

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

TUESDAY, SEPTEMBER 16, 2008 – 3:08 P.M.

Chairman Naugle called the meeting to order at approximately 3:08 p.m. Roll was called and a quorum was present.

Present: Chairman Jim Naugle
Member Cindi Hutchinson
Member Christine Teel
Vice Chair Charlotte Rodstrom
Member Carlton Moore (Arrived 3:09 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 July 15, 2008- Regular Meeting

Motion made by Member Hutchinson and seconded by Member Teel to approve the minutes of the CRA meeting held on July 15, 2008. Roll call showed: YEAS: Member Teel, Vice Chair Rodstrom, Members Moore and Hutchinson, and Chairman Naugle. NAYS: None.

FY 2008-2009 CRA Budget

Motion made by Member Moore and seconded by Member Hutchinson to adopt the proposed Fiscal Year 2008-2009 Operating Budget and project transfers as presented.

Al Battle, Community Redevelopment Director, said that the budget is actually submitted along with the City's General Budget back in July. This is a step in the process that requires the CRA Board to officially adopt that budget.

Roll call showed: YEAS: Member Teel, Vice Chair Rodstrom, Members Moore and Hutchinson, and Chairman Naugle. NAYS: None.

Streetscape Grant Requests – Flagler Fort Lauderdale LLC (Alexan at Fort Lauderdale and ZOM Flagler Village LP (Four Forty Flagler Village)

Al Battle, Community Redevelopment Director, said at the last meeting an agenda item was listed that requested assistance from several development interests, property owners, and other interested parties to make significant improvements to the Flagler

Village area. The item was tabled based on issues raised by the City Auditor. They were tasked to respond to such issues, and therefore, they are resubmitting the developer's request that has been modified. He said that a 50% grant is being provided in regard to the costs associated with such improvements. The total amount is slightly over \$875,000. They are requesting that two motions be made, one for each developer for a 50% investment for the streetscape improvements associated with their projects.

Motion made by Member Hutchinson and seconded by Member Moore to authorize the execution of an easement deed from the CRA to the City of Fort Lauderdale for a monument sign in the River Garden/Sweeting Estates neighborhood. Roll call showed: Members Hutchinson and Teel, Vice Chair Rodstrom, Member Moore, and Chair Naugle. NAYS: None.

Authorization to Execute a Revised First Amendment to Development Agreement between MoHomes, LLC (“Developer”) and the CRA

Motion made by Member Moore and seconded by Member Hutchinson to authorize a revised First Amendment to the Development Agreement between MoHomes, LLC and the NPF CRA regarding the construction of 11 single-family homes in the Sweeting Estates neighborhood.

Member Moore said this has been tremendously delayed because of some positive reasons, but he wants to know when the groundbreaking would occur.

Al Battle, Community Redevelopment Director, said groundbreaking would occur after the execution of the agreement. They would then have 60 days to begin construction. He further said that they have a site plan extension that would have to come before this Board at the October meeting. Therefore, the clock would start ticking after the first meeting in October.

Member Moore asked if this would be expedited.

Charles Ladd, partner in MoHomes, LLC, said that barring some calamity, they should begin within 5 days after obtaining the permits.

Roll call showed: YEAS: Member Teel, Vice Chair Rodstrom, Members Moore and Hutchinson, and Chairman Naugle. NAYS: None.

RFP Response – 30-Day Notice Issued for the Re-Use of the CRA Property at 1100 NW 6th Street (Eula Johnson House)

Motion made by Member Moore and seconded by Member Hutchinson to authorize CRA/City Staff to negotiate a lease agreement and a building improvement program with the Fort Lauderdale Branch of the NAACP for the reuse of a CRA-owned property at 1100 NW 6th Street. Roll call showed: YEAS: Member Teel, Vice Chair Rodstrom, Members Moore and Hutchinson, and Chairman Naugle. NAYS: None.

Request to Solicit Development Proposals and Advertise a Notice to Dispose of CRA Property

Motion made by Member Moore and seconded by Member Hutchinson to authorize NPF CRA staff to advertise a request for proposal to dispose of 3 CRA properties in accordance with Florida Statute, Chapter 163, Part III.

Mayor Naugle asked if it was a good time to go out and do this.

Al Battle, Community Redevelopment Director, said this is an excellent time to do this even though there is turmoil in the financial markets because by the time they advertise and receive the proposals there could possibly be more stability putting the developers in a better position.

