

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

TUESDAY, JULY 6, 2006 – 3:30 P.M.

Chairman Naugle called the meeting to order at approximately 3:30 p.m. Roll was called and a quorum was present.

Present: Chairman Jim Naugle
 Member Charlotte Rodstrom
 Member Carlton B. Moore
 Member Christine Teel
 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 Vice Chair Hutchinson and seconded by Member Teel to approve the minutes of the CRA Board Meeting of June 20, 2006. Roll call showed: YEAS: Board Members Rodstrom and Moore, Vice Chair Hutchinson, Member Teel, and Chairman Naugle. NAYS: None.

Purchase of Decorative Streetlight Poles

Chairman Naugle asked about hurricane resistance for the poles.

Earl Prizlee said they are to withstand winds of up to 140 mph and have done well in beach environments.

Member Teel asked if they are damaged by a hurricane would they be readily available for replacement. It was stated that the lights are stock items and off the shelf items.

The City Manager reminded everyone that if everyone's lights are involved there still could be a limited supply.

Motion made by Vice Chair Hutchinson and seconded by Member Teel to approve the purchase of decorative streetlight poles, fixtures, and associated parts for \$93,285.00 as part of the Beach CRA Master Plan Streetscape Improvements Phase 1-A – Project P10946. Roll call showed: YEAS: Members Rodstrom and Moore, Vice Chair Hutchinson, Member Teel, and Chair Naugle. NAYS: None.

Flagler Heights Area Property Acquisition

Motion made by Vice Chair Hutchinson and seconded by Member Teel to purchase the parcel at the corner of NE 3rd Avenue and NE 6th Street for \$1.7 Million from Full Gospel Assembly to further facilitate the creation of Flagler Heights Park.

Member Moore said they do not know what the partners are willing to give for this property. The property on the tax roll is slightly over \$400,000, and they are now talking about \$1.7 Million. He said there are other projects in the CRA that could be done that would have more of a benefit.

Chairman Naugle said the previous offer was \$3 Million and the City made a counter offer of \$1.1 Million. Then, all the parcels were purchased by the City at about \$500,000 per parcel.

Member Moore said he did not feel this is an appropriate use for the funds.

Vice Chair Hutchinson said they purchased the property for the benefit of the Flagler Heights Park, and asked if some of the part impact fees could be utilized to offset the monies coming out of the CRA.

Al Battle, CRA Director, said that some of the funds have been used for previous purchases. He said that this would have an extended closing period.

Vice Chair Hutchinson said she thought that previously some land preservation monies have been used. Mr. Battle confirmed. Vice Chair Hutchinson said this is the final parcel.

Member Moore said it is not necessary to have this property. Vice Chair Hutchinson said it is a corner lot and she thought it is needed. Member Rodstrom said this land is expensive. Member Moore asked if the other owner of the property is proposing a development for the site. Mr. Battle confirmed. Member Moore asked if the property is developed would there be additional TIF to the CRA, and what tax revenue would be generated. Mr. Battle said that he did not have any details on the proposed project.

Member Teel said there is too much "muddy water," and the price is too high and they do not need this parcel.

Alan Hooper, Developer, said Flagler Village is the only neighborhood in the City that has no parks. He recently paid \$675,000 for 50' near Avenue Lofts, and this parcel is 150'. The market is what it is, and if they want park space money will have to be paid. He said further that the property he paid \$675,000 for was assessed at about \$125,000. A park does not generate TIF, but the buildings in a major city that surround a park are more valuable.

Member Moore said a location has been identified where there will be an open green space, and therefore, the City does not need to compete for a parcel that is over priced. He said they did not need to do this acquisition.

The listing agent for the property said that nothing could be built on the parcel due to the setback requirement.

Member Moore said if that is the case, then they should not appropriate any funds for the acquisition.

Chairman Naugle said that a side benefit in acquiring this parcel is not to have to condemn what is needed to take for the Sistrunk project. They are to take 20' of land and if the owner is not willing to sell, then the City would have to condemn it.

Mr. Hooper said they could have the existing use remain, but then nothing good would ever be put at that site.

Peter Feldman said this is an important parcel because it is the centerpiece of the area, and they have worked for 25 years to create a village and a neighborhood. He hoped the Commission would change their mind.

Vice Chair Hutchinson said they could look at other alternatives besides the CRA.

Member Moore said again that this parcel is not a necessity and he did not see any advantage to owning it, and it is not critical to the redevelopment of the area.

Chairman Naugle asked if this could be accomplished with a 90-day deadline. Mr. Battle said that could not be done.

Member Teel said it is problematic to tie up the money for an indefinite period of time.

The City Attorney said there is a dispute with another property owner, and he does not know how long that will take to settle so even if they put on a 6-month deadline, it could be unrealistic. He suggested if they want to set a deadline that it should be for no longer than six months.

The motion was restated as follows:

Motion made by Vice Chair Hutchinson and seconded by Member Teel to purchase the parcel at the corner of NE 3rd Avenue and NE 6th Street for \$1.7 Million from Full Gospel Assembly to further facilitate the creation of Flagler Heights Park, but that the closing would have to take place within a six-month time frame. Roll call showed: YEAS: Board Member Rodstrom, Vice Chair Hutchinson, Member Teel, and Chairman Naugle. NAYS: Member Moore.

There being no further business to come before this Board, the meeting was adjourned at 3:51 p.m.

Jim Naugle
Chairman

ATTEST:

Jonda K. Joseph
City Clerk