

**APPROVED MINUTES
NORTHWEST PROGRESSO – FLAGLER HEIGHTS
REDEVELOPMENT ADVISORY BOARD
FORT LAUDERDALE
100 NORTH ANDREWS AVENUE
8th FLOOR CONFERENCE ROOM
FEBRUARY 26, 2014 – 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	8	0
Ella Phillips, Vice Chair	A	6	2
Jessie Adderley (arr. 3:41)	P	7	1
Sonya Burrows	P	8	0
Ron Centamore	P	7	1
Nate Ernest-Jones	P	7	1
Alan Gabriel	A	4	4
Mickey Hinton	P	4	4
Brice Lambrix	P	4	4
Mark Mattern	P	4	0
Sam Monroe	A	2	6
Julia Parker	A	3	5
Yvonne Sanandres	A	5	3
Scott Strawbridge	P	8	0
John Wilkes (arr. 3:48)	P	5	3

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
 Thomasina Turner-Diggs, Project Coordinator, EDV & Community Reinvestment
 Greg Brewton, Director, Department of Sustainable Development
 Lisa Edmondson, Recording Secretary, Prototype, Inc.

Communication to City Commission

None.

I. Call to Order / Roll Call

Chair Lucas called the meeting to order at 3:32 p.m. Roll was called and it was noted a quorum was present.

II. Approval of minutes from December 4, 2013 and January 29, 2014 Regular Board Meetings

Motion made by Mr. Lambrix, seconded by Mr. Strawbridge, to approve the December 4, 2013 minutes. In a voice vote, the **motion** passed unanimously.

Motion made by Mr. Lambrix, seconded by Mr. Strawbridge, to approve the January 29, 2014 minutes. In a voice vote, the **motion** passed unanimously.

III. Homeless Assistance Center Renovation Project

Frances Esposito, CEO of the Broward Partnership, advised that four homeowners' associations and the City Commission have approved an expansion of 30 beds to the facility. Additional aspects of the renovation project include expanded parking on the site and branding the facility with signage.

Michael Vonder Meulen, also representing the Broward Partnership, showed a proposed site layout for the renovated facility, explaining that there will be no physical additions to the structure. An overflow parking lot will be paved to match the existing lot.

Ms. Esposito showed a photograph of the proposed identifying signage. The name of the organization has been changed from the Broward Partnership for the Homeless to the Broward Partnership. The organization serves 200 men, women, and children on the site every day, and has expanded their services into permanent housing and rapid re-housing in the community.

Motion made by Mr. Lambrix, seconded by Mr. Centamore, to support [the renovation project]. In a voice vote, the **motion** passed unanimously.

IV. Broward County CRA Update

Mr. Battle recalled that the Board had previously discussed a Resolution by the Broward County Commission that would prevent CRAs from extending their terms. Because a CRA in Pompano Beach believed it had extended its term prior to the adoption of the Resolution, there is a dispute regarding whether or not the County may rescind this extension. As an amicable resolution has not been reached by city and County officials, the next step is Chapter 164 mediation.

Mr. Battle advised that the ultimate decision on this issue will affect all CRAs within Broward County, and may affect their abilities to extend terms, their tax increment financing (TIF) revenue sharing agreements, and their issuance of debt. Fort Lauderdale has three CRAs: the Central Beach, established in 1989; the Northwest Progresso-Flagler Heights district, established in 1995; and the Central City, established

in 2012. The decision will be of critical importance to the Central Beach CRA, as they have a great many capital projects that may require borrowing.

All CRAs in Broward County have met to discuss the promotion of CRA activities in a more positive light. Mr. Battle concluded that if the County Resolution is upheld, it could be followed by an effort to rescind CRAs altogether and recover their TIF revenue prior to 2019, when a number of CRAs are set to expire.

