

**APPROVED MINUTES
 NORTHWEST PROGRESSO – FLAGLER HEIGHTS
 REDEVELOPMENT ADVISORY BOARD
 FORT LAUDERDALE
 100 NORTH ANDREWS AVENUE
 8th FLOOR CONFERENCE ROOM
 DECEMBER 4, 2013 – 3:30 P.M.**

Cumulative Attendance

<u>Members Present</u>	<u>Attendance</u>	<u>May 2013 - April 2014</u>	
		<u>Present</u>	<u>Absent</u>
Steve Lucas, Chair	P	6	0
Ella Phillips, Vice Chair	P	5	1
Jessie Adderley	P	5	1
Sonya Burrows	P	6	0
Ron Centamore	P	5	1
Nate Ernest-Jones	P	5	1
Alan Gabriel	A	3	3
Mickey Hinton	A	2	4
Brice Lambrix	P	3	3
Mark Mattern	P	2	0
Sam Monroe	A	2	4
Julia Parker	P	3	3
Yvonne Sanandres	P	4	2
Scott Strawbridge	P	6	0
John Wilkes	P	4	2

Currently there are 15 appointed members to the Board, which means 8 would constitute a quorum.

It was noted that a quorum was present at the meeting.

Staff

Alfred Battle, Economic and Community Reinvestment Manager
 Sandra Doughlin, Clerk III, DSD/ECR
 Renee Cross, Department of Transportation and Mobility
 Lisa Edmondson, Recording Secretary, Prototype, Inc.

Communications to City Commission

None.

I. Call to Order / Roll Call

Chair Lucas called the meeting to order at 3:38 p.m. Roll was called and it was noted a quorum was present.

II. Approval of Minutes from October 23, 2013

Mr. Battle noted a correction on p.6: the final paragraph under Item VIII should be deleted.

Motion made by Mr. Strawbridge, seconded by Ms. Adderley, to approve [as amended]. In a voice vote, the **motion** passed unanimously.

Action Items

III. Henry Square – Streetscape Funding Request 10/23

Nectaria Chakas and Hector Gomez addressed the Board regarding the Henry Square project, which is a seven-story, 382-unit multi-family development with roughly 25,000 sq. ft. of retail. Ms. Chakas explained that the request is for \$359,375.50 toward streetscape improvements in the project's four rights-of-way. She provided an aerial view of the project, a breakdown of costs, and other graphics and renderings of both the housing and retail components.

Chair Lucas recalled that funding had been earmarked for this project during the Board's discussion of its Five-Year Strategic Plan at a previous meeting. Mr. Battle confirmed that a request of approximately \$400,000 had been anticipated in the Plan. The project was first presented to the Board in 2012.

Motion made by Mr. Strawbridge, seconded by Mr. Wilkes, to approve as presented. In a roll call vote, the **motion** passed unanimously.

IV. Jimmy Johns Gourmet Subs – Commercial Façade Renovation Funding Request

Mr. Battle advised that this was a grant request under the updated façade program, which was presented to the Board as part of the Five-Year Strategic Plan. The current plan increases the grant limit from \$20,000 to \$40,000 per applicant for properties located along Sistrunk Boulevard, and from \$7500 to \$15,000 for properties elsewhere within the CRA. The applicant has leased a property on Sistrunk Boulevard that has undergone minor renovations over the past two years.

Improvements to the property are estimated to cost approximately \$450,000, which includes both exterior and interior improvements to make the property acceptable to the franchise. The business is expected to open in February 2014. Mr. Battle observed that while the maximum grant for the façade program is \$40,000, he is recommending a larger grant so the applicant may rehabilitate the entire property. This is because some properties along the Sistrunk corridor are much larger than others, and may house more

than one tenant when they are redeveloped. The CRA may seek to set a cap of \$50,000 for multiple addresses at a location. Both the property owner and tenant are liable for the application, and the owner would be liable for repayment of the grant if the primary tenant moves out. An applicant must request permission from the property owner before applying for the grant.

He continued that there have been enhancements to the reimbursement process for both the façade and streetscape grant programs: developers or business owners must submit paid invoices for all costs, materials, and expenses before reimbursement checks are cut. Mr. Battle concluded that Jimmy Johns would represent the fourth national brand to come into the Sistrunk corridor in the past few years. Staff recommends approval of a \$49,000 grant for façade improvements for the subject building.

