

**APPROVED  
MINUTES  
NORTHWEST PROGRESSO – FLAGLER HEIGHTS  
REDEVELOPMENT ADVISORY BOARD  
FORT LAUDERDALE  
100 NORTH ANDREWS AVENUE  
8TH FLOOR CONFERENCE ROOM  
DECEMBER 16, 2009 – 2:00 P.M.**

<b><u>Members Present</u></b>	<b><u>Attendance</u></b>	<b>Cumulative Attendance May 2009 - April 2010</b>	
		<b><u>Present</u></b>	<b><u>Absent</u></b>
Michael Ferber, Chair	A	6	1
Ella Phillips, Vice Chair	P	7	0
Phyllis Berry	A	4	3
James Brady	P	6	1
Ron Centamore	P	6	1
Mickey Hinton	A	4	3
Bradley Hubert	A	4	3
Doug Sterner	A	5	2
Clare Vickery	A	1	6
Alan Gabriel	A	3	4
Jerry Heniser	A	3	4
Samuel Williams (arr. 2:38)	P	7	0
Jessie Adderley	A	5	2
Steve Lucas	P	7	0
John Wilkes	A	5	1

**Staff**

Sandra Doughlin, Secretary  
Bob Wojcik, CRA  
Jennifer Picinich, Recording Secretary

**Communications to the City Commission**

None.

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

The meeting was called to order at 2:16 p.m. by Vice Chair Phillips. 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 not present.

## **II. Approval of October 28, 2009 Minutes**

Deferred due to lack of quorum.

## **III. Director's Report**

Mr. Battle reported as follows:

- Light Up Sistrunk - On 12/3/09 Light Up Sistrunk was held. Several hundred participants showed up; it was a good turnout generating positive response.
- DeAngelo Housing - \$140,000 had previously been approved for construction of townhome units in the DeAngelo development. The City Commission debated this topic at two meetings focusing on additional housing, price point, for-sale housing, potential buyers, and overall success of the project. The Agency has been approached by builders wanting to purchase lots to build housing. Current price points are approximately \$200,000. According to City and County resources, there are qualified buyers lined up, but actually obtaining mortgages has been a difficulty in getting closed on the units.
- Expansion of the CRA boundaries - Staff provided a memorandum asking that this item be placed on the City Commission agenda to discuss issues and impact of expansion. In Mr. Battle's discussions with the City Attorney and City Auditor, two concerns were brought to the forefront: 1) administrative, i.e., area expansion possibly requiring additional staff organizationally, and 2) financial, looking at base year tax values for the expanded area over the last three years to determine trends and 2008 versus 2009 taxes to see if there has been growth in order to justify a CRA expansion at this time. In that area, according to a County resolution that authorizes the City to expand the CRA, they can only take advantage of the tax revenues generated in that area, so the base year will be set different from the base year currently existing in the CRA, necessitating the setting up of a separate trust fund. The Property Appraiser indicated that in tax year 2007-2008, there was minimal tax growth, (single digit or almost flat) and, in 2008-2009, there was a decrease in valuation. The Property Appraiser predicts one or two more years of negative growth with no TIF generated in that area for purposes of redevelopment. With the City Commission it became a "policy issue of what expanding the existing CRA is, to the philosophical argument about having an expanded area and the resources that are available to it." Three options had been given to the City Commission: 1) choose to expand with the understanding that they could only create the

expanded area by availing itself to revenues generated in that specific area and not in the existing CRA; 2) set up a new CRA area; 3) take no action. Option 2 was chosen by the City Commission, stating that it is their choice to ask the County if the expanded area could be set up as a stand-alone entity. However, one of the County Commissioners attending the City meeting told the City Commission, "Whether you break it up as one or take it as an expanded version, we're not going to give you any County funds." The County Commissioner stated they would probably authorize a City-only CRA considering that if the City submitted a modification application for a new CRA and did the majority of the work, that would probably be enough to get it to the point "where we don't have to go back and start from scratch." Mr. Battle added that, "organizationally, they will need to have a conversation regarding the availability of additional staff and his role" in that regard. Staff funding is another concern. Mr. Battle stated a final decision will probably be deferred until the end of 2010 and at that time they may have an indication of the year upon which to set the base. If that option is not approved, the County will be asked whether the City can retain the ability to reconsider passing a resolution for an expanded area.

- Educational Seminars - The business seminar series have been ongoing since the previous summer with two scheduled in 2010 - January 20th and February 17th. The series were organized to provide small businesses in Fort Lauderdale access to information such as how to write a business plan, where to get grants, corporate structure, QuickBooks, etc. Evening seminars seem to generate more attendance.
- Dorsey Riverbend, Durrs, Home Beautiful - Enhancements started in July 2009 and will be completed the early part of 2010. Mr. Battle stated they are working on projects similar to those done in the Dorsey program for the Northwest neighborhood areas of Durrs and Home Beautiful. There is FDOT grant money available for the Progresso Village neighborhood. Northwest neighborhood monies will be used in 2010 and Progresso neighborhood monies are not available until 2011, although planning will start in 2010. The Northwest neighborhood design is substantially completed with construction expected to start the first part of the second quarter of 2011 consisting of sidewalks, landscaping, street crossings, etc.
- Eula Johnson House - Architectural designs have been completed and have received NAACP approval. The consultant is expected to submit a package to the DRC by the end of 2009, and then in approximately 60 days placed on the Board agenda to discuss funding of the construction and renovation.

