

**MEETING OF THE FORT LAUDERDALE
COMMUNITY REDEVELOPMENT AGENCY
8TH FLOOR CONFERENCE ROOM
CITY HALL**

TUESDAY, APRIL 18, 2006 – 3:45 P.M.

Chairman Naugle called the meeting to order at approximately 2:30 p.m. Roll was called and a quorum was present.

Present: Chairman Jim Naugle
Vice Chair Cindi Hutchinson
Member Charlotte E. Rodstrom
Member Carlton B. Moore
Member Christine Teel

Absent: None

Also Present: George Gretsas, City Manager
Harry A. Stewart, City Attorney
Jonda K. Joseph, City Clerk
Alfred Battle, Director, Community Redevelopment Agency

Approval of Minutes of the March 21, 2006 Regular CRA Board Meeting

Motion made by Vice Chair Hutchinson and seconded by Commissioner Teel to approve the minutes of the CRA Board Meeting of March 21, 2006. Roll call showed: YEAS: Board Member Moore, Vice Chair Hutchinson, Board Members Teel and Rodstrom, and Chairman Naugle. NAYS: None.

Selection of Sistrunk Developers LLC to Develop 401 N.W. 6th Street Site

Commissioner Moore asked if the presenters could provide an overview of what is being proposed.

Al Battle, Director CRA, said this is in regard to the development of the 401 N.W. 6th Street site west of the railroad tracks. The proposals in response to an RFP were delayed due to the hurricanes during last hurricane season. One of the evaluation committee members (Ella Phillips) is present at today's meeting and also serves as the Vice Chair of the CRA Advisory Board.

Barbara Hall, attorney representing Sistrunk Lofts, said they want to request that this matter be deferred for 30 days. They have met with the second bidder and there may be opportunities advantageous to all parties.

Robert Lochrie, attorney representing the other applicant, said the principles have met today and other meetings are being scheduled for the future. They do not know what the conclusion will be, but hopefully an agreement will be reached and the two parties would be able to work together. There could be some significant modifications to the proposal,

and at this point it would not make sense for the Commission to take any action on this proposal. He suggested that they return with another proposal in the future.

Commissioner Moore suggested that another RFP be put out and the two parties could still consider their joint venture.

The City Attorney said that staff may want to address this because one of the second place applicants owns property adjacent to the site, and they are proposing a joint venture which would encompass a larger project which the City would like to see, and that would not be accomplished with another RFP being put out.

Commissioner Moore said further if there is a new RFP and a 30-day response time is given or whatever time is appropriate, and if one developer wants to do a larger project or they joint venture, he would be willing to see that happen. If the process is deferred, it would still come back with the same ranking without the input from the two companies joint venturing. Therefore, he thought it might be easier to reject both bids and put out a new RFP.

Mr. Lochrie said they would not object to that process..

Motion made by Board Member Moore and seconded by Vice Chair Hutchinson that the two bids be rejected and a new RFP be put out regarding this project.

Mayor Naugle said that this involves the sale of public land and to allow two bidders to joint venture, how could they dispose of public land without a bidding process.

Commissioner Moore further said that was why he is asking for a new RFP. Mayor Naugle said that he prefers to use a bidding process.

Commissioner Teel said there is also a piece of privately owned land involved in the mix. She said two people have been presented and if they can do a project together that would be beneficial to the City, could that be done or did a new RFP have to be issued.

Commissioner Moore asked what would be the easiest process to be followed in regard to this project.

The City Attorney said the City reserves the right to reject all bids received, and the two bidders can return with a joint proposal in 30 days.

Commissioner Moore said the 30 days would permit everyone to discuss the matter and see what agreement could be reached.

The City Manager said this is the first time they are hearing about this idea. Mr. Lochrie said that this occurred late yesterday. The City Manager asked why someone did not contact the City about the issue. Ms. Hall said that sometime parties begin speaking to each other very late in the development process.

Commissioner Moore said he does not feel it would be detrimental to the community for further dialogue to occur between the parties, and possibly they would come up with a better product.

