

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

TUESDAY OCTOBER 17, 2006 – 3:20 P.M.

Chairman Naugle called the meeting to order at approximately 3:20 p.m. Roll was called and a quorum was present.

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

Absent: None

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

Minutes of the September 19, 2006 - Regular Meeting

Motion made by Vice Chair Hutchinson and seconded by Member Moore to approve the minutes of the CRA meeting held on September 19, 2006. The Board unanimously approved the minutes.

Authorization to Execute a Second Amendment to an Agreement and a Partial Assignment and Assumption Agreement with Avenue Lofts, Ltd.

Motion made by Member Moore and seconded by Vice Chair Hutchinson that the authorization to execute a second amendment to an agreement and a partial assignment and assumption agreement with Avenue Lofts, Ltd. not be granted.

Member Moore said that this development is getting all incentives, but then attainable units are not being dealt with in the project. Therefore, he believes the City should cease giving. He said that he would prefer the monies to be placed into an attainable housing opportunity that would create some product.

Chair Naugle asked if the Commission had made a previous commitment regarding this matter, and therefore, are they under any sort of obligation.

Al Battle, Director of the CRA, said the Commission discussed the merit of continuing a similar incentive that had been given to the Avenue Lofts project individually. This would

provide an additional grant to offset the improvements which the CRA Board had endorsed in the Flagler Village area, and this would supplement approximately one-half of the expense of building similar types of improvements for a new project this developer has committed to build. Staff recommends approved of this request.

Member Moore said this developer had been afforded \$1.6 Million. Mr. Battle confirmed and said they also received \$1.1 Million in tax rebates over a 15-year period during which the developer would receive monetary grants back through the CRA to offset the projected deficiencies when the project was approved in 2002. The Board also approved in 2002 a cash grant to offset 50% of the streetscape improvements.

Member Moore asked if there was a voluntary contribution made by this developer to attainable housing. Mr. Battle said that it is his understanding that the development would not include any affordable housing units.

Mayor Naugle said the Board approved this at the June 12, 2006 meeting, and this is being brought forward so that it could tie-into the agreement. Mr. Battle confirmed and said that this is the second stage of the process.

Member Moore asked if they are obligated to do this. The City Attorney said he does not believe the Board is under any obligation.

Robert Lochrie, attorney for Avenue Lofts, Ltd., said they are available to answer any questions the Board may have, and this is the step to tie-up the agreement with the Board's previous actions. No specific requirements were made when this process went through in regard to affordable housing. He feels it is interesting to note that in using today's affordable housing rate of \$280,000, about 35% of this product was sold at below that price. Today, workforce is living within the development.

Roll call showed: YEAS: Member Moore. NAYS: Vice Chair Hutchinson, Members Teel and Rodstrom, and Chair Naugle.

Motion made by Vice Chair Hutchinson and seconded by Member Teel to approve the authorization to execute a second amendment to an agreement and a partial assignment and assumption agreement with Avenue Lofts, Ltd.

Member Teel said she is supporting this because she believes this is a bigger issue than just giving a particular developer an advantage. She said it is for the entire area and so that affordable units could be built. She feels in looking at the broader picture, the City does get a return and she feels this is a worthy effort.

Member Moore further said that by giving this type of incentive, it would allow a developer to have rates that would be above the attainable units.

Vice Chair Hutchinson said that the City would benefit from this because they did not have to build it. She hoped that all developers would build this type of project so the City would not have to do it. She is in support of this matter and this is just finalizing what they had previously committed to.

Chair Naugle said that this is the second development which had gotten a major contribution, and the first had been JPI. He said that he had not supported JPI because

it was a rental project, and he had preferred it to be a condominium project which it now is and they are only getting a small subsidy. Avenue Lofts is one of the most attractive mixed-use developments in south Florida, and he thinks it is a model to be followed in other parts of this City.

Roll call showed: YEAS: Vice Chair Hutchinson, Members Teel and Rodstrom, and Chair Naugle. NAYS: Member Moore.

Authorization to Enter into an Agreement with Bi-Ads d/b/a the Westside Gazette

Motion made by Member Moore and seconded by Vice Chair Hutchinson to enter into an Agreement with Bi-Ads d/b/a the Westside Gazette as Developer of an office building on Sistrunk Blvd. and 7th Terrace. Roll call showed: YEAS: Vice Chair Hutchinson, Members Teel, Rodstrom, and Moore, and Chairman Naugle. NAYS: None.

Request for Waiver of Conflict of Interest

Motion made by Member Moore and seconded by Vice Chair Hutchinson to waive any conflict of interest of Jeremiah Carter as a member of the NPF CRA Advisory Board to allow for his participation in the Sistrunk Boulevard Façade Demonstration Program. Roll call showed: YEAS: Vice Chair Hutchinson, Members Teel, Rodstrom, and Moore, and Chairman Naugle. NAYS: None.

There being no further business to come before this Board, the meeting was adjourned at 3:30 p.m.

Jim Naugle
Chairman

ATTEST:

Jonda K. Joseph
City Clerk