

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

July 18, 2007 at 3:30 p.m.  
100 North Andrews Avenue  
8<sup>TH</sup> Floor Conference Room  
Fort Lauderdale, Florida

<b>Board Members</b>	<b>Attendance</b>	<b>Cumulative from 1/1/07</b>	
		<b>(P)</b>	<b>(A)</b>
Phyllis Berry	P	4	1
James Brady	A	4	1
Jerry Carter	P	2	0
Ron Centamore	P	4	1
Michael Ferber, Vice Chair	P	5	0
Alan L. Gabriel	P	3	0
Jerry Heniser [3:53]	P	3	0
Mickey Hinton	A	1	4
Bradley Hubert	P	5	0
Brice Lambrix	A	3	2
Laura Mutti	P	4	0
Dr. Rosalind Osgood	P	2	3
Ella Phillips, Chair	P	3	2
Clare Vickery	A	3	2
Doug Sterner	P	5	0

**Staff**

Alfred Battle, CRA Director  
Mina Samadi, Engineer, CRA Staff  
Bob Wojcik, Planner III, CRA Staff  
Joan Oliva, Planning and Design Manager, CRA Staff

**Guests**

David McPherson, Ionic Developer  
Brien Mastriana  
Tim Petrillo  
Peter Feldman  
Charlie Ladd  
Byron Calhoun  
Ron Mastriana  
Deborah Balshem, Recording Clerk, Prototype Inc.

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

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

**II. Approval of Minutes from June 27, 2007**

The following corrections were requested to the minutes:

Ms. Mutti remembered a question she had asked Mr. Battle that she did not see included in the minutes.

**Motion** made by Ms. Berry, seconded by Dr. Osgood, to approve the minutes of the June 27, 2007 as amended. In a voice vote, the motion passed unanimously.

**III. NW CRA Advisory Board Officer Election**

Mr. Heniser nominated Michael Ferber as Chair, seconded by Mr. Gabriel.

Ms. Berry nominated Ella Phillips as Chair.

Ms. Mutti nominated Doug Sterner as Chair.

Mr. Sterner withdrew his name, stating he felt he was too new to the Board and did not have sufficient experience to perform the duties of Chair.

Mr. Ferber withdrew his name, and asked that Ms. Phillips's nomination be accepted by acclamation.

Ms. Mutti nominated Mr. Hubert as Vice Chair. Mr. Hubert declined the nomination.

Mr. Heniser nominated Mr. Ferber, seconded by Mr. Hubert.

**IV. NW CRA Budget Update and Discussion**

Mr. Battle explained that the memo the Board had received related to operational and capital expenditures that they would ask the Board to review and confirm. The City Commission would approve the budget at their second September meeting. Mr. Battle explained that the CRA's fiscal year was the same as the City's fiscal year: October 1 through September 30.

Mr. Ferber remarked that this was an overview and at future meetings they would be presented with a more detailed breakdown of the budget. Mr. Battle said they had the option of holding an additional meeting prior to the City Commission's meeting to adopt the budget. Mr. Ferber did not want to delay the budget process, he just wanted to be sure that the material was available to the Board.

Mr. Battle said he would present the Board with the budget's high points and explains why there had been an atypical increase of approximately \$200,000 per year over the last three years.

Mr. Hubert asked if the actual revenue to the CRA was increased tax revenue gained through property coming online. Mr. Battle explained that it was 95% of the increases on all properties in the district.

Mr. Battle explained that they had an estimated revenue stream for 2007/2008 of approximately \$5.8 million. He stated the property appraiser's office was constantly reevaluating this number, and the property appraiser had admitted that the current figure was probably not an accurate final number. Mr. Battle said even if the amount went down, they would have enough money to cover their operating budget.

Mr. Battle drew the Board's attention to the spreadsheet [Exhibit A] and stated that operational expenses had increased over the past three years. Mr. Battle said most of this year's \$240,000 increase was the result of moving/startup expenses.

Mr. Heniser asked if the entire 2004 bond issue balance was available or if they had invested a portion. Mr. Battle explained that this was what they could spend. They had borrowed a total of up to \$18 million, and once they deducted expenses and what they could not spend, this was the remaining balance in the bank. Mr. Heniser confirmed that they had borrowed \$17.5 million, and of that, they had used \$5.7 million, so the balance was liquid.

Mr. Battle drew the Board's attention to the list of existing and future development projects [Exhibit B] and noted that most of the projects were in the Flagler Village area, but the last four were in the Northwest area and were projects that the CRA had approved within the last fiscal year. He said the financial picture appeared healthy and he hoped all the projects made it to the finish line.

Mr. Sterner informed everyone that Progresso Village was now completed; it was no longer under construction.

**V. Developer's Roundtable Discussion**

Mr. Battle said he had asked members of the development community to attend this meeting to share their thoughts regarding development in general and development in the CRA, and to advise them on any issues they identified.

