

**NORTHWEST-PROGRESSO-FLAGLER HEIGHTS  
REDEVELOPMENT ADVISORY BOARD  
REGULAR MEETING**

September 28, 2005 – 3:30 P.M.

**The Mizell Center  
1409 Northwest 6<sup>th</sup> Street  
Fort Lauderdale, Florida**

<u><b>Board Members</b></u>	Present Absent	Cumulative from 01/01/05 (P) (A)	
James Brady	P	P-7	A-1
Stan Brown, Chairman	P	P-8	A-0
William Cain	P	P-8	A-0
Jim Carras	P	P-5	A-3
Jerry Carter	P	P-6	A-2
Albert Fils	A	P-5	A-3
Hector Heguaburo	A	P-3	A-5
Tim Hernandez	P	P-5	A-3
Brice Lambrix	P	P-8	A-0
Laura Mutti	A	P-7	A-1
Ella Phillips	P	P-8	A-0
Rosaline Osgood	P	P-5	A-3
Marcia Barry	A	P-5	A-3
Clare Vickery	P	P-7	A-1

**Staff**

Alfred Battle, Director- CRA  
 Bruce Larkin, Director of Business Enterprises  
 Mina Samadi, Engineer- CRA Staff  
 Thomasina Turner-Diggs, Project Coordinator- CRA Staff  
 Joan Oliva, Planning and Design Manager-CRA Staff  
 Bob Wojcik, Planner 111- CRA Staff

**Visitors**

Nancy Crown, Bank of America

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

The September 28th 2005, meeting of the Northwest-Progresso-Flagler Heights Redevelopment Advisory Board was called to order at 3:30 P.M. by Chairman Brown. A quorum was achieved with nine board members present.

A roll call was conducted by Mr. Battle. The results are above.

## **II. Approval of Minutes – July 18, 2005**

The minutes of the July 18, 2005, regular meeting were reviewed.

A motion was made by **Mr. Carter** and seconded by **Ms. Phillips** to accept the July 18, 2005, minutes with no corrections, deletions, or amendments.

## **Special Announcement**

**Chairman Brown** announced that he has been apprised by the city attorney's office that the process used to elect the 2006 chairman and co-chairman was flawed by virtue of the fact that this Board appointed a committee to recommend candidates for those positions. It has come to our attention that Advisory Boards are not permitted to have committees unless specifically appointed by the City Commission. As a result the persons elected from this process may not accept the respective positions and a new round of nominations and voting must take place. This will occur at the next regularly scheduled board meeting. **Mr. Hernandez** suggested we ask the City Commission to change the policy, as committee work is a valuable tool to accomplish tasks. **Chairman Brown** asked Mr. Battle to look into that possibility.

A motion was made by **Mr. Brady** to acknowledge the error made, render the votes cast as invalid, and proceed with nominations and voting of officers at the next scheduled board meeting, which will be held in October. The motion was seconded by **Mr. Lambrix**. A vote was taken and the motion passed unanimously.

### III. Mount Olive Development Corporation

This item was deferred from the July 18<sup>th</sup> meeting pending additional design detail information from the developer to satisfy concerns from the Advisory Board members.

Mr. Battle reminded the Board that the city had entered into an agreement with the Mt. Olive Development Corporation (MODCO) to be the developer of a project on Sistrunk Boulevard, in response to an RFP they had responded to. MODCO had been reviewed and approved by the CRA Advisory Board before the meeting of the April CRA Board at which time MODCO was additionally confirmed as the developer for this project. The project is the construction of a 2-story building, approximately 4000 square feet, for administrative offices, training, computer lab, and also some residential units on the second floor. There would be an assistance package from the CRA which would include disposition of CRA land to them at no cost, as well as a grant to the developer in the amount of \$137,350 to assist with on-site infrastructure improvements. This project would involve rehabilitation of four other properties that MODCO owns in conjunction with the site plan submitted with this proposal.

It is recommended that the CRA Advisory Board recommend approval. Mr. Battle advised that **Mr. Lambrix** assisted in scrutinizing the proposed designs. The chosen final proposal is attached to the backup as an exhibit.

