

FINAL
MINUTES
NORTHWEST PROGRESSO – FLAGLER HEIGHTS
REDEVELOPMENT ADVISORY BOARD
FORT LAUDERDALE
100 NORTH ANDREWS AVENUE
8TH FLOOR CONFERENCE ROOM
SEPTEMBER 09, 2009 – 2:00 P.M.

| <u>Members Present</u> | <u>Attendance</u> | Cumulative Attendance | |
|----------------------------------|--------------------------|------------------------------|----------------------|
| | | <u>Present</u> | <u>Absent</u> |
| Michael Ferber, Chair | P | 4 | 0 |
| Ella Phillips, Vice Chair | P | 4 | 0 |
| Phyllis Berry | A | 3 | 1 |
| James Brady | P | 3 | 1 |
| Ron Centamore | P | 4 | 0 |
| Mickey Hinton | P | 3 | 1 |
| Bradley Hubert | A | 2 | 2 |
| Doug Sterner | P | 3 | 1 |
| Clare Vickery | A | 0 | 4 |
| Alan Gabriel | A | 3 | 1 |
| Jerry Heniser | A | 3 | 1 |
| Samuel Williams | P | 4 | 0 |
| Jessie Adderley (Arr. 2:40 p.m.) | P | 3 | 1 |
| Steve Lucas | P | 3 | 0 |
| John Wilkes | P | 3 | 0 |

Staff

Alfred Battle, CRA Director
Sandra Doughlin, Secretary
Thomasina Turner-Diggs, CRA
Angela Wilson, CRA
Jennifer Picinich, Recording Clerk, Prototype, Inc.

I. Call to Order/Roll Call

The meeting was called to order at 2:08 p.m. by Chair Ferber. As of this date there were fifteen appointed members to the Committee, which means eight would constitute a quorum. Following a roll call it was determined that a quorum was present.

II. Officer Elections

Chair Ferber suggested the election of officers be moved to the regularly scheduled meeting later in the month.

Motion made by Mr. Brady, seconded by Mr. Centamore, to move the officer elections to the next meeting.

In a voice vote, the motion was approved unanimously.

III. NWP CRA Budget

Mr. Battle provided a memorandum and back up information regarding the operation budget to the Board members. Mr. Battle pointed out Exhibit A gave an overview of the tax increment revenue collections for the year. Mr. Battle noted in spite of the revenues being down from last year, pretty significant increases were seen since 2004 as a result of the development boom.

Mr. Battle stated there were still a number of projects in the pipeline not appearing on the tax rolls yet, and Mr. Battle did not feel the documentation provided a full picture of the tax increment revenue. Mr. Battle advised the negative growth may appear for one more year due to the decreasing assessed values around the County over the last two years.

Mr. Battle explained a recent land purchase on 7th Avenue and Sistrunk Boulevard, and felt the purchase was a good sign in terms of the stabilization of the market. The property was appraised at approximately \$485,000 and was purchased for about \$385,000. Mr. Battle felt \$12 per square foot would be the going rate for properties in the area.

Mr. Battle pointed out there was tax increment available in terms of the difference between the operating budget and the current debt service. Mr. Battle noted the debt service number was subject to market place conditions and was predicted to stabilize next year at approximately \$1.7 million, and the debt service number had dropped significantly since 2006.

Mr. Battle added the budget had grown from approximately \$1.7 million in 2006 to approximately \$2.3 million currently. The significant jump from last year to this year was primarily due to the CRA office space move and the 6th Street Plaza project. Mr. Battle noted Staff was actively looking for ways to lease the unused space at 6th Street Plaza.

Mr. Battle stated there were nine funded positions, seven of which were filled. Two positions were offered to two different people, but were not accepted. Mr. Battle noted in both cases the people had other job opportunities at the time the offers were made.

The CRA Deputy Director position could hopefully be filled since there was now office space available for the position. Mr. Battle reminded the Board members all Commissioners had access to a list of all funded but vacant positions of every City department, and the Commission could decide to pull the position. In that case the CRA would have the ability to request the position be added back at a future date.

Mr. Battle stated the funding balance was \$6,563,687. Some of the funds were currently dedicated to projects, and some not currently dedicated. This fund included any unused tax increment revenue not dedicated to operating expenses or debt service.

Chair Ferber opened the floor to questions from Board members.

Mr. Wilkes asked for clarification regarding the additional projects coming on board for 2010. Mr. Battle explained the projects were projected to be approximately \$100 million in capital investments, with approximately 900 units. The price range on the units would vary in rates from low income to market rates. There followed a brief discussion regarding the various units to be completed.

