

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

February 1, 2006 – 3:30 P.M.

**CITY HALL**

**100 North Andrews Avenue  
1<sup>st</sup> Floor Conference Room  
Fort Lauderdale, Florida**

<u>Board Members</u>	<b>Present Absent</b>	<b>Cumulative from (P) 01/01/06</b>	<b>01/01/06 (A)</b>
James Brady	A	P-1	A-0
Stan Brown, Chairman	P	P-1	A-0
William Cain	A	P-0	A-1
Jim Carras	P	P-1	A-0
Jerry Carter	P	P-1	A-0
Albert Fils	P	P-0	A-1
Michael Ferber	P	P-1	A-0
Tim Hernandez	P	P-1	A-0
Brice Lambrix	P	P-1	A-0
Laura Mutti	P	P-1	A-0
Ella Phillips, Vice Chair	P	P-1	A-0
Rosaline Osgood	P	P-1	A-0
Marcia Barry-Smith	A	P-0	A-1
Clare Vickery	A	P-0	A-1

**Staff**

Alfred Battle, Director CRA  
Mina Samadi, Engineer - CRA Staff  
Joan Oliva, CRA Staff  
Bob Wojcik, CRA Staff

**Visitors**

Peter Feldman  
Jacqueline Tufts, Executive Director, New Visions CDC

**I. CALL TO ORDER/ROLL CALL**

The February 1, 2006, meeting of the Northwest-Progresso-Flagler Heights Redevelopment Advisory Board was called to order at 3:40 P.M. by Chairman Brown. A quorum was achieved with ten board members present.

A roll call was conducted at 3:40 P.M., the results are above.

**II. APPROVAL OF MINUTES – NOVEMBER 30, 2005**

The minutes of the November 30, 2005, regular meeting were reviewed. Ms. Laura Mutti requested that the minutes from the November 17<sup>th</sup> meeting be provided at the next meeting.

A motion was made by Ms. Mutti accept the minutes as posted with no corrections, additions or deletions. The motion was seconded by Ms. Phillips. A vote was taken and the motion passed unanimously.

**III. NEW VISIONS COMMUNITY DEVELOPMENT CORPORATION PROPOSAL**

Mr. Battle addressed the Board regarding the proposal. He advised that staff is requesting of a single proposal of interest in response to a 30-day notice for CRA property located in the 2100 block of Northwest 6<sup>th</sup> Street. It is the desire of the applicant to build single family and town homes in the neighborhood. A 30-day notice was posted to ascertain if there was other interest, in which case an RFP process would be initiated. Only one proposal was received asking for our support to enhance their current town home project by expanding to the east on properties they own on the western side of the 21<sup>st</sup> Avenue corridor. Jackie Tufts, Executive Director of New Vision CDC, was present to answer questions. Staff recommends acceptance of this proposal and establishment of an evaluation committee.

Chairman Brown asked for a recap the situation with the bank. Mr. Battle answered that Bank of America is globally moving from single-family infill development in urban communities and moving more towards large, multi-family projects. Ms. Tufts added that New Visions has partnered with Bank of America since the inception of the project in 1999 to receive construction finance. New Visions has interested parties who will occupy the town homes. She advised that New Visions desires accomplish the urban style of the building that the CRA is looking seeking.

Mr. Brown asked about the contractor. Ms. Tufts announced that that would be put out for bid. Mr. Carter asked if the 18 single-family homes were completed. Mr. Tufts answered that 14 are completed, 2 that are not permitted, and 2 that are permitted and waiting to be built. Mr. Carter asked about price of the town homes. Ms. Tufts answered that three affordable units at \$198K, four will be at market rate (\$295-300K), and seven will be low-income lottery at a range of \$250-280K with up to \$50K in subsidies as well as other funding such as SHIP. Mr. Carter asked if the Bethel Plaza project was underway at this time. Ms. Tufts answered that it was in the preliminary stages of pre-development. Mr. Brown opined that he was pleased that this type of pricing was occurring on Sistrunk Boulevard.

Ms. Tufts noted that this project is in the preliminary stages, adding that they have been to DRC for approval and setbacks. Mr. Hernandez suggested removing the wall that abuts the sidewalk, adding that it invites graffiti. He suggested considering fences and/or hedges. He inquired how large the units were. Ms. Tufts noted that they start at 1400 square feet, 3-bedrooms. Mr. Hernandez was pleased to see that the units front Sistrunk Boulevard. He added that in the future trees will canopy over the street making a pleasant area.

Ms. Carter made a motion to accept the proposal as outlined by staff: "Acceptance of a single proposal of interest in response to a 30-day notice of Dispose of CRA property located at 2130-2140 Northwest 6<sup>th</sup> Street, and the authorization to establish an evaluation committee to review the proposal received and provide a recommendation to the CRA Board". Ms. Osgood seconded the motion. A vote was taken and the motion passed unanimously.

Mr. Battle added that in conversations with the bank and New Visions they were always open to this Board's concerns. The applicant and the bank understand the vision and plan for this boulevard, acknowledging that the county owns the actual street, and asks for our support throughout the process. Mr. Brown addressed the Board on the progress that this Board has accomplished. He added that there was a ground breaking for Maria Freeman's office building, and a local bank has committed to finance an office building in this area.