Roll call showed: YEAS: Member Teel, Vice Chair Rodstrom, Members Moore and Hutchinson, and Chairman Naugle. NAYS: None.

Approval of the Purchase of 2162 NE 6th Street

Motion made by Member Moore and seconded by Member Hutchinson to approve a contract for the purchase of real property at 2162 NW 6th Street from Esa and David Natour and authorization to fund related costs as described in more detail in CRA Memo 08-204. Roll call showed: YEAS: Member Teel, Vice Chair Rodstrom, Members Moore and Hutchinson, and Chairman Naugle. NAYS: None.

Authorization to Execute a First Amendment to Development Agreement between Sweeting Associates, LLC (“Developer” and the CRA

Motion made by Member Moore and seconded by Member Hutchinson to authorize a First Amendment to the Development Agreement between Sweeting Associates, LLC and the CRA approving additional project funding, increasing the number of housing units in the project, and adopting a revised project schedule. Roll call showed: YEAS: Member Teel, Vice Chair Rodstrom, Members Moore and Hutchinson, and Chairman Naugle. NAYS: None.

Authorization to Transfer Funds and Spend \$94,653.71 on Engineering Design Work for the NW 7th/9th Connector Project

Motion made by Member Moore and seconded by Member Hutchinson to authorize the transfer and expenditure of funds to cover the City’s portion of the NW 7th/9th Avenue Connector engineering design work in the amount of \$94,653.71.

Chairman Naugle asked if this is for a right-of-way map or would this go beyond the routing map.

Member Moore said it is basically for the right-of-way map.

Al Battle, Community Redevelopment Director, said this is for the 60% design project and is beyond the right-of-way.

Chairman Naugle asked when the funding would come in for this project.

Mr. Battle said this project involves many people and today they are asking for the City's contribution to be part of Resolution 2004-95 which asks that they put aside the money to pay for the 60% design that historically goes back to a study done in 2004. He further said that the 60% design would drive harder home than the right-of-way map, and also defer costs anywhere from \$60 Million to \$90 Million for the project. This effort is to answer the question as to how much the project would cost.

Member Moore said that the only way they get to the ultimate cost is to take this step, and the only way the MPO will get to their next step is for the City to take this step. It is a continuum of the City showing that this is a desirable goal to end traffic congestion where it bottlenecks at 7th and 9th at Sunrise Boulevard. A commitment was made over a number of years and thousands of dollars have been spent, and it is no less of a certainty than what was just proposed for the beach with its wall and sidewalk.

Chairman Naugle asked what is the estimated cost for the right-of-way.

Peter Partington, City Engineer, said he does not believe there is an accurate estimated right-of-way cost. There is \$6 Million sitting in the funded part of the MPO program, and the balance is in the unfunded program and every year the unfunded part of the program gets considered for be brought into the funded program and arguments ensue for increased funding for projects.

Chairman Naugle asked what is the estimated cost. Mr. Partington said the right-of-way is at least 90% of the cost of the project, and could be in the range of \$60 Million to \$80 Million. Chairman Naugle asked if it is realistic to think that it could be programmed into the five-year plan. Mr. Partington said in the context of the overall MPO Program it is not an out-of-the-question number, but it is significant.

Member Moore said there have always been discussions about their changing the Tri-Rail from one track to the other, and multi-millions of dollars are discussed. The DDA also has the concept of rail for the downtown area, and they are discussing the cost at \$50 Million per mile. He said that because the public deserves an opportunity of moving people such concepts should be considered, and they as a government should move to the next step no matter how far out the concept and funding may be. When they first began discussing the project, they did not know where the funds would come from, and they still don't know, but if such moves are not made they would not be in line to receive the funds.

Chairman Naugle said that the City Manager and staff feel this is doable.

Vice Chair Rodstrom said that tonight there is something on the Commission's agenda containing a larger amount, and she asked if this did not pass would the monies be put back into the CRA.

The City Auditor said that the item on tonight's agenda needs to be removed because in looking at the funding for this, it is funding within the CRA. The transfer approving today is from one CRA project account to another. Therefore, it would be inappropriate for the Commission to be approving the award of a contract of CRA funds at tonight's meeting. Therefore, M-08 should be part of their discussion and approval process at this meeting because it is a CRA purchase.

Member Moore said one could not occur without the other, and therefore, he has no problem with that.

Chairman Naugle said that they would take a break and discuss the matter at this time.

RECESS TAKEN AT APPROXIMATELY 3:29 P.M.

MEETING RECONVENED AT APPROXIMATELY 3:32 P.M.

