

**APPROVED**  
**MINUTES**  
**NORTHWEST PROGRESSO – FLAGLER HEIGHTS**  
**REDEVELOPMENT ADVISORY BOARD**  
**FORT LAUDERDALE**  
**100 NORTH ANDREWS AVENUE**  
**8<sup>th</sup> FLOOR CONFERENCE ROOM**  
**JULY 23, 2014 – 3:30 P.M.**

**Cumulative Attendance**

<u>Members Present</u>	<u>Attendance</u>	<u>May 2014 - April 2015</u>	
		<u>Present</u>	<u>Absent</u>
Steve Lucas, Chair	P	3	0
Ella Phillips, Vice Chair	A	2	1
Jessie Adderley	A	2	1
Sonya Burrows	P	3	0
Ron Centamore	P	3	0
Nate Ernest-Jones	P	3	0
Alan Gabriel (dep. 5:00)	P	3	0
Mickey Hinton	P	3	0
Brice Lambrix	P	2	1
Brice Lambrix	P	2	1
Dylan Lagi	P	3	0
Mark Mattern	P	3	0
Yvonne Sanandres	A	1	2
Scott Strawbridge	P	3	0
John Wilkes	A	2	1

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  
Diana Alarcon, Director of Transportation and Mobility  
Kevin Walford, Department of Transportation and Mobility  
Lisa Edmondson, Recording Secretary, Prototype, Inc.

**Communication to City Commission**

**Motion** made by Mr. Mattern, seconded by Mr. Lagi, to move [the Wave loop proposal] forward to further discussion to vet the details with all the parties, and to bring it to the Commission and CRA Board for further discussion. In a voice vote, the **motion** passed unanimously.

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

Chair Lucas called the meeting to order at 3:34 p.m. and roll was called.

**II. Approval of Minutes from June 25, 2014**

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

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

**IV. TMA Funding Request**

Kevin Walford, representing the Department of Transportation and Mobility, recalled that he had appeared before the Board in June to request funding assistance for the TMA's Northwest Community and Neighborhood Link routes. Although Staff had looked into the possibility of potential changes to the routes, it is currently not possible for a TMA route to include Sistrunk Boulevard. The Northwest Community Link is operated as a feeder system for the South Florida Regional Transportation Authority's (SFRTA's) Tri-Rail system, and complements these trains' schedules, while Neighborhood Link consists of a single bus, which accesses as many Housing Authority properties as possible.

The members reviewed and discussed the routes, noting that the current cost of the routes to the TMA is \$60/hour, which covers driver costs, operation and maintenance, and gasoline. Diana Alarcon, Director of Transportation and Mobility, explained that due to Title VI requirements, the TMA may not duplicate existing routes served by Broward County Transit (BCT), which has a route along Sistrunk Boulevard. The TMA's community bus program is considered a supportive service for BCT and may not circumvent this route.

Mr. Battle clarified that the CRA's Redevelopment Plan includes transit to connect neighborhoods and provide mobility for residents; for this reason, the TMA's community buses are consistent with the requirements of the Plan. Ms. Alarcon noted that the TMA can review the efficiency of the routes in the future and bring the results back to the Board. Mr. Battle noted that the request for \$197,000 is an increase over the amount currently budgeted for the TMA in the CRA's budget.

**Motion** made by Mr. Centamore, seconded by Mr. Mattern, that the Board approve the recommendation. In a roll call vote, the **motion** passed 8-2 (Ms. Burrows and Mr. Lambrix dissenting).

**III. Flagler Village Funding Request – FY 2015**

Jim Ellis, President of the Flagler Village Improvement Association, provided handouts for the Board related to the Association's funding request, which covered numerous items. He introduced members of the Flagler Village Civic Association, the Downtown Development Authority (DDA), the Fort Lauderdale Police Department, and various businesses that participate in the Improvement Association.

Mr. Ellis explained that the handouts also reflect how the previous year's requested funds were used. They also describe the Improvement Association's ambassador program, which coordinates with the Fort Lauderdale Police Department and the City Manager's Office and allows members of the community to have a presence on the street and communicating with these entities. Another initiative, the homeless reunification program, provides tickets for homeless individuals who wish to return to their homes.

He continued that the previous year, the Board had awarded the Improvement Association with \$25,000 to study street lighting in the Flagler Village area. The next year's request will include the addition and repair of this lighting for improved security, as well as new street signage and a parking study. The \$40,000 event budget will include working with the Civic Association to hold more community events in the Flagler Village area. \$500,000 is also requested for the development of two "pocket parks" on portions of lots within Flagler Village.

