

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

**TUESDAY, MAY 20, 2008 – 2:39 P.M.**

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Chairman Naugle called the meeting to order at approximately 2:39 p.m. Roll was called and a quorum was present.

Present: Chairman Jim Naugle  
Vice Chair Charlotte Rodstrom  
Member Carlton Moore  
Member Cindi Hutchinson  
Member Christine Teel (Arrived at 2:41 p.m.)

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 April 15, 2008- Regular Meeting**

**Motion** made by Member Moore and seconded by Member Hutchinson to approve the minutes of the CRA meeting held on April 15, 2008. Board unanimously approved.

**Presentation and Proposal – Re-Use of the CRA Property at 1100 NW 6<sup>th</sup> Street (Eula Johnson House)**

Alfred Battle, Community Redevelopment Director, said that Marsha Ellison of the Fort Lauderdale NAACP would make a presentation.

Mr. Battle further said that the CRA continues to pursue the purchase of parcels along Sistrunk Boulevard for the redevelopment effort. This parcel was closed on in December, 2007, and the NAACP reached out to the CRA regarding the re-use of the parcel. This group is going to be displaced from the Mizell Center.

Commissioner Teel arrived at the meeting at approximately 2:41 p.m.

Marsha Ellison, President of the Fort Lauderdale NAACP, said that in February, 1943 members of this group were chartered to carry out the mission of the National Organization. They are here today to honor their 4<sup>th</sup> President. For more than 60 years the Fort Lauderdale branch has been built and grew through courage of thousands of people of all races, nationalities, and religions united on the premise that everyone is created equal. Eula Johnson changed the City and County's history, and risked life and limb of not only herself, but her family to desegregate this City, its beaches, and Broward

County. They are here today to ask that the property located at 1100 NW 6<sup>th</sup> Street not be destroyed, but rehabilitated and turned into a museum and welcome center to honor Eula Johnson's memory, her life, and her legacy. They are asking for their office to be relocated from the Mizell Center to this site so they could continue the work of this organization. They have a diverse group of individuals and want to honor her memory in a way that is in order for a woman who had given so much for the community as a whole, and not just the African-American community. Today, she has the National Board of Directors of the NAACP member, the Florida State Conference President, and Golden Heritage Member of the Fort Lauderdale branch of the NAACP.

Adora Ob Nweze, NAACP National Board of Directors, said that Ms. Eula Johnson was not only the 4<sup>th</sup> President of the NAACP Fort Lauderdale branch, but there were also four presidents gathered in this room. Here today is the present President of the Fort Lauderdale NAACP, Marsha Ellison; Mr. Richard Kurtz, Past President of the Fort Lauderdale NAACP; Mr. Roosevelt Walters, Past President of the Fort Lauderdale NAACP, and Commissioner Carlton Moore.

Ms. Nweze said this City was one of the few in the Country who thought to give them a house, and they are counting on the City to keep them from being homeless. The work of the NAACP in this community causes this City to be one of the premier organizations in the Country. The City has taken the lead on many projects. She said this branch showed everyone how to do it right. The first thing they did was build relationships with their elected officials, and it is also important for the officials to be involved in their work as well. She thanked the Commission for the past, the present, and what they will do in the future.

Richard Kurtz said he had the privilege of serving with Ms. Johnson, and he believes this house would be an honor to her and all her efforts.

Roosevelt Walters said they need to mention the fact that they also have a youth president here today, Chris Smith. He said they want to continue the relationship with the City that had been built over the years, and that it is important for everyone to work together in order to make good things happen. In the past, they missed so many opportunities to do something of this nature. They need to hold onto something they can tell their families about, and this house would be one of those things. He asked the Commission to continue supporting their organization and allow them to have the opportunity to continue bridging the gap.