V. Flagler Garden Update

Mr. Battle provided an update on the status of the Flagler Garden, which first came before the Board in April 2013. The Board approved \$30,000 in support of the project. Since that time, the Flagler Garden learned that their estimated budget of \$110,000 was insufficient to build their facility. They have focused on seeking vendors that can construct the garden on their existing budget, and are continuing their fundraising efforts.

A contractor has been selected for construction phase 1, which will consist of hardscape projects for the garden. Phase 2, for which fundraising is underway, will focus on fencing and signage. Construction is expected to begin in spring or summer, and the CRA is assisting the project in the construction disbursement process. The Flagler Garden is intended to serve as a not-for-profit community gathering place, with individual farming and education.

VI. Director's Report

Mr. Battle reported that the City Commission and the City's Affordable Housing Advisory Committee recently held a workshop at which the City's inventory of properties was discussed. A number of these properties are located both within the CRA and throughout Northwest Fort Lauderdale. One of the Committee's recommendations was to use these lots for residential development. They are presently considering what an RFP for these properties might include.

He continued that the City has been working with the County to obtain more housing units, although the County has not been willing to provide these units until the City undertakes an affordable housing study. A recent RFP to select a consultant for this study resulted in a difference of opinion among the City Commissioners, as cities other than Fort Lauderdale are also experiencing affordable housing issues.

Another issue is that affordable housing is still being built, as the State continues to participate in the low-income housing tax credit program. For this reason, the issue of awarding tax credits to multi-family housing projects within Fort Lauderdale has arisen once more. Mr. Battle recalled that several developers appeared before the Board in 2011 to request the Board's support in applying for these credits; however, the City

Commission declined to support these requests, which led to the proposal of an affordable housing study. Developers are still applying for reductions as a way to meet the local government contribution requirement. He noted that photographs and other materials on affordable housing projects within the CRA were included in the members' backup materials.

Mr. Battle explained that there will be additional discussion of these projects at a later time, as several have been recommended for underwriting. Two of these projects are within Broward County. Once they have been underwritten, site plan approval will be requested from the City Commission. He recalled that although the City had previously declined to provide a local contribution, the County has supported all such applications.

Mr. Battle concluded that the Shoppes on Arts Avenue, for which the Board had approved a streetscape funding request, is currently being reevaluated, as the application was made after the completion of the project. The results of this internal reevaluation will be presented at the next Board meeting.

VII. Communication to CRA Board

None.

VIII. Old / New Business

Mr. Strawbridge observed that the CRA Board has allocated \$155,000 to Neighborhood Capital Improvement Program (NCIP) and Business Capital Improvement Program (BCIP) activities within the CRA, and requested further clarification of this allocation. Mr. Battle advised that outside the CRA, the City's matching funds are supplied through the CDBG program within eligible areas, while programs within the CRA receive CRA dollars.

Mr. Ernest-Jones requested an update on the activities of the Flagler Village Improvement Association, to which the Board had awarded \$317,000 toward security improvements, marketing, signage, and special events. Chair Lucas advised that the marketing component has gone out for RFP; the proposed Police substation had not come to fruition, and the Association is now considering a security ambassador program instead. There has been discussion of extending this program outside Flagler Village and onto the Sistrunk Corridor, Las Olas Boulevard, and other areas.

Mr. Battle clarified that many business improvement districts provide ambassadors who serve as ombudsmen on the street for people in need of assistance, businesses transferring information, and the homeless population. They also report issues to Code Enforcement, law enforcement, and other City entities as needed.

Mr. Mattern advised that the Association is working to determine appropriate locations for monument signs within the neighborhood. A meeting is planned for March 11, 2014 between the Association and the City's Transportation and Mobility and Engineering Departments to determine the best locations for this branding. Mr. Battle noted that this signage is a BCIP project.

IX. Adjournment

There being no further business to come before the Board at this time, the meeting was adjourned at 4:29 p.m.

Any written public comments made 48 hours prior to the meeting regarding items discussed during the proceedings have been attached hereto.

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