

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

**TUESDAY, October 21, 2008 – 3:26 P.M.**

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Chairman Naugle called the meeting to order at approximately 3:26 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

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 16, 2008- Regular Meeting**

**Motion** made by Member Hutchinson and seconded by Member Moore to approve the minutes of the CRA meeting held on September 16, 2008. Board unanimously approved.

**Authorization To Enter Into Development Agreements With Flagler Ft. Lauderdale and ZOM Properties LP For Streetscape Funding Not To Exceed \$875,032 and Authorize The Developers To Use Their Current Contractors Without Competitive Bidding**

**Motion** made by Member Moore and seconded by Member Hutchinson to authorize the proper CRA officials to execute a Development Agreement with Flagler Ft. Lauderdale LLC for streetscape funding not to exceed \$489,546. Board unanimously approved.

**Motion** made by Member Moore and seconded by Member Hutchinson to authorize the proper CRA officials to execute a Development Agreement with ZOM Flagler Village LP (Four Forty at Flagler Village) for streetscape funding not to exceed \$385,486. Board unanimously approved.

**Motion** made by Member Moore and seconded by Member Hutchinson to authorize both Developers to use their current contractors without competitive bidding to complete the public improvements in connection with their projects. Board unanimously approved.

### **Dixie Court Streetscape Funding Request**

**Motion** made by Member Hutchinson and seconded by Member Moore to conceptually approve a grant request from the Housing Authority of Fort Lauderdale for an amount not to exceed \$300,000 to cover a portion of the costs related to construction of streetscape improvements for a project developed by the Fort Lauderdale Housing Authority in partnership with Carlisle Development and authorization to negotiate a Development Agreement for such grant from the CRA Blanket Project.

Commissioner Moore asked about the quality of the landscape material that would be used at the site, and asked if there are any available elevations for review.

Scott Strawbridge, Housing Authority, said they are working with the CRA and their engineer, and they have not yet gotten to that level of detail. He further said they plan on relocating some Oak trees, and would be planting some palms. He said they would fulfill the desires of the City and the CRA on this matter.

Commissioner Moore said he is concerned about the dimensions of the Oak trees, and on tonight's agenda there is an item CR-01, they would be putting in \$150,000 in the budget to deal with landscaping City-wide, and the City would be putting \$300,000 into this project. Therefore, he hoped this would be a well-landscaped project. He felt the appropriate thing to do was to have a presentation by the Developer to the District before they agree to the landscaping. Mr. Strawbridge agreed to do that. He said the off-site landscaping would help give a nice linear look to an area that was in need.

Mr. Strawbridge further said that this project also included drainage, curb, gutter, and sidewalks, along with street lighting. He said the area consisted of 2200 linear feet. He said that if the budget allowed, they would like to put in 12' to 24' Oak trees and make a dramatic impact.

Mayor Naugle and Commissioner Hutchinson asked what amount was being used for landscaping.

Al Battle, Community Redevelopment Director, said the conceptual budget at this time would be about \$50,000 for trees. Mr. Strawbridge confirmed the amount sounded about right.

Board unanimously approved the motion.

### **Development Funding Request – Betty Taylor a.k.a. Betty's Restaurant**

**Motion** made by Member Moore and seconded by Member Hutchinson to authorize CRA staff to publish a 30-day notice for receipt of development proposals for the CRA owned property at 2155 Sistrunk Boulevard. Board unanimously approved.

**Motion** made by Member Moore and seconded by Member Hutchinson to authorize a development assistance commitment, including a Sistrunk Façade grant and a low-interest loan for Betty's Soul Food, Inc. for renovations and expansion to the property at 601 NW 22 Road with funding from the Midtown Development Assistance Account in an

amount not to exceed \$250,000 subject to the negotiation of a Development Agreement which will be brought back to the CRA Board for approval. Board unanimously approved.

**Easement Conveyance Request**

**Motion** made by Member Hutchinson and seconded by Member Teel to authorize the proper CRA officials to execute the conveyance of easements to the City over portions of the CRA properties located at NE 6<sup>th</sup> Street and NE 3<sup>rd</sup> Avenue (Flagler Heights Park) and 824 NW 6 Street to facilitate the design and construction of the NE 6<sup>th</sup> Street/Sistrunk Boulevard Streetscape Enhancement Project. Board unanimously approved.

**Approval of the Purchase of 1609 NW 6<sup>th</sup> Street**

**Motion** made by Member Hutchinson and seconded by Member Teel to approve a contract for the purchase of real property at 1609 NW 6<sup>th</sup> Street from Arizona Anderson and authorization to fund related costs as described in more detail in CRA Memo 08-236. Board unanimously approved.

**Other Business**

Mr. Battle said they are beginning to receive requests from individuals to want to use the vacant land owned by individuals and the CRA for events. He asked if this Board wanted such types of matters to come before them. He said that possibly they could work with the Legal Department to set up some type of process since such events could become frequent in the future.

Chairman Naugle asked if the Parks and Recreation Department took care of such matters.

Member Moore said the Delray CRA did special events and they did not use a process through Parks and Recreation due to a time factor. He asked if there is a way they could hold such events on vacant land that might mobilize the public to visit the site, and possibly short circuit the procedure.

The City Attorney said that his office would review the matter and report back to the Board.

Member Moore said that Delray held a Farmer's Market that was very successful and it helped to stimulate the businesses in the area.

There being no further business to come before this Board, the meeting was adjourned at 3:36 p.m.

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Jim Naugle  
Chairman

ATTEST:

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Jonda K. Joseph  
City Clerk