

**MINUTES OF THE NORTHWEST PROGRESSO – FLAGLER VILLAGE
REDEVELOPMENT ADVISORY BOARD**

Fort Lauderdale

100 North Andrews Avenue

8th Floor Conference Room

November 28, 2007 – 3:30 p.m.

<u>Members Present</u>	<u>Attendance</u>	Cumulative Attendance	
		<u>Present</u>	<u>Absent</u>
Ella Phillips, Chair	P	6	2
Michael Ferber, Vice Chair	P	8	0
Phyllis Berry	A	5	3
James Brady	A	5	3
Jerry Carter	A	7	1
Ron Centamore	P	7	1
Mickey Hinton	A	2	6
Bradley Hubert	A	7	1
Brice Lambrix	A	5	3
Laura Mutti	P	8	0
Doug Sterner	A	7	1
Clare Vickery	A	5	3
Alan Gabriel	A	5	1
Jerry Heniser	P	5	1
Samuel Williams	P	2	0

Staff

Alfred Battle, Director CRA

Joan Oliva, Planning and Design Manager, CRA Staff

Mina Samadi, Engineer, CRA Staff

Thomasina Turner-Diggs, Project Coordinator, CRA Staff

Guests

Nancy Daly, Habitat for Humanity

Hilda Testa, Recording Clerk, Prototype, Inc.

I. Call to Order & Introductions

The meeting was called to order at 3:50 p.m. by Chair Phillips. No quorum was present.

II. Approval of October 24, 2007 Minutes

Deferred due to lack of quorum.

III. Façade Application - Habitat for Humanity Store (Broward Blvd.)

Mr. Battle stated this item was being presented for neither approval or disapproval by the Board, but to provide information and obtain feedback regarding the façade application and renovation of the Habitat for Humanity store located at 500 West Broward Boulevard.

Mr. Battle reviewed a memo provided to the Board members reflecting that under the existing CRA façade program, this applicant has requested a grant in the amount of \$7,500, the eligible amount available from the CRA for a property not located on Sistrunk Boulevard. There is a matching requirement of 25% of the total improvements expected to be contributed from the applicant with a prohibition in place regarding the resale of the property within two years of receipt of the grant without penalty.

The application presented was somewhat basic, although Mr. Battle felt feedback from the Board would be appreciated. Aesthetic improvements will be made to the building consisting of stucco, ceiling work, and painting. A visual was provided of the proposal and surrounding area. Although not being asked for in the application, Mr. Battle requested the Board consider that, if the grant is provided for the façade improvement, they would also be facilitating the application of a mural on the building. A penned outline of the mural was provided.

Ms. Daly, Chairperson for Habitat for Humanity Restore, indicated that the building had been damaged two years ago due to a hurricane. She stated since they need to fix up the building and will need additional monies to do so, the one side of the building “seemed like an absolutely perfect canvas screaming for a nice painting.” The total cost of the project will be approximately \$30,000.00.

Ms. Daly provided a color rendering of the proposed mural of a “community building homes together.” The artist has donated his services to paint the mural and is the same artist who had done the Downtown Parking Garage mural.

Mr. Williams asked if this would be setting a precedent for providing CRA funds for buildings located off of Sistrunk.

Mr. Battle confirmed that none of the grant monies would be spent on the mural itself; the request is specifically for the stucco, paint, and general building repairs.

Ms. Mutti felt the mural was lovely and picturesque, although she felt there could be a bit more detail.

It was confirmed by Mr. Ferber that staff would be making the final decision regarding the award of the grant request.

Mr. Battle stated that City Planning and Zoning would also be involved in the ultimate approval and permitting of the mural.

IV. Old Business

Mr. Battle noted he had received a call from one the Board members wishing to make a comment at a previous meeting and had not had the opportunity, asking if that person would now like to make her comments.

Ms. Mutti stated she preferred to defer until more Board members were present, although she would briefly state them now and repeat in more detail if necessary at the next meeting (pending the return of Mr. Ferber who had briefly stepped out).

V. New Business

None.