Vice Chair Hutchinson asked if this would not put the City in a bad light with the other proposers who had answered the RFP. The City Attorney said that only four had responded to the RFP. Commissioner Teel said that one responder had dropped out and another did not attend the meeting.

Roll call showed: YEAS: Board Member Moore, Vice Chair Hutchinson, Board Members Teel and Rodstrom, and Chairman Naugle. NAYS: None.

Discussion of Selection of Bi-Ads/Westside Gazette – to Develop the 551, 547, 537 NW 7th Terrace Project Site

Al Battle, Director CRA, said staff recommends this project.

Bobby Henry, Publisher of the Westside Gazette, said they have a vision of putting an urban black press institute in that area. They presently own two parcels in the area, and one is centrally located while the other is located south squeezing them between the parcel mentioned and the site located on Sistrunk. They want to afford the opportunity to students who cannot afford to obtain journalism skills or a knowledge of the printing process. The National Newspapers Publishers Association is in support of such an institute. A similar institute is located in Washington, D.C. at the Howard University Campus. This institute would allow community organizations, along with their youth, to participate in the programs, as well as middle and high school students.

Commissioner Moore asked how many employees they had at this time. Mr. Henry said there are 13 employees and explained they are a family business with outside sources.

Motion made by Board Member Moore and seconded by Vice Chair Hutchinson that staff's recommendation be approved.

Mayor Naugle asked if the existing business and proposed institute would satisfy the parking requirement.

Mr. Battle said that as the site is developed they may have to seek parking, and this requirement would be further satisfied and defined during the design and site plan process.

Mayor Naugle asked how many spaces would be required at the site in accordance with Code.

Ken Hawkins, Consultant, said they are presently providing 23 parking spaces, but they also owned additional property to the south that could provide 6-7 more spaces.

Marc LaFerrier, Director Planning and Zoning, said that he had not yet reviewed the plans, but would check and report back to the Commission.

Mayor Naugle said the institute is a great plan and helps to satisfy the needs of the community. The building being proposed would cost \$1.4 Million, and he asked how the debt would be serviced. Mr. Henry said that the second floor of the building would house office space, and they would have renters offering other employment opportunities. He further said that they are also going to apply for grants, and this institution is a model of one that already exists that obtains funding from other agencies.

Mayor Naugle said the goal of the CRA is to obtain quality development along Sistrunk Boulevard, and he asked what time frame is involved for this project.

Mr. Battle said that each development agreement contains conditions and development schedules that have to be met. In addition, if the project is not begun by a specified date, then the property would not be conveyed until all requirements are satisfied. The City Attorney agreed.

Commissioner Teel asked if this would be a non-for-profit institute. Mr. Henry said their attorney is presently working on that situation. Mr. Battle stated that the building would be owned by the Westside Gazette, which as a for-profit business currently pays property taxes. Tax increment revenue would still be available with no known exemptions, if this changed an agreement to make a payment made in lieu of taxes to the CRA would be possible.

Roll call showed: YEAS: Board Member Moore, Vice Chair Hutchinson, Board Members Teel and Rodstrom, and Chairman Naugle. NAYS: None.

Mayor Naugle asked for staff to report back regarding the parking requirement for the project.

Fort Lauderdale Community Redevelopment Agency Pay Raise Adjustment

Motion made by Board Member Moore and seconded by Vice Chair Hutchinson to accept the item as presented. Roll call showed: YEAS: Board Member Moore, Vice Chair Hutchinson, Board Members Teel and Rodstrom, and Chairman Naugle. NAYS: None.

Authorization for Professional Services

Motion made by Board Member Moore and seconded by Vice Chair Hutchinson to accept the item as presented. Roll call showed: YEAS: Board Member Moore, Vice Chair Hutchinson, Board Members Teel and Rodstrom, and Chairman Naugle. NAYS: None.

There being no further business to come before this Board, the meeting was adjourned at 4:06 p.m.

Jim Naugle
Chairman

ATTEST:

Jonda K. Joseph
City Clerk