

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

TUESDAY, FEBRUARY 6, 2007– 4:39 P.M.

Chairman Naugle called the meeting to order at approximately 4:39 p.m. Roll was called and a quorum was present.

Present: Chairman Jim Naugle
 Member Christine Teel
 Member Charlotte Rodstrom
 Member Carlton B. Moore (arrived at 4:40 p.m.)
 Vice Chair Cindi Hutchinson

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 December 19, 2006 - Regular Meeting

Motion made by Vice Chair Hutchinson and seconded by Member Teel to approve the minutes of the CRA meeting held on December 19, 2006. Roll call showed: YEAS: Vice Chair Hutchinson, Members Teel and Rodstrom, and Chairman Naugle. NAYS: None.

Authorization to Enter into An Agreement with Midtown Oasis, LLC for the Development of 740 NW 6th Street and 538 NW 8th Avenue

Motion 1 - made by Vice Chair Hutchinson and seconded by Member Teel to authorize approval of assignment of right to enter into an agreement with Midtown Oasis, LLC for the development of the 740 NW 6th Street and 538 NW 8th Avenue site for the Midtown Oasis Project. Roll call showed: YEAS: Vice Chair Hutchinson, Members Teel and Rodstrom, and Chairman Naugle. NAYS: None.

Motion 2- made by Vice Chair Hutchinson and seconded by Member Teel to authorize entering into an agreement with midtown Oasis, LLC for the development of the 740 NW 6th Street and 538 NW 8th Avenue site for the Midtown Oasis Project. Roll call showed: YEAS: Vice Chair Hutchinson, Members Teel, Rodstrom and Moore, and Chairman Naugle. NAYS: None.

Authorization to Pay First Installment of Tax Increment Rebate Grant to Avenue Lofts, LTD.

Motion made by Vice Chair Hutchinson and seconded by Member Moore to authorize payment of the first installment of the tax increment rebate grant to the developer of Avenue Lofts in the amount of \$277,307.19. Roll call showed: YEAS: Vice Chair Hutchinson, Members Teel, Rodstrom and Moore, and Chairman Naugle. NAYS: None.

Authorization to Enter into an Agreement with Sistrunk Developers, LLC for the Development of the 401 NW 6th Street Site

Motion made by Member Rodstrom and seconded by Vice Chair Hutchinson to accept and approve the recommendation of the Evaluation Committee to select Sistrunk Developers, LLC as the developers of the 401 NW 6th Street Site.

Member Moore asked if staff could provide an overview of the project.

Al Battle, Director of the CRA, said this site is located in the northwest CRA that is to the west of the FEC Railway entering the Sistrunk Corridor. Staff is recommending that this proposer be awarded the contract.

Member Moore said he supports the developer being recommended because they have the best product to meet the goals of the CRA.

Member Rodstrom said one proposal is a rental versus a buy-ownership, and the other ones would have a certain percentage of affordable units. Given the fact there are a lot of condominiums for sale in the Downtown area perhaps having a nice rental would be a good idea. She asked if the rental individuals could provide a brief presentation.

Chairman Naugle said that normally the Commission would accept the recommendation of the Committee on the ranking or ask everyone to give a 5-minute presentation. He said if the Commissioners desire the individuals could be invited to another meeting to make their brief presentations.

Member Rodstrom said she has not seen all the presentations and would suggest that the individuals be invited back to do so.

Member Moore said there has been community input regarding this site for over 15 years, and even though this particular project does not have all attainable units one of the important measures the community wants is an increase of the demographics in the area so they would be able to attract commercial uses that would increase job opportunities and investment. He said that he does not want to delay this project because it is a great gesture that the developer permitted this item to be tabled so they could communicate with the adjoining property owners and merge the project together. Prior to the change in zoning of the districts, he represented this area and the planning had gone on for 15 years and input was received from the community during that period of time. The rental project across the street is for low to moderate income individuals consisting of 408 units. The desire of the community was to deal with owner occupied units. He urged the Commission to listen to the community. He said he is not willing to deal with a developer's interest over a community's interest which has not changed.

Member Rodstrom said that the only thing that has changed over the last 15 years is the cost of housing and property. She said a new affordable rental, not low income, might be an option to be considered.

Member Moore said people are returning to the community with great success and not for rental units. There has even been a conversion of rental units known as the Waterfront Apartments. He said that he wants the item on the table.

Chairman Naugle said he does not object to the presentations being made at the next CRA meeting.

Vice Chair Hutchinson said this would provide an opportunity to Commissioner Rodstrom to hear the projects. Therefore, she withdraws her second to the motion.

Mayor Naugle said there is a consensus to hear all four proposals at the next scheduled CRA meeting.

Motion made by Member Rodstrom and seconded by Vice Chair Hutchinson that this matter be discussed and presentations made by the developers at the CRA meeting scheduled for February 20, 2007.

Member Moore said he does not believe this project is located in Commissioner Rodstrom's district.

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

There being no further business to come before this Board, the meeting was adjourned at 4:50 p.m.

Jim Naugle
Chairman

ATTEST:

Jonda K. Joseph
City Clerk