

**MEETING OF THE FORT LAUDERDALE
COMMUNITY REDEVELOPMENT AGENCY
NORTHWEST-PROGRESSO FLAGLER HEIGHTS
8TH FLOOR CONFERENCE ROOM
CITY HALL
TUESDAY, NOVEMBER 3, 2009 – 2:30 P.M.**

Chairman Seiler called the meeting to order at approximately 5:03 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 Romney Rogers

Absent: Member Bobby B. DuBose (excused)

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)

1. Minutes of the September 15 and October 6, 2009 – Regular Meetings

Motion made by Vice Chair Roberts and seconded by Member Rogers to approve the minutes of the regular CRA Meetings of September 15, 2009 and October 6, 2009. Roll call showed: YEAS: Members Rodstrom and Rogers, Vice Chair Roberts and Chairman Seiler. NAYS: None.

2. Property Purchase – 1208/1218 NW 6th Street

Alfred Battle, Northwest Community Redevelopment Director, explained these are two vacant parcels. A key goal of the CRA is to encourage development in a number of ways and direct purchase of property is one way. The width of the properties along Sistrunk Boulevard makes it difficult to independently develop. These properties could be assembled with others owned by CRA in order to encourage a new development project. The purchase price is in line with past practice of 10% over appraised value.

Mr. Battle responded to questions about the appraisal.

Motion made by Member Rodstrom and seconded by Vice Chair Roberts to approve a purchase contract for property at 1208 and 1218 NW 6 Street at a cost not to exceed \$170,000 for all acquisition related costs.

Discussion ensued about prioritizing expenditure of CRA funds in general and what expenditures equate to immediate results. Member Rogers noted there are no immediate results for land banking. Mr. Battle indicated this expenditure is from bond funds that were levied for the express purpose of the Sistrunk Streetscape Project and to implement the CRA plan, which includes the purchase of Midtown area properties.

Prioritization is really about willing sellers. The CRA does not own a lot of property in the area.

In response to Commissioner Rodstrom, Mr. Battle advised that bonds were issued in 2004; debt service is paid from the CRA. Some of the funds were used to acquire property. It is always possible to discuss future bond issues.

Commissioner Rogers was concerned about some of the appraisals. He mentioned the comparables used. Mr. Battle indicated staff reviews the appraisals.

Roll call showed: YEAS: Members Rodstrom and Rogers, Vice Chair Roberts and Chairman Seiler. NAYS: None.

3. Funding Request – In-Fill Housing Project by DeAngelo Development

Mr. Battle reviewed the Memorandum 09-243 concerning this item, noting that funding assistance of \$35,000 per unit and a maximum of \$140,000 is recommended. This is comparable to other types of incentives provided to new housing developers. This is a grant that would be provided to DeAngelo Development after the project is complete.

Mayor Seiler was concerned with the price point. Mr. Battle indicated DeAngelo is looking for a \$259,000 price, but that may not be achieved. He recognized it could be aggressive in this market place. The units are primarily speculative. He welcomed any opportunity to build new housing in any neighborhood in the CRA because there is a lack of infill housing. He did not know the average home price in the area. Mayor Seiler was concerned about an investment of \$140,000 and the possible lack of impact if the units do not sell. Mr. Battle indicated that the purchase price of \$205,000 will allow for \$50,000 in down payment assistance from the federal government. Thus, other buyers might be found for that price.

Commissioner Rogers saw this funding as the developer's profit to a for-profit developer. He thought CRA funding is best utilized for items such as streetscape and infrastructure as listed in the memorandum. He saw this as a policy shift. Mr. Battle indicated that the list does not show that dollars provided in the past were intended to allow developers to make profit. Mayor Seiler pointed out that the previous developments listed changed the course of the neighborhood, but this is in comparison four units where the CRA is essentially simply paying the profit. He did not think this would have the same impact.

The City Manager suggested deferral and offered to provide additional information.

In further response to Mayor Seiler, Northwest Advisory Board Chairman, Michael Ferber indicated the advisory board recommends approval of this item. Historically, infrastructure in the public right of way has been priority for use of increment money. He explained that patterns in the various neighborhoods have differed. In Dorsey Riverbend, the pattern has been more slow and incremental. He mentioned an example the area of Walker Elementary School sp), there are twelve single family detached homes that are modern and upscale. Mr. Battle noted CRA funding was used to purchase the land and for infrastructure. Mayor Seiler asked for a comparison with that development. Mr. Ferber explained in this neighborhood, it was more scattered infill. It has been a long-term goal to get new for-sale housing.

4. First Amendment to Development Agreement – Mount Olive Development

Corporation (MODCO)

Mr. Battle indicated this amendment would allow for payment at 50% completion of the project instead of at the end. MODCO is not-for-profit. He noted the funding sources. There is a bond on the project. In response to Mayor Seiler, Sam Williams, representing MODCO, advised the total contractor completion bond is \$600,000. Mr. Battle indicated this is a forgivable loan in second position; he noted the associated requirements. He provided some detail and indicated he did not believe the CRA's position is altered by advancing the funds.

Commissioner Rogers noticed the property was purchased by tax deed six and a half years ago. He wanted to consider a community land trust instead of inventorying property. The Housing and Community Development Division should be included. Mayor Seiler advised that he has requested an inventory of all City property. He elaborated upon his desire to get property back onto the tax roll and make use of what is held. The City Auditor advised he would have that information by the end of this week.

Commissioner Rogers felt there would be more of an impact for the dollar by purchasing existing structures versus building something new. He wanted to focus on that direction. Mr. Battle advised that direction is also considered when there are opportunities; the Eula Johnson house is an example. Mr. Ferber felt that landbanking in the abstract is as Commissioner Rogers has described, but the CRA has had success in the past with new development. He cited the Broward and Interstate 95 site.

Mayor Seiler noted that this is not only advancing funds, but also increasing the amount. Mr. Battle noted the increased funding commitment of \$60,000 by the CRA Board in 2008.

Motion made by Member Rogers and seconded by Vice Chair Roberts to approve a First Amendment to the Development Agreement with Mount Olive Community Development Corporation for the development of a property at 1534 NW 6 Street.

Roll call showed: YEAS: Members Rodstrom and Rogers, Vice Chair Roberts and Chairman Seiler. NAYS: None.

5. **Budget Transfers** - deferred

6. **Northwest-Progresso-Flagler Heights CRA Expansion Discussion** - deferred

There being no further business to come before this board, the meeting was adjourned at 5:34 p.m.

John P. "Jack" Seiler
Chairman

ATTEST:

Jonda K. Joseph
City Clerk