- MODCO - Groundbreaking is expected the early part of 2010.
- Carlisle/Dixie Court - Dixie Court is substantially completed; another project will start on 9th Avenue called "Northwest Gardens 4" and will be rehabilitation and new construction of their properties between 6th and 8th Streets at 10th Avenue. Two blocks north and south will be totally rehabilitated similar to Dixie Court. The Northwest Neighborhood enhancements will be "around" this area covering 11th, 12th, and a portion of 13th.
- Community Gardening Initiative - Another project to be brought before the Board is a Community Gardening Initiative between the Housing Authority, Front Porch, and the CRA. The Front Porch Initiative has been looking for a site for a community garden and has been working with the CRA and Community Development to identify lots that the City and CRA may own. The Housing Authority has the ability to provide sites previously utilized for gardening that can be "brought back into the fold." This initiative may or may not require monies from the City, but will require leadership and help in finding "a way to make that really be something people can take advantage of." Results of the initiative are hoping to include a farmers' market somewhere along Sistrunk and another may be successfully involving neighborhood associations to participate in the gardening efforts.
- 7/9 Connector - Discussions have been ongoing with FDOT and the Federal Highway Administration about the final tally for project numbers. There is a possibility the alignment will be modified to save on project costs and, if necessary, there will additional discussion with the City Commission and another public hearing. The project will start at Sunrise and 9th, cutting through the industrial area, connecting to Sistrunk and 7th, and then continuing on 7th to Downtown in an area west of existing neighborhoods. There has been debate on changing the plan to make it less costly from a real estate acquisition standpoint as the alignment currently approved cuts directly through the middle of an area requiring purchase of virtually every property.
- Northwest Commercial Project - The developer has identified a grocer they would like to "bring to the table" and have been keeping the City Commission apprised of their progress in that regard to date. There may be a community meeting organized by the District Commissioner to talk about the project prior to it going formally before the City Commission. The Board will be advised of the date and time if a community meeting is scheduled enabling them to attend also. Mr. Battle was unsure, regarding the existing stores and any potential

incoming store, 'if we'll ever solve that issue,' however, included in the pending potential grocer discussions will be an element allowing them to modify the site plan so the grocery store "can be a stronger part of the project." He added since there is a weak housing market, the project will be more "truly commercial."

[Mr. Williams arrived at 2:38 p.m.]

- Sistrunk Project - Another expenditure of funds in the amount of \$65,000 has been approved for additional environmental work. The plans are complete and have been signed off on by Broward County. No permit will be necessary by the City; and, although the contractor will have to file for a permit from the County, it will not be withheld. Another part of the regulatory requirement is FDOT approval of the plans being in compliance with their rules including the project meeting bidding specifications, such as availability to minority contractors and the passing of an updated environmental review test. A consultant will be preparing the report with results expected back the first of January. If contamination is present, the City will have to remediate any contaminants which may have leached into the roadway. A Local Agency Program Agreement has been entered into and once the environmental issues are signed off on, the final Agreement will be executed and the bid process will commence. General construction costs are expected to be about \$13 million; however, recent construction bids have been returned at less cost than originally anticipated and it is hoped this project will be bid lower also.

An update was provided on the MODCO Project at 15th Terrace and Sistrunk. Permits have been approved and work is ready to commence. Bonding has also been approved for a new construction company and bids have been met. The construction company is "mobilized and ready to start work." An executed copy of the contract will be provided within the next week.

Mr. Battle stated there is a "lot of good stuff happening and about to happen" and other projects are being worked on and getting ready to be brought to the Board.

Mr. Lucas asked for an update on the "onerous" parking requirements in Flagler Village and other areas around Sistrunk, contending that the requirements are blocking development efforts. Mr. Battle pointed out that they have not been able to continue meetings with Planning on this topic. He added that Flagler Village may have an ability to do more due to proximity of the boundary line, whereas along Sistrunk and other parts of the Northwest, they have to look at it as an "overlay district." In order to do the Northwest area, they will need to come up with solutions as parking garages are not

being built, although parking lots may be a solution. Alternatives may be to reduce the overall parking requirements in Sistrunk, but avail the Flagler Village area to the requirements that exist Downtown. How to deal with Andrews Avenue is still being figured out. Mr. Battle stated, if ready, this matter will be brought back to the Board in January, or at the very least he will provide them with an update. He added, in looking at capacity in Flagler Village, parking can be “justified”; however, in Sistrunk there is not “a good inventory of the properties” to anticipate future parking needs.

It was suggested that parking be designed in conjunction with streetscapes to provide incentive for additional investment dollars. Mr. Battle responded that the Site Plan is a part of the overall framework; the concern is what aspects can be approved without combining it “with all kinds of other stuff.”

**IV. Communication to CRA Board**

None.

**V. Old/New Business**

None.

**VI. Adjournment**

With no further business to come before the Board, the meeting was adjourned at 2:56 p.m.

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