The Board members discussed the application, noting that the requested façade and renovation expenses would include work done outside the scope of Jimmy Johns' lease for a portion of the property. Mr. Battle clarified that should Jimmy Johns leave this location, the property owner may be able to bring in a new business that would benefit from the improvements, which would assist the owner in paying back the loan.

Mr. Wilkes expressed concern with establishing a precedent to make improvements outside the scope of a single tenant's space, as this was an option that would not be open to every tenant. Mr. Battle replied that Jimmy Johns is interested in improving the entire building, and agreed that most applicants would not wish to make improvements outside the interior footprint of a lease. He added that the property owner in this case is interested in upgrading the entire building.

Motion made by Mr. Wilkes, seconded by Ms. Burrows, to approve the recommendation of Staff and allocate a façade grant of \$49,000. In a voice vote, the **motion** passed unanimously.

Information Items

V. Economic Development Plan Public Meetings

Mr. Battle advised that Fort Lauderdale has hired a consultant to prepare a comprehensive economic development plan for the entire City, focusing on six geographic areas. One of these areas is the Sistrunk corridor, for which a phase 1 economic development profile has been prepared. A schedule of economic development plan meetings throughout the City was provided to the Board members. The Sistrunk Boulevard area will be discussed at a meeting on December 9. The goal of these meetings is to gather public input about the community's wishes and concerns. Mr. Battle encouraged the members to attend the Sistrunk Boulevard meeting in particular, as well as other meetings if they wished to provide input.

Chair Lucas recalled that similar meetings are planned to discuss transit-oriented development in Fort Lauderdale. Renee Cross, representing the Department of Transportation and Mobility, explained that the Office of Sustainable Development is hosting a meeting to describe this type of development, as well as a new chapter of the Downtown Master Plan. This plan will guide development in and around the transit stations that will accommodate All Aboard Florida and the Tri-Rail Coastal Link. Guidelines will be devised to ensure there is sufficient density and parking around these stations. As the transit system expands, these guidelines will also expand to other parts of the City where applicable.

VI. Five Year Program Update

Mr. Battle provided a handout reflecting the five-year spending projections that were discussed with the Board at its September meeting. These projections have changed slightly, as some of the figures are now more accurate; the projections also include amounts to be allocated to the Neighborhood Capital Improvement Program (NCIP) and phase 2 undergrounding enhancements on the Sistrunk corridor.

He continued that the handout reflects allocations for fiscal year 2013-14 as well as planned allocations for future years. He briefly reviewed some of the capital expenses included for fiscal 2013-14, such as enhancement projects in Progresso Village, wireless cameras and wi-fi, contributions to the Wave streetcar project, and improvements to the Mizell Center, among others. Funds are also allocated to incentive programs and monuments. Mr. Battle noted that there may be budget amendments on future Board Agendas when funds are transferred into these projects' accounts. Allocations are based on the assumption that tax increment financing (TIF) revenue will continue to increase, and that project costs will remain unchanged.

The Board members discussed some of the specific improvements listed in the document. Mr. Wilkes requested information regarding the use of CRA funds in future years now that debt service on the CRA bond has been retired. Mr. Battle explained that funds must still be spent to implement the CRA Plan: for example, non-bond expenditures must be used toward the elimination of slum and blight. No legal interpretation would be required for these projects if they meet the approval of both the Redevelopment Advisory Board and the CRA Board, with the agreement of the City Attorney's Office.

Mr. Battle concluded that he will continue to update the Board on any additional modifications to the CRA Plan, as well as when funds are allocated to specific projects, so the document will be reflective of what is spent during the current fiscal year.

VII. Communication to CRA Board

None.

VIII. Old / New Business

Mr. Battle reported that All Aboard Florida has formally announced the location of its planned Fort Lauderdale station. Its representatives continue to meet with City and County officials to discuss the effects of this station on the Broward County bus system, as well as how future development sites will be oriented.

He continued that there may be a renaming event ceremony for a portion of Sistrunk Boulevard, with information to be provided at a later date. Chair Lucas also noted that Light Up Sistrunk will begin at 5:30 on Friday, December 6, with the tree-lighting ceremony to take place at 6:30.

Mr. Strawbridge observed that a walking tour may be planned with the District Commissioner in early 2014 for the Sistrunk Boulevard/Northwest Gardens area.

IX. Adjournment

There being no further business to come before the Board at this time, the meeting was adjourned at 4:40 p.m.

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