

**APPROVED MINUTES
NORTHWEST PROGRESSO – FLAGLER HEIGHTS
REDEVELOPMENT ADVISORY BOARD
FORT LAUDERDALE
100 NORTH ANDREWS AVENUE
8th FLOOR CONFERENCE ROOM
JUNE 25, 2014 – 3:30 P.M.**

Cumulative Attendance

<u>Members Present</u>	<u>Attendance</u>	May 2014 - April 2015	
		<u>Present</u>	<u>Absent</u>
Steve Lucas, Chair	P	2	0
Ella Phillips, Vice Chair (3:47-4:53)	P	2	0
Jessie Adderley	P	2	0
Sonya Burrows (dep. 4:53)	P	2	0
Ron Centamore	P	2	0
Nate Ernest-Jones	P	2	0
Alan Gabriel	P	2	0
Mickey Hinton	P	2	0
Brice Lambrix	P	1	1
Dylan Lagi	P	2	0
Mark Mattern	P	2	0
Yvonne Sanandres	A	1	1
Scott Strawbridge	P	2	0
John Wilkes (arr. 3:47)	P	2	0

Currently there are 14 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

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 3:35 p.m. Roll was called and it was noted a quorum was present.

II. Approval of Minutes from May 28, 2014

Motion made by Mr. Gabriel, seconded by Ms. Burrows, to approve. In a voice vote, the **motion** passed unanimously.

The following Item was taken out of order on the Agenda.

IV. Funding Request – Downtown TMA

Kevin Walford, representing the Department of Transportation and Mobility, explained that this was an annual request for the Downtown Fort Lauderdale Transportation Management Association (TMA) to help fund two routes that operate within the CRA. The TMA is requesting \$189,032 for the current year, which is an increase from the previous year. He advised that the request is based upon the percentage of each route's mileage within the CRA, and showed a map reflecting the routes.

The Board members reviewed the request, including possible changes they felt could be made to the routes in order to help bring business to the CRA. Mr. Walford and Chair Lucas, both of whom serve on the TMA's Executive Board, advised that they would bring these suggestions back to that Board for further discussion. Chair Lucas pointed out that the TMA wishes to avoid duplication of Broward County Transit (BCT) routes wherever possible.

The Board discussed funding, noting that if they agreed to approve the request, the final amount will be added to the CRA's operating budget, which will be presented for approval in September. They also discussed the process required to make a route change, which requires at least 90 days and includes a public hearing, City Commission approval, and public notice. Route modifications would not change the routes' budgets. It was determined that Mr. Walford would be invited back the following month with additional information on the possibility of route changes.

Motion made by Mr. Gabriel, seconded by Mr. Ernest-Jones, to defer to the next meeting. In a voice vote, the **motion** passed unanimously.

III. Presentation – “Butterfly Public Art Community Project” – Susan Wood

Mr. Battle introduced local artist Susan Wood, who showed a PowerPoint presentation on a public art project funded in part by the Broward Cultural Council. The project will include the Northwest Progresso-Flagler Heights area. Ms. Wood explained that after receiving ideas and input from the public, she will develop a proposal for the art project by the end of August.

Ms. Wood distributed a survey to the Board members, stating that the intent of the project is a conversation with people who are interested in the CRA or own property, reside, or work in the area. The next phase of the project will include workshops for interested members of the public in order to determine what type of public art project the CRA would prefer. The artwork would be placed in public spaces, such as parks, where the public can engage with it.

IV. Funding Request – Yacht Chandlers, Inc.

Chair Lucas introduced James James and Tim McMillan of Yacht Chandlers, Inc., which is a mega-yacht supplier with headquarters in Fort Lauderdale. Mr. James showed a PowerPoint presentation on the business, which provides unique parts for vessels that have been built all over the world. Yacht Chandlers consolidates support materials for the boats and then ship them to the boats' location, which means many of the boats never come to the City itself.

