motion could be worded to make sure the agreement would come to this Board for further review so that all urban guidelines were being followed.

Jim Carras reworded the Motion as follows:

Motion made by Jim Carras and seconded by Laura Mutti to approve staff's recommendation to confirm MODCO as the developer of the project and to authorize the CRA staff to proceed with the development of the terms of the Agreement which will be brought back to both CRA Boards for approval. Also, that at the next Board meeting the design criteria should be reviewed to make sure that it fit in with the design plan for the area. Board unanimously approved.

Task Order for the Flagler Heights Precinct Plan – Project 16979

Mina Samadi, CRA Engineering Design Manager, stated that CRA staff is requesting a task order for additional services for the consultant who was preparing the Precinct Plan for the Flagler Heights area. She stated that the Precinct Plan had been put on hold in order to coordinate with the Consolidated Downtown Master Plan and other ongoing studies. Therefore, a lot of coordination had taken place. The coordination with the Master Plan and the request for numerous meetings exceeded the scope of services. In order to compensate for the additional services she explained a task order for \$40,000 was needed in order to have the Precinct Plan finalized.

Chair Stan Brown stated that the consultants had not overextended themselves, but everything included in the Change Order were specific things the CRA and the Board had requested, including the processing of the additional meetings.

Motion made by Jim Carras and seconded by Brice Lambrix to approve staff's recommendation. Board unanimously approved.

It was asked for further clarification of the timeframe for the project.

Mina Samadi stated that she hoped everything would be done within the next few months or less.

It was stated that there were a lot of projects in the pipeline and people were concerned about the lack of consistency.

Sistrunk Boulevard/NE 6th Street Streetscape and Enhancement Project – Project 10448 – Joint Participation Agreement (JPA)

Mina Samadi stated this involved bus shelters, along with the benches, landscaping and lighting. DOT has given a grant which is 50/50 cost sharing grant. She advised DOT's share was \$48,000 and the CRA's share would be \$48,000. The item was presented to the City Commission on March 1, 2005 and approved. In order to meet the grant requirements, we are requesting that this Board approve the spending authorization for City's portion from the funds available in the Sistrunk Boulevard Enhancement Project.

Motion made by James Brady and seconded by Jim Carras to approve staff's recommendation. Board unanimously approved.

Director's Report

Al Battle proceeded to distribute a summary regarding the CRA Annual Report that is to be submitted and an explanation as to why it was necessary to submit it. He explained further that the CRA is required to file a report with the County and the State each year in accordance with Chapter 163 which governs their existence. He further stated that the report is due at the end of March and includes a financial statement of assets, liabilities, income and operating expenses. He stated it is a dated time stamp of the CRA's progress for the fiscal year. He explained that the report would also be filed with other

taxing agencies, such as the Children's Services Group. It tracks a year in arrears, and therefore, would be for 2003/2004.

Al Battle stated that the report restated the objectives and purposes of the CRA, along with their plans and goals, and summarizes annual accomplishments for the year. It also included an overview of the tax increment revenue as received for use during that particular fiscal year. He stated that since there were two CRAs in the City, the report was combined. He further stated the CRA Board would meet in April to approve the report.

Al Battle further stated there is an opportunity for them to support an open space park at the corner of NE 3rd Avenue and NE 6th Street across from the JPI project. He stated that Kathy Connor would supply additional information on that matter. He added that approval had been received from the Broward Parks Advisory Board to move forward with the monies they committed for the purchase and acquisition of the land to construct such a park. The City's Park and Recreation Department would complete the infrastructure. He added that there might be a need to spend some of the CRA funds to support the acquisition effort. He stated that all details were not yet available, but they wanted this Board to be aware of the situation. He suggested that possibly a resolution could be done to support the matter.

Bob Wojcik stated that the assemblage of the property consists of two parcels fronting 3rd Avenue. He proceeded to show the site on the map. He also added that there is also property owned by the Church, and a parcel directly south. He stated there were four properties along NE 4th Avenue which were residential parcels. He continued stating that originally this project was estimated to have a land acquisition cost of \$1 Million, and the Broward County Land Preservation Bond Program had budgeted \$1.3 Million towards this project to include incidental costs.