Alan Hooper, also representing the Flagler Village Improvement Association, noted that the request includes \$150,000 for a project coordinator who will work with City Staff either as a full-time employee or as a contractor to facilitate the various efforts. The Association will also study the infrastructure beneath the streets that will be affected by the Wave streetcar and ensure that it is sufficient to accommodate future projects.

There being no further questions from the Board at this time, Chair Lucas opened the public hearing. As there were no members of the public wishing to speak on this Item, Chair Lucas closed the public hearing and brought the discussion back to the Board.

The Board members discussed the position of project coordinator, which would not be limited to overseeing only those projects listed in the Improvement Association's funding request. Mr. Ellis replied that the Improvement Association's intent is for the coordinator to work with the entities that are bringing projects such as the Wave into the CRA; the coordinator would not work on marketing, events, or other non-technical efforts. Mr. Battle concluded that Staff has no issues with including this expenditure in the CRA budget, although it has not yet been determined whether or not this will be a Staff member.

Mr. Strawbridge expressed concern with this proposal, pointing out that CRA funds cannot be spent outside the CRA, which would make coordination with the City

awkward on projects involving infrastructure. Mr. Ellis replied that the contractor would work with the various government entities that would implement projects.

Mr. Gabriel requested clarification of how funding would be implemented for the various projects proposed by the Improvement Association. Mr. Battle advised that CRA Staff would maintain control of the funding and distribute it as contracts are executed. Mr. Gabriel observed that focusing on the Flagler Village area projects could make it more difficult to see the overall picture for the CRA. Mr. Battle noted that while the issues are different, many of the Improvement Association's requests are similar to those proposed by the Sistrunk Community Council at a previous Board meeting. He pointed out that some items would require further discussion by not only the Board, but the City Commission.

The Board discussed the community policing program, including how to determine who would evaluate the subject area, crime statistics to support the expenditure, and how many hours and staff could be provided by the \$250,000 allocation. Mr. Ellis described the ambassador program as "eyes and ears for the Police," which would provide up to three people, 24 hours a day, every day. He noted that this was likely to require adjustment once the program is underway.

Mr. Battle reviewed some of the expense requests, including:

- The homeless reunification program, on which the CRA will work with the City Attorney's Office to ensure that this is an eligible expense;
- Street lighting replacement and upgrades, with the allocation to be deferred until the results of the current lighting study have been completed and vetted;
- The project coordinator position, which would contract or hire an individual to work on the initiatives desired by the Flagler Village and Sistrunk communities;
- A parking study to determine how sufficient parking can be found to support retail development in the CRA;
- Marketing efforts for the entire CRA, with a contract to be awarded by the City for the next fiscal year;
- Street and monument signage;
- Special events intended to promote redevelopment within the CRA.

Mr. Battle advised that he did not recommend pocket park development be included in the funding request thus far, although he advised that he would be willing to revisit this issue later for additional consideration by the Board. The members discussed this item further, noting that \$500,000 may be insufficient funding to proceed with this plan. He concluded by asking that the Board members make a motion in support of the funding request as presented, with the exception of the pocket parks, the Wave streetcar loop, and infrastructure improvements, based on Staff's recommendations.

Mr. Gabriel stated that he was not comfortable with some of the funding amounts included in the presentation. Mr. Hooper advised that the Improvement Association has

worked with a consultant who helped determine the figures. He felt other expenses, such as the pocket parks, could be incentivized for developers. He concluded that if funds were not spent, they would be returned to the CRA. Mr. Battle added that he did not take issue with the majority of the numbers as presented. Any unspent funds from the proposed programs would remain in the CRA budget.

Mary Ann Cohen of the Improvement Association emphasized the impact of special events, such as a monthly art walk, in bringing individuals to the neighborhood and allowing them to see properties for sale or rent. Expenses would include trolleys, music venues, art events, and private studios. Mr. Battle advised that while Staff did not disagree with this characterization, the issue was one of spending CRA funds in accordance with the Redevelopment Plan.

**Motion** made by Mr. Gabriel, seconded by Mr. Mattern, to approve as presented and recommended by Staff.

Mr. Strawbridge commented that he would like to see other active partners, such as the City or the DDA, match the CRA's contribution toward the homeless reunification program. Mr. Ellis replied that the City has previously funded this program, and the DDA is discussing it with the Improvement Association. He added that the Improvement Association will continue to reach out to residential communities and other entities for additional funding. Mr. Lagi asserted that he felt the position of project manager should be internal to Staff, and that the ambassador program should include a specific valuation.

In a roll call vote, the **motion** passed unanimously.