Motion made by Member Moore and seconded by Member Hutchinson to table this item until the next scheduled CRA meeting.

Member Moore clarified that based on what they just discussed, this item should not be heard at tonight's Commission meeting. The City Attorney confirmed. Member Moore said that this item should be discussed by the CRA which they are doing now.

Vice Chair Rodstrom said the back-up on the CRA item is not the same as the back-up on the Commission item.

Chairman Naugle said that the item was advertised for tonight's meeting. An error was made.

Member Moore said if this item should not be on the Commission's agenda, a suggestion was made to remove it, but the item is on the CRA agenda. He asked what the difference is.

The City Attorney said that tonight's item is a different amount of money.

Mr. Battle said they are not asking for appropriation of that amount because it is referencing the total amount of the contract being awarded, and only a portion of that is being paid by the CRA.

Member Moore said that he sees no reason to table this item.

Mr. Battle said the item could be amended to put the money in a City project account which would leave it on the agenda for approval.

The City Auditor said if the money is transferred to the City and the project is not approved, the funds should go back to the CRA.

Member Moore clarified that Item M-08 would still be on tonight's agenda. Member Hutchinson confirmed. Member Moore said that since they are appropriating these dollars to go to City funding of a capital project, he asked why anyone would refuse to do it if they were going to do it in the CRA.

The motion is as follows:

Motion made by Member Moore and seconded by Member Hutchinson to authorize the transfer and expenditure of funds to cover the City's portion of the NW 7th/9th Avenue Connector engineering design work in the amount of \$94,653.71.

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

Status Report – NE 6th Street/Sistrunk Boulevard Streetscape Enhancement Project

Motion made by Member Moore and seconded by Member Hutchinson approving the memorandum prepared regarding the status report on the project.

Ella Phillips, Chair of the CRA Board, said that the connector has been going on for quite a while which would help their area.

Peter Feldman said the 6th Street project is great even though it has been revised numerous times. The roadway design would not complete the north side of the street, and there is a significant amount of development occurring in the area, and it would enhance the gateway to Sistrunk and the area to have the entire street built. He suggests that this Board take the action to move forward with the next step in acquiring the properties necessary to build the entire street.

Vice Chair Rodstrom said that it has always been a concern as to what would happen with the other ends. She asked what is the next step to enable them to enhance those areas or add them on.

Al Battle, Community Redevelopment Director, said that the design program authorized in December, 2007, includes the entire roadway. It might not be financially feasible to meet all of the desires of everyone due to the increase in construction costs.

Chairman Naugle asked if they had an estimate for the right-of-way. Mr. Battle said that individuals have not agreed on acquisitions.

Vice Chair Rodstrom asked if monies are budgeted for the CRA to purchase the right-of-way. Mr. Battle said there was money in the original budget for the project, but it is only about \$1 Million. Vice Chair Rodstrom asked if they are still getting money from the County. Mr. Battle confirmed. Vice Chair Rodstrom asked where else monies could come from. Mr. Battle said there is a pledge from the Federal government.

Chairman Naugle said it would be good if they could acquire the property, but if it goes to condemnation he is not sure whether that would be possible or not. He asked for further information to be supplied, along with possible figures.

Member Hutchinson said they should move in that direction because it would not be right to only do one side of the street. They need to stay focused on this and not drop the ball.

Chairman Naugle said that possibly they should put aside the monies being given to developers to enhance 6th Street and purchasing the right-of-way.

Mr. Battle further said he would gather further information and supply it to the Board.

Member Moore said there is a substantial amount of money from the Federal Government for the redevelopment of the Sistrunk Corridor, and the elected

policymakers have done everything possible to make this project move forward from Andrews to the west. The actions taken today would start from Andrews Avenue and move west, and when would they see groundbreaking occur.

Mr. Battle said their goal is for construction to begin early in 2009.

Member Moore said this would be on the Board's agenda in October.

Vice Chair Rodstrom asked once this is approved who would network the outreach with the County and Federal Government to notify them where they are in the process.

Mr. Battle said that part of the design conversation has involved County staff, and they have to official adopt things per the Road Transfer Agreement. They also expect to get \$2.5 Million for the project.

Roll call showed: YEAS: Member Teel, Vice Chair Rodstrom, Members Moore and Hutchinson, and Chairman Naugle. NAYS: None.

There being no further business to come before this Board, the meeting was adjourned at 3:47 p.m.

Jim Naugle
Chairman

ATTEST:

Jonda K. Joseph
City Clerk