Mr. Wilkes asked about the 2009-2010 redevelopment general operations budget. Mr. Battle explained the budget included both funded and unfunded positions. Mr. Wilkes asked if detail was available on the backup information provided. Mr. Battle stated there was detail available. There followed a discussion regarding the detail available to Board members. Mr. Battle stated the money in the budget would roll over and would not go back to the general fund at the end of the year.

Mr. Lucas asked what was included in the general operations budget. Mr. Battle stated operations and administration. Mr. Battle noted one of the funded positions, the Planning and Design Manager, was critical to the operation and needed to be filled.

Mr. Williams asked if there was capacity for growth foreseen for the CRA, or if there were geographical limits for becoming larger. Mr. Battle confirmed there were geographical limits, but not opportunity limits, and felt there may be an opportunity to reorganize the organization in the future to deal with new trends or new opportunities. Mr. Battle did not foresee the Staff growing beyond the nine positions in the immediate future, however growth by one or two positions was possible in the future. Mr. Battle emphasized if expansion of the area happened there would need to be growth in order to implement the new plans.

Mr. Lucas asked about the source of the funds on Exhibit A, and how the millage rates were approved. Mr. Battle explained the rates were approved by the various cities when the overall budget was approved. The rates were set, and then ultimately

approved at the first public hearings. There followed a discussion regarding the transfer of the monies to the CRA, and the accounting procedures for spending the monies.

Mr. Williams asked for the sunset on 163. Mr. Battle answered 2025. Mr. Williams asked about an authority or arbitration procedure for differences of opinion as to the usage of the funds. Mr. Battle was not familiar with the arbitration process. Mr. Brady stated the issue would become a court issue. The Mr. Brady continued the County could always go back to the Legislature, but was very unlikely to ever happen.

Chair Ferber asked about outstanding bond issues. Mr. Battle confirmed there was only one outstanding bond issue. Chair Ferber noted originally the bond was grandfathered due to the due date going out to the sunset date. Mr. Battle stated the due date complicated the ability to abolish.

Chair Ferber asked about a bond being sold and the dollar amount represented interest and principal to retire the bond, and the CRA was holding funds separate and apart from the carry forward. Mr. Battle stated the money was loaned to the CRA from Sun Trust, but there would be minimal impact in the way the bonds were let. Mr. Battle stated the a portion of the funds were encumbered under various projects, with the remainder in an account with the funds available to draw.

Chair Ferber asked if the proceeds of the bond was in an interest bearing account. Mr. Battle confirmed it was. Chair Ferber asked how the funds were reflected in the budget. Mr. Battle explained the bond funds were treated totally differently than the reserve account in terms of what was being presented to the Board. Chair Ferber asked if a higher interest rate was being paid for "possessing the money" than was being collected by letting it sit in the bank. Mr. Battle agreed, and felt that was why higher interest was paid in 2006, as some of the money was spent since 2006.

Mr. Battle stated the funds had to be set up in specific projects when the bonds were sold, and the accounts set up were directly related to the redevelopment plan. Mr. Brady understood the dedications could not be violated, as a violation would change the interest rate.

Ms. Phillips requested an update on the Sistrunk redevelopment for the newer members.

Mr. Battle provided the following updates:

- A major part of the project was replacing the entire road infrastructure.

- Plans were submitted to the County and the State for review. The County requested a modification to the road transfer agreement to account for some inconsistencies in the Code around landscaping.
- The County also requested fine tuning of the road transfer agreement regarding transfer and usage of the \$2.5 million committed to the project.

Chair Ferber suggested Mr. Battle provide further updates at the next meeting.

Motion made by Mr. Williams, seconded by Ms. Phillips, to accept the operating budget as submitted for 2009-2010.

In a voice vote, the motion was approved unanimously.

Mr. Battle reminded the Board members of the Business Educational Seminar on September 16, 2009. Mr. Battle stated the seminar was being led by Staff member Angela Wilson, and would provide information for small businesses, and also would provide information on economic development in general, including both enterprise zoning and CRA.

Mr. Battle reminded the Board of the scheduled CRA bus tour on September 22, 2009 from 11:00 to 1:00.

Mr. Battle noted the ribbon cutting was moved to October 8, 2009, and agreed to provide more information later.

Mr. Battle invited the Board members to the 6th Street Plaza open house on September 30, 2009. The open house would be held in the evening.

Mr. Wilkes felt the bond set up was intriguing, and asked if additional details could be provided. Mr. Battle agreed to send the information.

IV. Communications to City Commission

None at this time.

V. Adjournment

With no further business to come before the Board, the meeting was adjourned at 2:49 p.m.