

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

TUESDAY, JUNE 20, 2006 – 5:06 P.M.

Chairman Naugle called the meeting to order at approximately 5:06 p.m. Roll was called and a quorum was present.

Present: Chairman Jim Naugle
Member Christine Teel
Member Charlotte E. Rodstrom
Member Carlton B. Moore

Absent: Vice Chair Cindi Hutchinson

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

Motion made by Member Teel and seconded by Member Moore to approve the minutes of the CRA Board Meeting of May 23, 2006. Roll call showed: YEAS: Board Members Teel, Rodstrom, Moore, and Chairman Naugle. NAYS: None.

Evaluation Committee Recommendation – Development of Vacant Lot at 2130-2134 NW 6th Street

Motion made by Member Moore and seconded by Member Teel to approve the recommendation of the Evaluation Committee established to review the proposal to develop vacant CRA-owned property located at 2130-2140 NW 6 Street (“The Car Wash Site”).

Jackie Tuft, New Visions, showed the revised conceptual plan of the site. Member Moore said that the parking spaces in the rear that the community was concerned about have been changed.

Ms. Tuft said they have reduced the parking spaces to the number required for the site which will be 20 spaces, and they have included a tot lot, along with two gazebos. She said this is only a conceptual plan and they are asking for input. She said that there are 1.5 spaces being provided per unit.

Member Moore said there is a roadway that divides the two townhouse developments, and a consensus could be reached that would change the pattern of traffic, but it does not appear plausible due to the number of outlets.

Chairman Naugle asked how they are going to market the units regarding the parking spaces. Ms. Tuft said that each unit comes with a garage, a space behind the garage, along with a space on the side of the garage.

Member Moore said the plan provides additional green space and a safe environment. He said they agreed to address the issue of the fence and one would not be able to see through it, but in driving up to the Boulevard one would be able to view the greenery and housing.

Ms. Tuft showed the site for the clubhouse and said they are going to move it so the street could go through. She also said that each unit would have their own mailbox.

Member Moore thanked New Visions for their hard work and efforts.

YEAS: Board Members Teel, Rodstrom, Moore, and Chairman Naugle. NAYS: None.

Flagler Heights Strategic Investment Program Grant Request

Member Moore said he has a concern regarding this proposal and asked for it to be shown to the Commission.

Robert Lochrie, attorney on behalf of Avenue Lofts Limited and The Mill and Foundry Limited, said originally the developer, Alan Hooper, asked for assistance which was granted in two forms. One form was tax increment finance assistance, and the other was a contribution of about 50% of the infrastructure improvements to be made in connection with this project. By year '06, they estimated that there would be about \$100,000 generated, in addition to what was being returned to the developer which was for a \$22 Million project. Today, the project is now a \$74 Million project and it expanded to include the Mill and Foundry approved by the Commission last year and is currently under construction. This will be generating \$900,000 a year to the CRA.

Mr. Lochrie said they are requesting an amendment to the agreement for the Avenue Lofts project to bifurcate when the improvements are done, including some new improvements, and to allow them to complete one portion of the improvements and move forward tying the additional improvements to the Foundry and the Mill.

Alan Hooper, developer, said originally they planned to build new sidewalks and new streets, adding trees along 5th Street and 1st Avenue for the Avenue Lofts project. They have added parallel parking along Andrews Avenue and added infrastructure, including an 8" water main which has been built, and trenching for the storm water for the entire street. The additional scope of work has been included in the Avenue Lofts portion of the project, and there is also going to be work done along the alleyway including sewers and asphalt work. The additional cost will be another \$700,000. He said they are asking for the CRA to participate 50/50 in connection with the \$700,000. He said they want to provide a nice streetscape for the two projects, as well as the adjacent property owners, to encourage future growth in the area. He said there are about 170 units coming on line in that area.

Chairman Naugle asked about the price range for the units. Mr. Hooper said the price range starts in the low \$300,000 up to a high \$600,000. He said the majority of the product is in the \$400,000 to \$500,000 range.

Member Moore said he is concerned about the project going to Sistrunk Boulevard. It appears the streetscape stops at the end of the project. He said they need to find a way so the adjoining property owners could have the benefit of the same streetscape.

Chairman Naugle said that nice improvements have been made on Andrews Avenue and they should continue also in that direction.

Member Moore said they are requesting the landscaping on the roadway going through the buildings. Mr. Hooper said that a streetscape has been done along Andrews Avenue, and originally the road was to stay the same with concrete sidewalks added. The additional scope of work involved the planting of Oak trees, parallel parking, and powerlines being moved. Member Moore asked if they had incentified the Andrews Avenue streetscape. Mr. Lochrie said that it was included within the infrastructure being done. Member Moore said they are not addressing the Andrews site because there is no proposed development in that area, or individuals who have acquired property for development fronting Andrews Avenue. He said this is an opportunity to put the standard in which will benefit the development.

Mr. Hooper said it is a good idea to continue on, but the problem is that while they are building the Foundry and the Mill they have this project completed, and they want to provide the new owners with a streetscape that looks good and makes them proud of the project. Here, they will be tearing up the street when they begin building the Mill and Foundry and executing that through 4th Street. They have worked with staff to determine the streetscape and they have even looped the street lighting to be done further down.

Member Moore said in the agreement the proposed development would have to meet the same standards when construction begins.

Mr. Hooper said he believes it falls within the City's guidelines.

Member Rodstrom asked if the Commission wants to entertain a different split besides the 50/50 one.

Member Moore said that due to the type of tax base being brought in with the development, the only thing he is concerned about is that it should extend to the connecting corridor. He does not mind the match because they are receiving more in the long run.

Member Teel said when the new developer comes in they will also probably request some sort of sharing, and she feels the 50/50 match is reasonable. She said this project has brought additional monies to the tax base, and is being done in a timely manner.

Member Rodstrom asked if this would be setting a precedent for future CRA projects. Member Moore said this is not a significant participation being paid in this project considering the parking and streetscape that is being provided on Andrews Avenue.

Chairman Naugle said their policy is that each individual action is independent of any other, and people do expect things but they are not setting a precedent and it is not a right being granted.

Member Moore said that this is an incentive.

Motion made by Member Moore and seconded by Member Teel that authorization be granted to the CRA to draft an amendment to the Avenue Lofts agreement which changes the obligations of parties and provides additional grant funds from the Flagler Heights Strategic Investment Program for the Foundry and Mills Lofts Projects. Roll call showed: YEAS: Board Members Teel, Rodstrom, Moore, and Chairman Naugle. NAYS: None.

The City Manager said that the Governor has signed the Stadium Bill.

There being no further business to come before this Board, the meeting was adjourned at 5:24 p.m.

Jim Naugle
Chairman

ATTEST:

Jonda K. Joseph
City Clerk