

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

**CITY HALL**

May 24, 2006 – 3:30 P.M.  
**100 North Andrews Avenue  
8th Floor Conference Room  
Fort Lauderdale, Florida**

<b>Board Members</b>	<b>Present Absent</b>	<b>Cumulative from 01/01/06 (P) (A)</b>
Phyllis Berry	A	P-2 A-1
James Brady	A	P-4 A-1
Stan Brown, Chairman	A	P-4 A-1
Jim Carras	A	P-3 A-2
Jerry Carter	P	P-4 A-1
Albert Fils	A	P-3 A-2
Michael Ferber	P	P-5 A-0
Tim Hernandez	P	P-5 A-0
Bradley Hubert	P	P-1 A-0
Brice Lambrix	P	P-4 A-1
Laura Mutti	P	P-5 A-0
Ella Phillips, Vice Chair	P	P-5 A-0
Rosaline Osgood	A	P-1 A-4
Marcia Barry Smith	A	P-1 A-4
Clare Vickery	A	P-4 A-1

**Staff**

Alfred Battle, Director CRA

Thomasina Turner-Diggs, Project Coordinator, CRA Staff

Mina Samadi, Engineer, CRA Staff

Joan Oliva, Planning and Design Manager, CRA Staff

Bob Wojcik, Planner, CRA Staff

**Visitors**

Robert Lochrie, Esquire

Alan Hooper

Edward Leb

Richard Russell

Michael Melendez

Jeremy Mullins

**I. Call to order/Roll call**

Vice Chair Phillips called the meeting to order at 3:40 P.M. and welcomed Bradley Hubert to the board. A quorum was achieved at 4:10 P.M. with eight members. Until that time the meeting progressed in a workshop capacity.

**II. Approval of Minutes – April 26, 2006 regular meeting**

Mr. Ferber made a motion to approve the April 26, 2006 minutes. Mr. Carter seconded the motion.

Vice Chair Phillips asked for discussion on the motion.

Mr. Ferber asked that a correction be made. He noted on page five paragraph two it reads:

“Mr. Ferber commented that in the abstract, and about façade programs in general, the Ruby Williams building is now vacant whereby on two occasions funds were advanced.”

Mr. Ferber requests the word “**land**” be placed in the sentence so it will read: “Mr. Ferber commented that in the abstract, and about façade programs in general, the Ruby Williams building is now vacant **land** whereby on two occasions funds were advanced.”

Vice Chair Phillips called for a vote. A vote was taken and the motion passed unanimously to accept minutes as written, with the above noted correction, but without any further additions, deletions, or corrections.

**Approval of Minutes –November 17, 2005**

Mr. Carter made a motion to approve the November 17, 2005, minutes. Mr. Lambrix seconded the motion.

Vice Chair Phillips asked for discussion on the motion. Hearing none, Vice Chair Phillips called for a vote.

A vote was taken and the motion passed unanimously to accept the minutes as written without any further additions, deletions, or corrections.

**III. CRA Request for Proposal Evaluation Committee Recommendation – RFP 252-9256**

Mr. Battle advised that this item was placed on the agenda to have the CRA Advisory Board endorse the recommendation of the Evaluation Committee’s choice based on their review of the proposals received for RFP 252-9256, which was GBF Engineering/Front Porch.

Mr. Battle gave a brief history of what has occurred with regard to this RFP. At the February 2, 2006, meeting the committee (which consisted of James Brady, Eve

Bazer, Leslie Carhart and Ella Parker) had reviewed the four proposals received for this RFP (Curtoom Companies, GBF Engineering/Front Porch Initiative, New Visions CDC, and Trinity Fin) using the basic criteria as stated in the RFP submittal guidelines. The four proposers were evaluated and scores were given by the committee members. After being calculated by Ms. Diaz, an average ranking was given to each as follows: #1, New Visions CDC (423 points/score 84.6); #2 GBF/Front Porch Initiative (349 points/69.8); #3, Curtoom Company (307 points/score 61.4) and #4, Trinity Fin (0). At that time the top three scoring proposers were short-listed for the purpose of providing oral presentation; however, a letter was received from Paul Curtins, President of Curtoom Company dated February 13<sup>th</sup>, notifying the committee that Curtoom was withdrawing from the process. Their letter of withdrawal was read into the record by Mr. Battle at that time.

As a result of that, the April 25, 2006, review consisted of two proposals: GBF/Front Porch Initiative and New Visions. Their presentations covered the four criteria requested in the RFP: Development proposal, Developer Evaluation, Financing and Project Aesthetics. There was an opportunity to address questions and give comments.

At that time due to committee member obligations and time constraints, Mr. Battle suggested tabling the discussion for a future meeting. Final scoring sheets were kept and not revealed or discussed in the interim time.

At the May 5, 2006, final meeting the Evaluation Committee again met, discussed the projects, and gave their final rankings. Ms. Diaz tabulated the figures and announced the scores:

GFB Engineering (Front Porch) – 339 points  
New Visions CDC – 283 points

Mr. Melendez and Mr. Mullins briefly addressed the Board and asked for their support. Mr. Hubert questioned the escalating construction costs, noting that that was a major problem in today's construction world, and asked how they were going to handle overruns. Mr. Mullins felt confident that costs could be controlled and noted that the slabs will be poured on site. As far as cost overruns, GBF is financially sound and can absorb such costs should they occur.