Mr. Brien Mastriana, Bamboo Flats developer, said some buyers had asked when the park on sixth and third would be completed. They were also concerned about the condition of the streets and wondered why certain streets were blocked with planters. Many properties in the area had code violations, and there were unsafe structures needing demolition. Mr. Mastriana said there were concerns about drug and prostitution activity in the area, even though this was a closed-off, gated community.

Mr. Tim Petrillo said he was hearing the same things. Many unit owners had expressed a desire for retail in the area. He noted that as they were developing retail, parking requirements and the price of land to accommodate the parking were making it difficult. He felt they should rethink the parking requirements in the CRA in order to generate some nighttime activities, which would help deter criminal activity.

Mr. Charlie Ladd remarked that the CRA was a very large area with many different nuances. Mr. Ladd observed that the past five or six years had been an historic residential development period, and he felt they were now entering a slow period.

Mr. Ladd felt that cleaning up and improving the infrastructure in the Flagler neighborhood was the biggest challenge.

In the Sistrunk area, Mr. Ladd remarked that the price of houses and the cost to build them had risen dramatically. He felt in the residential neighborhoods, it would be more of the same; they would keep building houses and stabilizing the neighborhood.

Mr. Ladd said things were progressing in the Riverbend commercial area.

Mr. Peter Feldman said they must constantly be aware of how much time redevelopment could take. Mr. Feldman said to the lessons they had learned over the years were that redevelopment could take a very long time, and that it required "deep pockets," and a lot of patience. He also felt it needed a CRA Advisory Board and City Commission that were willing to continue investing

money in infrastructure, necessary subsidies, land, and improvements to encourage the private sector to come forward and invest their dollars.

Mr. Feldman said they should not “accept any of the code modifications just the way they’ve been proposed on the Master Plans.” He said they must remember that they must keep “massaging the plan.”

Mr. Feldman remarked that project approval time was increasing, but the time for which the approvals were valid was getting shorter and shorter, and he felt the City was talking out of both sides of its mouth by acting as if they wanted development, but then making it difficult to get the jobs done.

Mr. Feldman said the CRA Board, City and the County must support mass transit. He said owning a vehicle was becoming very expensive, and many people had been forced to forgo second, third and fourth vehicles that they owned.

Mr. Ladd thought the most important thing the CRA could do was to help get the street improvements done. They should also encourage Police to increase law enforcement the area.

Mr. Ron Mastriana said their buyers had seen Flagler Village as a vibrant project, but were now scared to death of their neighborhood. Mr. Mastriana said he had rarely seen a cop in the area. Mr. Ferber said it was no secret who owned most of the properties in the 600 block, and this person had shown no desire to participate in redevelopment projects.

Mr. Centamore said he owned property in Progresso Village that was being redeveloped and there had been plans for many other new developments around them, but these plans have stalled at 6<sup>th</sup> Street and 19<sup>th</sup> Avenue. Mr. Centamore said “the process to get projects approved, out of the ground, and sold, has to be speeded up by the City.”

Chair Phillips asked for input regarding how the CRA Board could help facilitate these projects. Mr. Ladd suggested they invite Flagler property owners to participate in a forum to discuss how they could help upgrade the properties and suggest hiring a Police detail. The CRA could also publicize the owners of units that refused to bring the properties up in standards.

Mr. Ladd felt the CRA had been doing good things in Dorsey Riverbend. He felt more land should be acquired for home development. He noted that a permit to build a single-family home in Dorsey Riverbend was \$16,000, and he felt the CRA could work with the City to change this.

Mr. Petrillo said in 1997, when Delray was developing retail on Atlantic Avenue west of the railroad tracks, the CRA director invited them to tour the area and had set up meetings with property owners to discuss retail rates. The City's business development director was also there to discuss incentives for the corridor. The City also kept a database of properties and facilitated matching properties with retail businesses. Mr. Petrillo said they had a plan and they stuck to their plan.

Mr. Sterner pointed out that the City owned many of the lots in this area, and had controlled these lots for 15 years but had done nothing to develop them. He felt if the City was not willing to develop these areas, they should give them up to private developers.

Ms. Mutti felt 3<sup>rd</sup> Avenue should have shops, boutiques and galleries, and there must be a way to overcome obstacles preventing people from establishing these types of businesses. Ms. Mutti said there were some property owners there, namely the Chamber of Commerce, who did nothing to keep up the appearance of their buildings.

Ms. Mutti felt many people were afraid of mixed-use projects. Mr. Mastriana remembered the suggestion he had made to the City to allow warehouse owners to bring in art retail, which required a code change for parking. Mr. Mastriana said City staff was supposed to work with the developers and warehouse owners, but this had never happened.

Chair Phillips suggested another meeting to strategize on this.

Mr. Hubert suggested they create a "to do" list of 25 to 45 items.

**VI. Director's Report - None**

**VI. Adjournment**

With no further business before the Board, the meeting adjourned at 5:12 p.m.