State Representative Christopher Smith said that in his latest endeavor he has spent a lot of time in Palm Beach County, and recently visited the Spadie Museum in the City of Delray which is a historic house of a principal of a colored school. The museum tells the story of the community and the commitment the City has to that facility. He felt it was a great learning tool. He believes the subject house would be a great addition to the Sistrunk community, and to the City as whole because it would be preserving part of the history and legacy of this great City.

Bill Crawford, Past President of the Fort Lauderdale Historical Society, said that Paul McCawley, President of the Fort Lauderdale Historical Society was present with him today, along with the Executive Director, Dick Borgus and other Trustees. He said that the Historical Society fully supports the application of the NAACP to preserve Eula Johnson's house. He prepared a brief power point that would briefly describe Eula

Johnson's efforts in segregating the beaches of Fort Lauderdale. He said that he got interested in scholarly research and began writing an article about it.

Mr. Crawford said that they would be hearing Eula Johnson's voice of about 20 years ago. He said that they would be aiding and assisting to preserve this house, but they would also be providing documentation and Ms. Johnson's voice.

Mr. Crawford proceeded to show the power point presentation.

Rick Lewis, President of the Midtown Business Association, said their Board Members were also present today. They believe this could play in the redevelopment of the Sistrunk Corridor. Midtown brings forth the ability to partner with local business owners, as well as the Broward County School System. A huge part of who Ms. Johnson was is her business leadership, and they would like to continue bringing about some of the changes where she left off at.

A representative of Mo-Homes said that the Midtown Business Association would partner with the NAACP to maintain and operate the facility if the Commission votes in favor of their request. They would also assist in the marketing of the property. The goal of the Association is to advance the economic enhancement of the corridor. The house would be a destination and added to the tour of the City so people could understand the depth of the history of their community. She said they fully support this request physically and fiscally, and ask for the Commission's support.

Ms. Ellison further said that they are asking that there be a museum and welcome center established at this site. The building would be the depository for the NAACP artifacts and those of Ms. Johnson recognizing and honoring her legacy. The Fort Lauderdale NAACP would be responsible for the operation and maintenance of the facility at no cost to the City.

**Motion** made by Member Hutchinson and seconded by Member Moore to authorize the City Manager to put together an RFP to dispose of the property at 1100 NW 6<sup>th</sup> Street, and the RFP should be written to include the operation of the museum. The Board approved unanimously.

**Eclipse West Associates, Ltd. ("Eclipse") – Park Impact Fee Contribution Request**

**Motion** made by Member Hutchinson and seconded by Member Teel to authorize the NPF CRA to fund a portion of the park impact fees associated with the Brickell Heights LLC request to facilitate the development of 96 affordable housing units for an amount not to exceed \$183,525 (Fund 106/P10015/Subj 6599).

Vice Chair Rodstrom asked when construction was scheduled to begin.

Robert Lochrie, attorney, said construction would probably begin in June and all financing is in place.

Board unanimously approved.

**BAC Funding Corp – Request To Fund Additional Expenses for Afro-Centric Façade Program**

**Motion** made by Member Hutchinson and seconded by Member Moore to approve the funding request from BAC Funding Corp. to fund additional expenses of \$9,544.43, associated with the Sistrunk Boulevard Afro-Centric Façade Demonstration program (Fund 106/P10015/Subj 6599).

Member Moore asked at how many other locations is this being done in Broward County. Mr. Battle said that there are no others being done in Broward County.

The Board unanimously approved.

**Authorization to Enter into an Agreement with Sun Auto Tops, Inc. for Development Assistance**

**Motion** made by Member Hutchinson and seconded by Member Moore to authorize the proper CRA officials to execute an Agreement For Development Assistance for building construction and expansion at 700 West Sunrise Blvd./901 NW 7<sup>th</sup> Avenue for Sun Auto Tops, Inc. for an amount not to exceed \$161,500 (Fund 106/P10015/Subj 6599). The Board unanimously approved.

There being no further business to come before this Board, the meeting was adjourned at 3:13 p.m.

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Jim Naugle  
Chairman

ATTEST:

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Jonda K. Joseph  
City Clerk