A motion was made by Mr. Carter and seconded by Mr. Hubert to accept the recommendation of the Evaluation Committee and forward it to the CRA Board.

Vice Chair Phillips asked for further discussion. Hearing none, a vote was taken and the motion passed unanimously.

**IV. Avenue Loft, Ltd. First Amendment – Flagler Village Strategic Investment Streetscape Program Request**

This item was taken first on the agenda and was started as a workshop item. During the presentation, a board member arrived giving the Advisory Board the status of a quorum. The newly arrived board member was quickly brought up to speed and the meeting progressed.

Mr. Battle advised the Board that staff has provided through the packet a proposed offer to allow an additional grant to Avenue Lofts Ltd. to support the redevelopment of the projects in the area in which they are developing Avenue Lofts, Foundry Lofts, and Mill Lofts all located in the FAT Village area of the northwest CRA. He further advised that in 2002 the CRA and Avenue Lofts entered into an agreement to provide incentives to facilitate that development project. The package included a rebate on the TIF over a 20-year period, as well as a grant to offset the cost of construction, the Flagler streetscape improvement package (which totaled at that time just under one million dollars). At that time \$499k of those funds was funded via contribution from the CRA and would be reimbursed to the developer once the project was completed. The developer has delivered on just about all of the promises per the redevelopment agreement. The 98 loft style condo units are either constructed or currently under construction. Approximately 10,800 square feet of retail space has been implemented, creating 40 retail jobs as well as 300 construction related jobs. The TIF impact revenues were initially predicated on sales prices of \$185-390K. Those same units are now selling at a rate of \$350-575K. When completed the project is anticipated to generate \$72 million.

The developer approached the CRA to fund similar type streetscape improvement dollars to facilitate improvements around the Mill and the Foundry projects. A deal was structured whereby the developer is asking for 50% of the costs associated with the additional streetscaping that would be involved around these projects, as well as frontages references in the exhibits. The additional investment would be slightly over \$356K. Based on the impact to the CRA and our contribution, our ratio of private investment to public investment is 84 to 1. In addition, the TIF will increase as the value of the property rises.

Mr. Lochrie and Mr. Hooper made a brief presentation on the project to the Board using visual aids. The original Avenue Lofts project was scheduled to be completed in five phases. Phases 1-3 were completed on time and are occupied. Phases 4-5 are under construction and Mr. Lochrie advised they should be completed by August of this year. The Mills and The Foundry add more units to the mix than anticipated. The original \$22 million investment was anticipated to generate \$229k per year or \$2.1 million over the course of 15 years. Today these projects will generate \$855k a year for a total of \$20 million over 20 years. The property values have risen in the surrounding area due to this project. As part of Avenue Lofts the City teamed with the builder to improve the streets, the biggest complaints of the neighborhood. The improvements will also be extended to surrounding and adjoining alleyways and streets to finish off the streets at this site. Mr. Hooper noted that a major water main had to be installed that was not anticipated, increasing the scope and cost of the streetscape project. It was stated that without funding from the CRA this streetscape

project was not be as intense and as extensive as planned. The CRA will see a return on investment after only one year for their contribution to this project. It was noted by one of the Board members that building new infrastructure in the public right-of-way is surely one of the highest and best uses for the TIF.

Mr. Ferber made a motion that the CRA Advisory Board recommend to the CRA Board that we approve staff's recommendation to partner with Avenue Lofts First Amendment -- Flagler Village strategic investment streetscape program request in the amount of \$356k. Mr. Carter seconded the motion. Vice Chair Phillips called for further discussion. Hearing none, a vote was taken and the motion passed unanimously.

#### **V. Old/New Business - Director's report**

Mr. Battle advised that on June 5<sup>th</sup> there will be a joint city/county meeting presentation on the Sistrunk Project at the African American Research Library. Each side will likely present their alternative to the road-widening concept for that street. Mr. Battle encouraged all board members to attend to show their support. There are several designs being discussed, but no commitment has been made at this time.

Mr. Hubert noted that at the last State Legislation session it was required that the cities make all the land they have under title available for affordable housing. He inquired how that will affect our work. Mr. Battle answered that he is aware of the Legislative mandate but feels that under Chapter 163, that specifically talks about land owned by cities in Community Redevelopment Areas, there is a process of disposal that the must be accomplished before the sale of any land, whether for housing or any other purpose, can be permitted. Mr. Battle does not feel that that particular law affects us. He noted that if it did have any effect, the question would be could it change our ability to go after mixed-use projects. Mr. Battle believes the mixed-use projects are located along the corridor where that type of density is permitted and compatible with the rest of the neighborhood. There may be an impact on unincorporated areas or places that do not have a plan or a vision. He further noted that there are new imminent domain laws whereby cities cannot take property for private development purposes; however, we are not currently using imminent domain to obtain property.

#### **VII. Adjournment**

As there was no more business to be brought before the CRA Advisory Board, a motion was made by Mr. Lambrix and seconded by Mr. Carter to adjourn the meeting. All were in favor.

The meeting was adjourned by Vice Chairman Phillips at 4:35 P.M.

Respectfully submitted,

Jody E. Lebel, Court Reporter  
Notary Public