#### **V. WAVE Loop Funding Request**

Mr. Gabriel left the meeting at 5:00 p.m.

Mr. Hooper asserted that the Flagler Village Improvement and Civic Associations both believe the Wave streetcar route should include a loop that touches Sistrunk Boulevard, Andrews Avenue, and 3<sup>rd</sup> Avenue. He advised that this extension could double the tax increment financing (TIF) revenue generated in this area by encouraging greater development. He concluded that approximately \$7 million could be invested over the next four to five years, and requested that the Board support a motion to take this proposal before the CRA Board.

Mr. Wren added that the Wave was originally proposed by the DDA several years ago as a loop, but could not be planned as one due to its estimated expense at that time. A one-way loop instead of a two-way line could lead to potential extensions, including one extension leading to Fort Lauderdale-Hollywood International Airport and another

leading to the Convention Center and seaport. He emphasized the impact this would have on land values and development.

The Board discussed the proposed loop, with Mr. Wren clarifying that there was no intent to invoke eminent domain in any area touched by the project. He stated that if a funding stream is committed to the Wave loop, he could reach out to the project's consultants to look into the possibility of this route.

Ms. Alarcon added that while the Department of Transportation and Mobility is very supportive of the Wave, she would like to see the proposal vetted further by the Wave partnership to determine if it would create a delay or require additional funding to the project. Mr. Battle noted that there are many more entities involved in the Wave than just the CRA, and he agreed that the proposal would require more vetting from Staff, the DDA, and other agencies; however, he did not feel a communication recommending the City Commission look into the proposal would be inappropriate.

**Motion** made by Mr. Mattern, seconded by Mr. Lagi, to move [the proposal] forward to further discussion to vet the details with all the parties, and to bring it to the Commission and CRA Board for further discussion. In a voice vote, the **motion** passed unanimously.

## **VI. NPF CRA Capital and Operating Budget**

Mr. Battle provided a handout to the Board members, stating that there has been a slight increase in the CRA's net taxable value, bringing this figure to \$5.758 million. A portion of this revenue will be used for operational expenses as well as capital projects. The projected operating budget reflects an increase of over \$1 million from the previous year's budget.

A good deal of the increase is related to specific funding requests from entities such as the Sistrunk Community Council and the Flagler Village Improvement and Civic Associations, as previously discussed. These requests include:

- Hiring professional consultants;
- Marketing and special events;
- Lighting upgrades;
- Wayfinding and monument signage and markers;
- Increased funding for the TMA;
- A financial management analyst who will oversee accounting and bookkeeping for the CRA;
- Operating subsidies related to the Departments of Sustainable Development, Economic Development, and Building.

Mr. Battle clarified that the CRA receives services rendered from the Departments receiving operating subsidies, such as rezoning projects and other activities for which

Planning Staff and senior management provide services. These Departments must recover their costs for work on various CRA projects.

Mr. Strawbridge expressed concern with the inclusion of these items in the budget, noting that they were not included the previous year or other prior years. He pointed out that roughly \$690,000 in operating subsidies will be budgeted by the CRA to assist these other Departments, with the exception of the financial management analyst's position. He concluded that this method of taking funds from the CRA budget seemed to be an attempt by the City Manager's Office to support the notion that no new taxes are being levied.

Mr. Strawbridge asked if the subsidies provided to other Departments would be allowed under the Redevelopment Plan. Mr. Battle replied that the CRA statute allows expenditures to be made for activities associated with the elimination of slum and blight, including the work of Department personnel on these activities. Mr. Strawbridge added that he would like more information regarding five job positions listed at a total of \$765,000, including the value they would provide to the CRA in terms of eliminating slum and blight.

Mr. Battle concluded that the Community Investment Program contributions include projects that are not consistent with the current Northwest CRA Five-Year Spending Plan, such as the Flagler Village Community Garden and other initiatives that did not easily fit into other capital or incentive program categories. He also noted that this will be the first year in which an allocation is made in response to the activity associated with projects such as All Aboard Florida. He reviewed additional line items, including allocations toward streetscapes, undergrounding of utilities, and the requests made by local associations.

**Motion** made by Mr. Centamore, seconded by Mr. Lagi, to accept the budget as presented. In a roll call vote, the **motion** passed 8-1 (Mr. Strawbridge dissenting).

## **VII. Communication to CRA Board**

It was noted that the Board's recommendation regarding the proposed Wave loop would be sent as a communication to the CRA Board.

## **VIII. Old / New Business**

None.

## **IX. Adjournment**

There being no further business to come before the Board at this time, the meeting was adjourned at 5:50 p.m.

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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.]