Mr. James reviewed plans for the business's building, which has been vacant for three years and has been subject to vandalism and theft. He provided renderings of the planned exterior, noting that the business will maintain a pool for on-site crew training and renovate the large parking area. All products will be stored at the site, and shipping and receiving will take place inside the building.

Mr. Battle confirmed that Yacht Chandlers is seeking a public façade grant for its renovation, as well as a grant for interior work. The façade grant may be used for both building renovation and parking lot improvements; in addition, the business may submit separate façade grant applications for each parcel of the property. Because the sites are at a non-Sistrunk Boulevard location, the business may receive up to \$15,000 per site.

The Board discussed the design of the site, noting that there is ample parking, as well as a nearby bus stop, for both employees and customers. Mr. James added that they also hope to create more green space, as well as a walkway covered by sails.

Mr. Battle advised that the Northwest CRA's most recent Five-Year Plan includes a Property and Business Investment Program, as well as a revised commercial façade program with increased maximum grants. He reviewed the maximum grant amounts, noting that there is also a scoring matrix that will help better determine whether projects meet the minimum criteria for funding. In the case of Yacht Chandlers, not only will the business itself have a positive impact on the area, but the owners plan to renovate a building that has been an eyesore.

Based on the funds that Yacht Chandlers has committed to the project through their purchase of the property, as well as the prospective tax increment financing

(TIF) revenue the business is expected to generate, Staff recommends approval of their application for \$100,000 in funding, which is the maximum amount allowed under the Property and Business Investment Program, as well as two façade grants of \$15,000 per property, for a total of \$130,000. He clarified that there is a recapture provision for both grant programs: the façade grants expire after two years and the owner must repay the CRA if the building is sold within that time, and the investment program requires that the property be used for the purpose that received the funding, with any change in use requiring a buyout.

Motion made by Mr. Centamore, seconded by Mr. Strawbridge, that the Board approve Staff's recommendation for the \$100,000 and the \$30,000. In a voice vote, the **motion** passed unanimously.

V. June 2014 TIF Estimate

Mr. Battle reported that the preliminary value assessment for the Northwest CRA is approximately \$5.6 million, which is a slight increase over the previous year. He briefly described some of the large projects that are forthcoming within the CRA, including Pineapple House and a Marriott project on Federal Highway.

He provided a handout showing an overview of current balances, revenue expected over the next five years, and projects approved during the last fiscal year and expected to be complete by 2019. More than \$35 million will be spent on projects during that time frame, leaving an additional \$15 million to be spent in other areas. Mr. Battle noted the Flagler Village transit station development in particular, stating that more information on All Aboard Florida and the Wave streetcar is forthcoming from Staff. This will help frame the CRA's investment strategy in the area. The \$7 million programmed for transit development in Flagler Village may also help fund lighting and streetscape improvements.

The Board reviewed the CRA budget as well, noting that slightly over \$2 million was spent the previous year in operating expenses, including funding requests from Flagler Village, the marketing line item, and budget reservations made for capital projects related to security. The CRA is also funding the Police substation and paid for its upgrade. While similar enhancements are anticipated in the coming fiscal year, Mr. Battle advised that he did not expect expenses to be higher, as many were one-time investments. He confirmed that All Aboard Florida will make a presentation to the Board in July.

VI. Communication to CRA Board

None.

VII. Old / New Business

Mr. Battle reported that the Evaluation Committee has selected the Mosaic Group, a south Florida-based firm, for the City's one-year branding and marketing contract. The recommendation will go before the City Commission for approval in August. The Board discussed what this could mean for the City and the CRA, and anticipated an influx of revenue and projects. They reviewed the need to bring in new businesses to fill a shopping center within the CRA, and noted concerns about this property, such as prospective tenants' concerns regarding crime in the area.

VIII. Adjournment

There being no further business to come before the Board at this time, the meeting was adjourned at 5:15 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.]