

APPROVED
MINUTES
NORTHWEST PROGRESSO – FLAGLER HEIGHTS
REDEVELOPMENT ADVISORY BOARD
FORT LAUDERDALE
100 NORTH ANDREWS AVENUE
8TH FLOOR CONFERENCE ROOM
DECEMBER 3, 2008 – 3:30 P.M.

<u>Members Present</u>	<u>Attendance</u>	Cumulative Attendance	
		<u>Present</u>	<u>Absent</u>
Michael Ferber, Chair	P	5	0
Ella Phillips, Vice Chair (Arr. 3:54)	P	4	1
Phyllis Berry	P	5	0
James Brady	P	3	2
Jerry Carter	A	2	3
Ron Centamore	P	5	0
Mickey Hinton	P	5	0
Bradley Hubert	P	5	0
Laura Mutti (Arr. 4:02)	P	5	0
Doug Sterner	P	5	0
Claire Vickery	A	4	1
Alan Gabriel	A	2	3
Jerry Heniser	P	4	1
Samuel Williams	A	4	1
Jesse Adderley	P	4	1

Staff

Alfred Battle, CRA Director
Sandra Doughlin, Secretary
Hilda Testa, Recording Clerk, Prototype, Inc.

I. Call to Order/Roll Call

The meeting was called to order at 3:39 p.m. by Chair Ferber. Roll call was taken, and it was determined a quorum was present.

II. Approval of October 22, 2008 Minutes

Motion made by Ms. Berry, seconded by Mr. Centamore, to approve the minutes of the October 22, 2008 meeting.

Mr. Hubert noted a correction on Page 3. The sentence read “Mr. Hubert agreed, and suggested a due on sale close, making the loan payable if the business was sold.” The sentence would be corrected to read, “Mr. Hubert agreed, and suggested a due on sale clause, making the loan payable in full if the business was sold.”

In a voice vote, the motion with the recommended correction, was approved unanimously.

III. Action Item - Funding Request - DeAngelo Development

Mr. Battle described a funding request from the DeAngelo Development Group, partial winner of the RFP for the Dorsey River Bend project. Mr. Battle noted DeAngelo Development came before the Board in February to have lots off the corner of NW 7th Avenue and NW 2nd Street rezoned. The request was approved by the City Commission, and the project is now ready to move forward.

Due to the current housing market, DeAngelo Development requested assistance from the Board to help the project move forward. Mr. Battle provided information to the Board regarding previous projects in the area. Mr. Battle explained some of the properties may need to be held for awhile before applicants would be able to secure loans. The requested amount was \$50,000, with Mr. Battle requesting \$35,000 per unit for the four units, a total of \$140,000. Mr. Battle noted the provided TIF analysis showed a potential return of \$100,000 over the next fifteen years on the investment.

Chair Ferber called for a motion.

Motion made by Ms. Berry, seconded by Ms. Adderly, to approve Staff's recommendations.

Chair Ferber opened the motion for discussion.

Mr. Hubert asked if a first mortgage on the construction loan would be obtained, to be released when the units were sold. Mr. Battle explained the monies would be a "down payment approach", and would stay attached to the unit for a number of years and eventually go away. Mr. Hubert asked if there would be a second mortgage behind the construction mortgage. Mr. Battle stated there would probably be a second mortgage on the property, or a third mortgage if the buyer took advantage of the second mortgage opportunity.

Mr. Brady asked about the vetting process being used. Mr. Battle explained the financial statements of the development corporation were reviewed, and funding commitments from the lender were requested. Mr. Battle assured the Board the numbers were in line with past developments in the area. Mr. Battle felt the request was "a little rich," but the costs were in line, and the requested funds would provide for the units being built in this particular market.

