

**NORTHWEST-PROGRESSO-FLAGLER HEIGHTS
REDEVELOPMENT ADVISORY BOARD
JUNE 27, 2007 at 3:30 p.m.
100 NORTH ANDREWS AVENUE
8TH FLOOR CONFERENCE ROOM
FORT LAUDERDALE, FLORIDA**

<u>Board Members Present</u>	<u>Present/Absent</u>	Cumulative from 1/1/07	
		<u>(P)</u>	<u>(A)</u>
Ella Phillips, Chair	P	2	2
Michael Ferber, Vice Chair	P	4	0
Phyllis Berry	P	3	1
James Brady	P	4	0
Ron Centamore	P	3	1
Alan L. Gabriel	P	2	0
Jerry Heniser	P	2	0
Mickey Hinton	A	1	3
Bradley Hubert	P	4	0
Brice Lambrix	P	3	1
Laura Mutti	P	3	0
Dr. Rosalind Osgood	P	1	3
Doug Sterner	P	4	0
Clare Vickery (arrived 3:45pm)	P	3	1

Staff and Guests

Thomasina Turner-Diggs, Project Coordinator, CRA Staff
Mina Samadi, Engineer, CRA Staff
Bob Wojcik, Planner III, CRA Staff
Jerry Carter, DEDC
Travis Woods, Recording Clerk, Prototype Inc.

I. Call to Order/Roll Call

Chair Phillips called the meeting to order at 3:30 p.m. Following roll call, it was determined a quorum was present.

II. Approval of Minutes from April 25, 2007

The following corrections were requested to the minutes:

- Mr. Heniser is with Regions Bank, not Regents Bank
- Mr. Centamore was present at the meeting

Motion made by Mr. Brady, seconded by Mr. Lambrix, to accept the minutes of the April 25, 2007 meeting with the corrections as noted. In a voice vote, the motion passed unanimously.

III. Authorization to Enter into Agreement with Flagler Junction, LLC (Bamboo Flats Streetscape Grant)

Mr. Battle advised that this is a second step in their approval of this project. He provided a memorandum with a summary of the terms for development between the NW CRA and the developer. Mr. Battle asked that the Board approve the streetscape plan to ensure its inclusion in the specs. It is anticipated closings will start on the units within the next two weeks. A request for payment is expected at the end of July to start reimbursement of the costs associated with the project.

Mr. Brady confirmed that the plan is for the west half of 4th Avenue and 7th Street to 3rd, not including the east half of the roadway. Mr. Brady also mentioned the laying higher asphalt on the west side and was advised that condition would be temporary and not a safety concern.

Ms. Berry asked regarding the project schedule. Mr. Battle indicated that the project is close to finished, and their goal at this time is to get a date to obtain the CO in order to reimburse for the streetscape improvements. Prior to the time the City Commission is to approve the agreement and schedule, Mr. Battle expects to have that date for Exhibit B confirmed. Ms. Berry suggested the wording be changed to: "Exhibit B will be made available at the time the CRA Board takes such action."

Mr. Battle confirmed that the request is a fixed amount not to exceed \$230,681.00, as the City has agreed to provide 50% up to that amount. Mr. Battle said that at the last meeting the grant itself had been approved, and

the Board at this time needs to approve the City entering into an agreement with the developer.

Ms. Mutti said she would like to see more of a visual of the developer's proposal, asking for a pictorial or slideshow. Mr. Battle stated that at the last meeting renderings of the project had been provided to the Board.

Motion made by Ms. Berry, seconded by Mr. Brady, to approve entering into the agreement with the developer. In a voice vote, the motion passed unanimously.

IV. DIRECTOR'S REPORT

Mr. Battle provided an update of the effect of the new tax legislation on their revenue base, providing a brief history of the action taken by the legislature.

Special districts will be required to cut their taxes to 2006-2007 revenue levels, making an additional cut based on specific city and county taxing structures. The City of Fort Lauderdale will be required to make a wholesale cut of 7%, requiring the CRA to also make a 7% reduction, above and beyond the rollback to 2006-2007 revenue levels. The amount received in 2006-2007 was \$6,225,040; with \$8 million having been anticipated based on the 2007-2008 revenue projections. There is a further loss of approximately \$425,000 in revenue for the CRA making their bottom line \$5.5 million for the year going forward.

Mr. Battle reviewed operating budget figures and debt service on bonds for Sistrunk and other projects in the Northwest area, as well as department moving expenses. He added there was still a good reserve to utilize for projects throughout the year, but did not know if the referendum regarding a "super exemption" would be passed or not or if they would be hit as hard as other areas around the City, as there are few homesteaded properties in the CRA.

Mr. Battle felt, moving forward, that they still have a fairly healthy financial picture in order to either spend on capital projects by levying another bond or refinancing the existing bond and paying down some of the debt. There is flexibility based on the amount of revenue available.

Discussion continued regarding proposed intent of the legislation.

Mr. Battle explained that at the next meeting elections for Chair and Vice Chair will take place, and explaining the process for the benefit of the new Board members.

Mr. Battle also discussed his previous promise to the Board to provide them with a copy of the consultant's presentation at the charette held in April. He provided

CDs to the Board with the presentation in Adobe Acrobat format. Mr. Battle told the Board members to give him a call if they had any questions or comments.

Mr. Battle pointed out that the consultants were basically building on their knowledge of the area, defining the area and working on specific design and regulatory strategies such as changing the zoning code and dealing with on- and offsite parking issues relating to development and planning review. The plan will be brought to a conclusion within the next month in terms of having a presentation ready for the CRA Board at which there will be a joint meeting with the CRA Advisory Board.

Mr. Battle asked, even though the Board generally does not meet in July, that they schedule a meeting that month in order to discuss and review the budget, as well as have the Board Chair elections.

Mr. Brady asked regarding status of real estate developers coming before the Board to discuss current market trends.

Mr. Battle indicated he had spoken with several real estate persons at the request of the Board; however, an issue has come up with the City Commission regarding a trash transfer site on 19th and Sistrunk. It was his suggestion, after getting the budget process vetted and the planning project is completed, to then to bring in the realtors, adding a market study component for additional data and obtaining their opinions on the Board's ideas to date, eliminating the necessity of including discussion regarding the trash transfer station in the hopes that matter will be disposed of prior to that time.

Mr. Brady emphasized his desire to have “educated people with their money in the dirt” come in to tell them where the market is currently as well as its forward projections, limitations, and expectations for the City in general, but also particularly in the CRA.

V. ADJOURNMENT

With no further business before the Board, the meeting adjourned at 4:13 p.m.