**Ms. Osgood** disclosed that she has a conflict with this item and will abstain from the vote.

A motion was made by **Mr. Brady** to approve the confirmation of MODCO as the proposed developer and authorize CRA staff to proceed with developing the Terms of Agreement that will come back to the CRA Advisory Board. **Mr. Lambrix** seconded the motion. A vote was taken and the motion passed unanimously.

### IV. Request to Issue 30-Day Notice to Dispose of Property at 2130-2140 Northwest 6<sup>th</sup> Street

Mr. Battle advised that this piece of property fronts Sistrunk Boulevard at the 2100 block between I95 and 21<sup>st</sup> Avenue. The CRA purchased the entire site of 36,000 square feet, of which 20,000 square feet will be utilized for the Mo-

Homes project that was approved at a prior meeting. The remaining footage directly fronts Sistrunk Boulevard and is directly east of the Bank of America town home signage from New Visions Development Corporation. Mr. Battle requested the Board approve the advertisement of a notice for the intention of such project. At the end of the 30-day advertisement process it is anticipated that a proposal will be rendered by New Visions; however, this advertisement will allow other proposers the opportunity to participate.

Mr. Brady made a motion to approve the request. Ms. Osgood seconded the motion. Chairman Brown called the vote. A vote was taken and the motion passed unanimously.

#### V. Director's Report – Alfred Battle

Mr. Battle updated the Board on the Sistrunk Boulevard project. The Board had engaged an engineer consultant, McMann Transportation Engineers, to put together a mitigation plan to consider whether this road should be turned over to the city or not. A final document is expected in the next 7-10 days. Once that plan is received, Mr. Battle expects Commissioner Moore to ask to have this item heard on the county agenda.

Mr. Battle announced the Broward Alliance is hosting a redevelopment conference at Nova University on October 26<sup>th</sup> to talk about issues and strategies. The conference will be an overview for all persons involved directly or indirectly with redevelopment agencies.

In addition, Broward Housing Partnership is holding an affordable housing summit at the Broward County Convention Center on October 5-6. Registration is required and there is a fee, but funding is available for those who wish to participate but do not have a budget for this type of purpose.

Mr. Battle announced a CRA Board meeting was held September 13<sup>th</sup> whereby items that were not voted on in their last agenda were discussed, items of a technical and procedural nature. The 6<sup>th</sup> Street Plaza project agreement was amended to allow the funds to now be in the form of a reimbursement. A number of lenders are working with this project. Ground breaking should occur in the next 30-60 days.

Mr. Battle noted that a waiver of conflict was approved for an advisory board member from the Beach CRA to advertise in their magazine. Any time the

services or business of a member is utilized, it must be disclosed and a waiver granted.

Mr. Battle announced future Advisory Board workshops. The October 12<sup>th</sup> workshop will address Flagler Village activities and what role of the CRA is. This will be an opportunity to reeducate some of the new staff members and get up to speed as to the issues of this area.

The November 9<sup>th</sup> workshop will discuss the CRA Plan, Phase II. Long term and short term plans, funding, and opportunities will be on the agenda.

Mr. Battle announced that William Cone passed away recently. Mr. Cone served this board and this community for many years. It is Mr. Battle's desire to honor his memory in some meaningful way. **Chairman Brown** agreed, noting it will be put on the next agenda for discussion.

#### VI. Old Business – Stan Brown

**Chairman Brown** reiterated the importance of attending the workshops and encouraged all board members to dedicate the time to participate. He noted that the workshop process supplements the meetings and are held between the scheduled board meetings. The workshops are single purpose, with appropriate persons from the community, members of staff, and those involved with the anticipated projects attending. It is important that the Phase II workshop be successful, as these discussions will determine future direction, funding and projected projects.

#### VII. Adjournment

There being no further business being brought before this Board, the meeting was adjourned at 4:03 P.M.

Respectfully submitted,

Jody E. Lebel  
Recording Secretary and Notary Public