Mr. Brady asked what the goal was for providing this type of support. Mr. Battle stated the implementation plan was approved in 2007, with a goal of encouraging housing, and the current request fell directly within the goals established in the implementation plan. Mr. Brady asked what kind of equity the developer would have in the property. Mr. Battle explained the developer purchased all the lots except for the one given by the Community Development Division. Mr. Willie McNair, DeAngelo Development, stated the investment so far was approximately \$75,000.

Chair Ferber asked about the single family detached homes built by Walker Elementary. Mr. McNair stated there were sixteen homes total, all sold and occupied by owners, and DeAngelo Development built eleven of the sixteen.

Ms. Berry asked if the developer was willing to accept the Board's lower offer of \$35,000. Mr. McNair stated the \$50,000 per unit was desired due to the need to increase the square footage on the homes to satisfy the CRA and the Building Department. The homes were increased from 1,600 square feet to 2,200 square feet. The developer was willing to accept the lower amount, but would prefer the larger amount to offset costs.

Mr. Battle clarified the increased square footage by explaining the CRA encouraged the developer to build units with a different layout than other homes already in the area. Mr. Battle reminded the Board there was a discussion in February about building the town homes with a separate garage in front of the main house, similar to other model home projects built in CRA areas. To meet this request the developer was required by the Building Department ULDR standards to enclose the connection between the main home and the garage. The higher quality and higher design standard raised the building costs.

Mr. Brady asked if the CRA would have more equity in the project than the developer. Mr. Battle confirmed, but noted there would be no payments until the units were completed. Mr. Brady noted the funds being provided to the developer prior to the sale seemed like a sub-prime mortgage with a lot of risk, and did not make good economic sense. Mr. Battle noted from a TIFF standpoint the project would spin off \$100,000 over the fifteen years. Mr. Brady noted there would be no return, even after the fifteen years. Mr. Battle explained the numbers were a little bit different due to the current market, but the request was equivalent to other requests in the past.

Mr. Sterner expressed disappointment with the garages being placed at the front on the street, and noted the desire was to "get away from this type of design." Mr. Battle explained there was an alley at the back of the property, but there was no access to the

alley for residents. As the town homes were located mid-block, there were no other options for access.

Chair Ferber noted the property was located on the west side of 7th Avenue, and expressed concern with future development of the vacant land fronting 7th Avenue being incompatible with the development. Mr. Battle stated the Planning and Zoning Department and the City Commission concurred the area was deep enough for future development. Chair Ferber felt "taking a bite" out of the middle of a block could be an issue in the future. Mr. Centamore expressed a similar concern. Mr. Battle explained the Planning Department reviewed the plans with the zoning changes on 7th Avenue, and felt there would not be an issue with this area in the future. There followed a discussion of the dimensions of the area and potential small scale development in the future.

In a voice vote, the motion was approved with Mr. Brady opposing.

IV. Action Item - Funding Request - Mid-Town Business Association

Mr. Battle provided a brief recap of marketing discussions held in earlier Board meetings, including the website, direct mailing, and packets provided to businesses. Partnering with community-based organizations on a marketing collaborative to enhance development in the area was also discussed. Mr. Battle noted the Flagler Village project from 2004 was a success, and changed attitudes and perceptions in the area, and felt the same improvements were possible in the mid-town area.

Mr. Battle stated the Mid-Town Business Association visited the CRA offices to discuss partnering in marketing, recruitment, and retention efforts. The suggested funding request would allow the CRA to be more interactive in the mid-town area. The request was for a five year funding commitment, with Mr. Battle suggesting funding for one year, then re-evaluating the successes.

Chair Ferber called for a motion.

Motion made by Mr. Brady, seconded by Mr. Centamore, to approve Staff's recommendations.

Chair Ferber opened the motion for discussion.

Mr. Hubert suggested on Page 2 of the provided information, the second to the last paragraph, "... and a breakdown of expenditures" be added to Staff's recommendation.

Mr. Brady requested a structure establishing a baseline today on the funding, which would tell how the successes would be measured at six months, and again at the end of the year.