#### **IV. NPF CRA CONSOLIDATED MASTER PLAN REQUEST FOR QUALIFICATIONS**

Mr. Battle addressed the Board to ask for comment, review and approval for some of the concepts soliciting urban plan and design services for the entire CRA area. City officials recognize the need to develop a consolidated master plan in order to complete and implement any planning effort. Planning analysis will begin with a review of the existing CRA Strategic Plan and Community Redevelopment Plan to provide a progress report on our activities to date. Mr. Battle noted that this exercise does not discount the past but glorifies it. The redevelopment strategy will build on the approaches suggested by the Brookings Institute report entitled "Market-Based Community Economic Development"

Mr. Ferber inquired what will follow if we do an RFQ in terms of the procedure and timeline. Mr. Battle answered that we will need to do an RFP and solicit professional services, which will accelerate the time frame. He added that we were anticipating 5-7 months for the study once the firm is hired.

Mr. Lambrix noted that this study encapsulates the entire CRA, wondering why we don't target specific the areas. Mr. Battle answered that we have established the framework for the infrastructure and that we would not focus on these areas, but there still exists a need to discuss these areas. Ms. Mutti opined that she felt this would be a wonderful and important tool to accomplish the mission. Mr. Brown noted that market studies don't always work with our vision for Sistrunk. Mr. Carras echoed Mr. Lambrix's concerns; as we move forward we don't want to spend time, money and resources in an area that has already been worked on. Mr. Battle advised that this plan will go beyond what we already have accomplished. He understands that

there is a need to view low income communities differently and will make sure the RFP that goes out searches for firms that can address that issue. In addition he is concerned about the process occurring in participation with this community and feels the projects must be driven by the community with a hidden strengths/hidden assets mentality.

Peter Feldman opined that 1400 acres is large and some of this proposal is really specific. He felt it was good to have a broad stroke of where we want to go, but added that each pod has its own issues, adding that some of the things in the proposal will require more than a 3-month study. Focusing in one area makes sense where you're trying to spark significant change, but he advised to keep the focus on the broader picture.

Mr. Brown added that after an initial look around the CRA by a professional group their report may find that the price needed to accomplish the task will not carry the reward expected. In that event that might help us to redirect our focus. Mr. Battle noted that in doing these types of exercises usually local expertise is not available to attain the goal in the way desired. In addition, the momentum already built is seldom taken into consideration.

Mr. Lambrix inquired about the budget needed for this project. Mr. Battle answered it would be in the range of \$300-400K to get a professional that will do what we want and is needed. Mr. Hernandez inquired if we would attain a physical plan from this project. Mr. Battle answered yes.

Mr. Brown viewed this as not just another plan, but a venue for the plans to move forward. Mr. Lambrix commented that the scope seemed immense for the time allotted and the amount of money being considered. In his opinion projects of this magnitude often take a lot of involvement and a lot of participants to be successful. Ms. Mutti offered that this project will involve one professional group doing more than just a study. Mr. Ferber noted that this work was anticipated when we extinguished the land in the western portion of the CRA and replaced it with the Northwest RAC.

Mr. Brown commented that he supports the concept and that this discussion is to give Mr. Battle feedback for the RFP. He agreed that it is time to pull what we have together and get an institutionalized plan. He inquired of the Board: Is it a consensus that we like this concept? Mr. Hernandez agreed with Mr. Lambrix and Mr. Carras in that we have already done significant plans in Flagler Heights and that this task is overwhelming. Another alternative may be to have the economic component done for the entire CRA, and then get another RFP to do a physical master plan for northwest portion. Mr. Carras agreed, suggesting we consider splitting the components into two sections. Mr. Battle commented that he would organize the RFP in such a fashion as to have the proposers outline their strategy, which will then be brought back before the Board for review and study. At that point the Board can make a decision as to whether or not the plan appears attainable.

Mr. Lambrix made a motion in support of having staff issue an RFP to solicit the interest of qualified consultants to perform the services requested in the draft RFQ document but splitting the service designation into two sections; economic and

physical . Mr. Ferber seconded the motion. A vote was taken and the motion passed unanimously.

**V. DIRECTOR'S REPORT**

Mr. Battle noted that there was a groundbreaking ceremony at 6<sup>th</sup> Street Plaza that was well received by the community. The Sistrunk Boulevard project has been assigned to a county committee, whereby the chairman advised that he will schedule a time certain for the item to be heard once all of their questions have been addressed.

Mr. Brown asked for an update about the gospel facility. Mr. Battle advised that the city had purchased some property to build the Flagler Heights Park. When it was presented last year it was decided to proceed without the church because it was not available at the time. The contract on the church is now null and void. There are legal issues being researched in the event we are able to make an offer on the property.

**V. ADJOURNMENT**

A motion to adjourn was made by **Mr. Hernandez** and seconded by **Mr. Lambrix**.

There being no further business being brought before this Board, the meeting was adjourned at 4:52 P.M.

Respectfully submitted,

Jody E. Lebel  
Recording Secretary and Notary Public