VI. Director's Report

An article from the *Sun Sentinel* was provided by Mr. Battle summarizing events regarding the negotiation instructions received from the City Commission for redevelopment of the corner of Northwest 7th Avenue and Sistrunk Boulevard. Mr. Battle stated prior to the referenced meeting in October 2008, there had been a number of meetings during the summer with the developer. The site plan and architectural renderings have now been received by the developer and provided to the City Commission which has settled issues regarding building height, number of units, and parameters of the site plan as envisioned, confirming acceptance of the plan, and putting staff on a track to structure a deal within those parameters. Mr. Battle hoped that by the end of January 2008, the Development Agreement will be in place.

Discussion then returned to Ms. Mutti's comments.

Ms. Mutti directed her comments regarding Board elections, indicating she always nominates “someone” and did not want the incumbents or anyone she does not nominate to feel that she is trying to “slight anybody,” but only wished to see changes in the Board, such as with the positions of Chair and Vice Chair. She added that the persons nominated by her have always demonstrated knowledge and ability, as do the current Chair and Vice Chair.

Mr. Ferber asked regarding the sequence of events relating to Sistrunk and 6th Street, as at the last meeting they were given the “good news of the deal between the County and the City,” jurisdiction of the area having been turned over to the City, and inquiring where they are now in the process as well as the proposed timeline.

Mr. Battle explained that in addition to having gained the final “benediction of marriage” between the City and the County, the City had rehired the design consultant. The sequence in moving forward will be:

- As the road transfer agreement is in place, the City will try to marry up the approval or re-engagement of the design consultant (more monies will be required).
- The design will move forward on the western portion and, in addition, the eastern portion design will be completed.

Mr. Battle also confirmed they are pending the construction process on all of the roadway, not just the western portion.

Mr. Ferber also asked, without unforeseen circumstances, whether there is a chance that construction in theory could commence in 2008 and was advised by Mr. Battle that is not probable, but the City would like to try. It was Mr. Ferber’s hope that although not anticipated to be completed, the buildings could be well under construction by next year. The proceeds from the bond sale will fund as much as possible, which funds are still available in the CRA account for this expenditure.

Mr. Heniser questioned, relative to an idea for overall appearance and layout, that the plan should be more conducive to what he perceived to be their mission (spurring growth), than the proposal ultimately approved at the City Commission level. He felt the plan being supported by Commissioner Moore was designed more in that direction compared to “something that is less than desirable to maximize that particular spurring of development.” Mr. Heniser suggested that City staff should unify a presentation of a project that will ultimately benefit all by virtue of designs being satisfactory and of a type that would encourage future development. He added his intuitive reaction was a disappointment in the project not unfolding, as he believed it should.

Mr. Battle maintained that staff had conducted several meetings asking questions about the site plan, the project, and the grocery store and housing elements, and the ultimate plan is conceptually the developer's direction, with the support of the City Commission. There still needs to be a final development agreement and the developer will have to go through the DRC process. Mr. Battle felt there was still an opportunity for the City's "desires" to be implemented. He also contended that the site plan fails considerably in the face of the grocery store element, although once a grocer is confirmed, that entity will most likely dictate the remainder of the site.

Sketches have been provided, but no color renderings to date; however, there is an updated site plan available, copies of which will be provided to the Board.

Mr. Williams expressed concern regarding public approval of the project.

Chair Phillips suggested that the new Board members be brought up to date on this issue. Mr. Battle agreed to provide updated and current documentation.

Mr. Battle mentioned the implementation plan proposed by the Board which strategy has been adopted by the City Commission. Changes will be made pursuant to prior discussions, as well as the suggestions made by one of the City Commissioners; a final draft will be sent to the Board in the near future. Information is being received on the market study side, with development of a database of targeted businesses, franchises, and other entrepreneurial opportunities for a direct mailing, as well as to identify opportunities, which may currently be lacking.

Mr. Battle pointed out that Bamboo Flats had its opening the prior month, with positive feedback being received. It is anticipated Mr. Peter Feldman will be breaking ground on property between 2nd and 4th Avenues and 6th Street. Groundbreaking was also held recently for the Bernadette Norris-Weeks Building.

VII. Adjournment

With no further business to come before the Board, the meeting was adjourned at 4:30 p.m.

[Minutes prepared by L. Edmondson, Prototype, Inc.]