Ms. Phillips thanked the Mid-Town Business Association, and noted they were a grass roots organization addressing crucial issues in the community. Ms. Phillips expressed concern with the lack of advancement in the area, and felt any concerns should be addressed so some movement forward could be made.

Mr. Centamore felt the request was a great idea, and provided good potential to start development and sell the area. Mr. Centamore also suggested the plans from Arkansas be referred to in order to bring the right "mixture" into the area.

Mr. Brady suggested the Board take the initiative to discuss with current residents potential areas for building up the area, and reasons for the area not moving forward. Chair Ferber noted the Mid-Town Business Association had an established history of knowing the community and being a strong partner with the CRA.

In a voice vote, the motion was approved unanimously.

V. Information Item - Dorsey Riverbend Neighborhood Enhancement

Mr. Battle introduced Mina, the project manager for the Dorsey Riverbend efforts.

(Mr. Battle left the meeting)

Mina provided a history of the project. Mina also provided handouts with conceptual information presented to the neighborhood in September of 2007. Using provided maps, Mina described changes to the roundabouts and intersection improvements at 5th Street and 13th Avenue.

The 4th Street improvements would include on-street parking, oak trees along 9th Avenue to 12th Avenue, replacement of the sidewalks, and the addition of pedestrian lighting.

Mina noted on the roundabout handout, the development stayed true to the design concepts, staying within the existing right-of-way. Palm trees would be added where space allowed. The location of the gateways would hopefully slow down traffic in pedestrian areas.

Mina noted the project was mostly funded through a Department of Transportation grant of \$1.2 million, therefore all construction documents had to be submitted for approval prior to being put out for bid. Mina stated the design was almost complete and would be submitted for approval within two weeks, with the bidding process anticipated for the first quarter of 2009, and would be coordinated with other construction projects.

Ms. Adderly asked where speed bumps would be located. Mina stated there would be no speed bumps, but raised gateway features. Mina noted the neighborhood requested speed bumps, which would be part of a future project following a study of traffic patterns. Ms. Adderly noted other traffic studies were done on weekends, and suggested studies be done during higher traffic flow times.

Mr. Sterner asked if other traffic calming measures were being considered for the project. Mina explained the narrowed gateways, raised curbs, and signage would slow the traffic. Mr. Sterner noted the discussed measures would not address the concerns on 4th Street. Mina stated some north and south intersections had four way stops, however the traffic did not typically stop at the stop signs. Mina suggested the proposed roundabouts would solve the problem at the intersections.

Mr. Sterner asked if the neighborhood applied for any grants, such as the NCIP grant money. Mina stated the project was mostly funded through a Department of Transportation grant, and the CRA might need to “chip in” on some costs not covered by the grant.

Chair Ferber asked for an update on the permitting process for the 6th Street and Sistrunk projects. Mina explained the request went through Broward County a week ago. Mina noted the roadway design still needed to go through Broward County for approval. Mina felt the required information would be provided to the County the first part of 2009.

VI. Director's Report

No Director's Report provided.

VII. Information Item - Old/New Business

Mr. Sterner noted the backup information provided by the Mid-Town Business Association included the implementation plan goals, with number six referring to the 7th to 9th connectors. Mr. Sterner noted the stimulus dollars coming from Washington, and suggested the issue be moved forward and approved.

Northwest Progresso-Flagler Heights
Redevelopment Advisory Board
December 3, 2008
Page 7

Chair Ferber acknowledged the project had been worked extensively with the CRA being a big supporter, and noted the problem was at the County level. Mr. Hubert suggested an invitation be extended to someone from the County to provide a briefing on the issue. There followed a discussion by the Board members on a history of the project.

Chair Ferber stated the Board could meet following the holidays regarding possibilities to move the project forward.

XI. Adjournment

With no further business to come before the Board, the meeting was adjourned at 4:40 p.m.

[Minutes prepared by K. Bierbaum, Prototype, Inc.]