

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

TUESDAY, SEPTEMBER 15, 2009 – 2:30 P.M.

Chairman Seiler called the meeting to order at approximately 3:18 p.m. Roll was called and a quorum was present.

Present: Chairman John P. "Jack" Seiler
Vice Chair Bruce G. Roberts
Member Charlotte E. Rodstrom
Member Bobby B. DuBose
Member Romney Rogers

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
(northwest)
Donald Morris, Director, Community Redevelopment Agency
(beach)

1. Minutes of the July 7 and July 21, 2009 – Regular Meetings

Motion made by Member DuBose and seconded by Member Rogers to approve the minutes of the regular CRA Meetings of July 7, 2009 and July 21, 2009. Roll call showed: YEAS: Vice Chair Roberts, Members Rodstrom, DuBose, and Rogers, and Chairman Seiler. NAYS: None.

Member Rogers asked if an opinion had been received from outside counsel regarding the tax adjustment and retroactive payment (July 7, 2009 meeting). The City Attorney indicated he discussed it with Alain Boileau of Adorno & Yoss who concurred with his opinion. He reiterated the reasoning behind his opinion not to pursue it.

In response to Member Rogers' and Mayor Seiler's question on the status of the loan closing on Sixth Street Plaza, Alfred Battle, Community Redevelopment Director, indicated plans are to close on the appropriation provided by the CRA. The Developer has requested additional time to first work out some financial issues. Some issues are being solved by the Developer out of pocket. Satisfaction of unrecorded claims and liens and proof of payment is still in the works.

2. FY 2009-2010 CRA Budget

Alfred Battle, Northwest Community Redevelopment Director, explained the process for the CRA budget and its approval. The taxable values this year for the Central Beach area are expected to increase by 4.8% and decrease in the northwest area of about 9.4%. This assumes a revenue estimate for both areas of \$13,614,359 (beach at over \$7.1 million and the northwest around \$6.5 million). He offered a brief overview of the operational budget, including staff positions. There are eleven filled positions (northwest at seven and beach at four) and no request to increase the staff level. Some discussion followed on staffing levels for both areas and the reasoning. He indicated the need for filling the Planning and Design position.

In response to Member Rodstrom, Shonda Singleton-Taylor, Acting Director of Management and Budget indicated she would check and provide a response as to whether a 5% COLA and 5% merit increase is factored into funded vacancies.

Vice Chair Roberts asked if there were any projects for the Beach CRA. Mr. Battle explained there will be fund transfers after the budget is adopted. Mayor Seiler asked that a separate CRA listing be prepared.

At Member Rogers' request, Mr. Battle provided further clarification on the core adjustments. Don Morris, Beach Community Redevelopment Agency Director, noted the reason for the pension line item increase. Member Rogers did not understand no increase in salaries yet an increase for pension. Ms. Taylor offered to provide more detail (see below).

In response to Member Rogers, Mr. Morris explained the increase in marketing has to do with starting to promote events in the CRA area to stimulate economic activity. Each funding request would be submitted for a vote approval. Chairman Seiler emphasized there would have to be a direct economic impact. The City Manager indicated more information would be provided once a solidified plan is put together working with the advisory board.

Ms. Taylor advised that COLA would be budgeted for funded vacant positions. Member Rodstrom wanted to know the dollar amount.

Chairman Seiler was concerned about having too much concentration in one property in the northwest CRA. He felt the CRA offices should be moved in a couple of years. Mr. Battle stated the expense is \$9,513 monthly. Chairman Seiler did not want to repeat such an intensity of investment in one property. In response to Chairman Seiler, Mr. Battle stated the CRA has a 7-year lease at their present location.

Member DuBose explained his thinking on redevelopment and the importance of the Sixth Street Plaza being successful. Mr. Battle agreed that the first developments intended to be anchors have required more intensive attention and hopefully that will not be necessary in the future. Chairman Seiler emphasized his desire to jump start multiple properties. For the future, he wanted to move forward with that thinking of spreading the dollars. He also did not want to commit to a seven year lease for CRA offices.

Member DuBose did not disagree with having multiple jump starts, but this has been a difficult task due to the crime and blight. Discussion followed about the history of the Sixth Street Plaza and the CRA's initial investment.

In response to Member Rodstrom, Mr. Battle indicated the lease was approved as a part of the redevelopment agreement which would have occurred in 2008. There are six years remaining.

Member Rodstrom raised the question and Mr. Battle elaborated upon what staff has done to promote the area in order to attract more investors and so forth. Member DuBose felt that the area crime must be addressed. He mentioned that the new streetscape will help.

Chairman Seiler asked that staff contact the Commission with prospective businesses. Member Rodstrom wanted it emphasized that the area has the support of the full Commission.

Member Rodstrom asked about use of CRA monies to market and fund events. Mr. Morris noted the process. Mr. Battle explained if an event is found to be in furtherance of the CRA plan, it is permissible.

Member Rodstrom wanted to look at how much of the \$70,000 funding for the Sistrunk Festival could be charged to the CRA.

Motion made by Vice Chair Roberts and seconded by Member Rogers to adopt the proposed Fort Lauderdale Community Redevelopment Agency Fiscal Year (FY) 2009-2010 Operating Budget and project transfers as presented. Roll call showed: YEAS: Vice Chair Roberts, Members Rodstrom, DuBose, and Rogers, and Chairman Seiler. NAYS: None.

Old/New Business

None.

There being no further business to come before this Board, the meeting was adjourned at 3:56 p.m.

John P. "Jack" Seiler
Chairman

ATTEST:

Jonda K. Joseph
City Clerk