Bob Wojcik further stated that in May, 2004, the CRA Board authorized, with County approval, the use of the Urban Group to secure contracts on the properties. The CRA Board was also advised at that time that the contribution would be needed from the City or the CRA because the monies budgeted were deemed insufficient towards the acquisition. Since then, the Urban Group was successful in obtaining willing seller letters on all properties and negotiate successful contracts. He stated that the amount of the contracts, less the church property, was for \$2.52 Million. He advised that this was 12% above the appraised value collectively.

Bob Wojcik further stated that on March 17th the Broward County Land Preservation Advisory Board approved the contracts for all parcels, except for the church contract, along with authorizing the spending of \$2 Million of County bond money. In order to proceed with the project, a minimum contribution of \$500,000 was needed from the City or the CRA. He stated that the County was requiring another appraisal on properties over \$400,000, along with a review of the environmental and interlocal agreements with the City and the County. Also, a resolution was required that would commit the City to fund the allocation and construction of the park project. He stated that this item would be discussed with the CRA Board on April 12, 2005.

Bob Wojcik asked if the Board would entertain a motion to provide their continued support to this project, including funding through a contribution from the CRA. He

reiterated that timing is an issue due to the contract requirements. He advised they were also continuing with negotiations regarding the portion of property owned by the church. He stated the site was appraised at \$1 Million, and the owner is asking significantly more than the appraisal amount.

Chair Stan Brown asked if the church was acquired was there another source other than CRA or City funds.

Kathy Connor stated that she was working on a grant which is Florida Community Trust which had been used for the Southside purchase.

Bob Wojcik explained that under that program matching funds are required and they were only willing to pay the appraised value.

James Brady asked what was the cost per square foot. Bob Wojcik stated that the appraisals showed that comparable properties were selling at \$55 per square foot.

William Cone asked about the square footage of the site. Bob Wojcik stated that it was almost an acre without the church.

Laura Mutti stated this was on the southeast corner of the intersection. Kathy Connor confirmed and reiterated that it was across from JPI. Laura Mutti remarked that it was a major intersection. Kathy Connor stated that the plan being shown was a concept plan, and they still had to go through the planning process with the community. She stated it would be an urban park and things could be moved around and have an impact on the area.

Laura Mutti asked if there had been a gas station previously at the site. Kathy Connor confirmed. Laura Mutti asked if it would be a brownfield. Kathy Connor stated that there could be environmental concerns, and they would have to do an environmental assessment first. Laura Mutti asked if that would not affect the overall site. Kathy Connor stated that it might and may create a problem for the owner if it had to be cleaned up, which could reduce the value.

James Brady stated that due to the funding source is it correct that they could not condemn the property and would have to enter into a covenant to be able to use the property for such a purpose for 25 years. Bob Wojcik explained that they could not use condemnation under the bond program and there would be restrictive covenants on the use of the property.

Laura Mutti asked if they had offered to relocate the church. Bob Wojcik stated that was one of their desires and wanted assistance in finding a site.

Rosalind Osgood explained that the church owned the site.

Motion made by James Brady and seconded by Ella Phillips to approve staff's recommendation. Board unanimously approved.

Old/New Business

Chair Stan Brown stated that a budget would be forthcoming, and the Board had various items that they needed to discuss that developed during the last 5-7 years. He stated they needed some institutionalization of what they were doing. He reminded everyone that the CRAs were 20-30 years long, and the ones who had trouble were those who relaxed thinking they had been successful and not continuing to move forward. He reiterated they needed to develop the framework for the next level of decisions that needed to be made by the Boards to make sure the CRA was on its toes for the next 20 years.

Jim Carras recommended that the Board take the time to have a workshop meeting relative to the northwest area. He stated that he was concerned about opportunities arising and the role of the CRA in the northwest. He stated further that he was not convinced that the role the CRA played in Flagler Village was the proper role for the next phase of activity for the northwest. He felt the CRA needed to be more actively and directly involved in development activities and bringing projects to fruition. He felt they should not take a passive role. He urged that discussions take place regarding the role of this Board and the values they presented relative to the new Director and staff relative to the northwest.

Chair Stan Brown stated the Board can help in bringing the community together to obtain input regarding Phase II.

Motion made by James Brady and seconded by Jim Carras to adjourn.

There being no further business to come before this Board, the meeting was adjourned at 5:15 p.m.

Respectfully submitted,

Margaret A. D'Alessio
Recording Secretary