

**MEETING OF THE FORT LAUDERDALE  
COMMUNITY REDEVELOPMENT AGENCY  
NORTHWEST-PROGRESSO FLAGLER HEIGHTS  
8<sup>TH</sup> FLOOR CONFERENCE ROOM  
CITY HALL  
TUESDAY, DECEMBER 1, 2009 – 2:30 P.M.**

Chairman Seiler called the meeting to order at approximately 5:38 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

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 November 3, 2009 – Regular Meetings**

**Motion** made by Member Rodstrom and seconded by Member Rogers to approve the minutes of the November 3, 2009 regular CRA meeting. Roll call showed: YEAS: Members Rodstrom and Rogers, Vice Chair Roberts and Chairman Seiler. NAYS: None.

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**2. Budget Transfers**

Alfred Battle, Northwest Community Redevelopment Agency Director, withdrew the Flagler Village Park item for \$200,000, but requested approval for \$115,032.50 to supplement the CRA's commitment to streetscape improvement projects in the Flagler Village area in the area of the Alexan and 440 Flagler Village projects. It will supplement an existing \$760,000 balance in the bond account for these types of improvements. This transfer will cover the total commitment of \$875,000.

In response to Chairman Seiler, the City Auditor advised that he has no concerns on this.

**Motion** made by Member Rodstrom and seconded by Member DuBose to approve budget fund transfer of \$115,032.50 from Account P10015.106 to P10521.106 for Flagler Village Streetscape (Memorandum 09-247).

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

In response to Chairman Seiler, Mr. Battle indicated the Flagler Village Park may not be submitted to the CRA if the Downtown Development Authority offers funding or it may just be a lesser amount depending upon the discussions.

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

Alfred Battle, Northwest Community Redevelopment Agency Director, provided an overview of the item, including discussion at the November 3, 2009 CRA meeting.

In response to Member Rodstrom, the City Auditor indicated that he has discussed this item with Mr. Battle on this item regarding additional information on the funding and infrastructure improvements that benefit the general neighborhood versus direct subsidies to the project.

Member Rogers noted his priorities for the CRA. When looking at the amount of available funding and recognizing there will always be demand, the question is timing. He wanted to see a long range plan as to cost benefit. Funding for this item is being requested upfront. He questioned whether a market analysis should be required. Mr. Battle responded to his question on the lower priced unit, indicating the size will not be different. This unit is already spoken for and there is a mortgage ready. He explained that staff also looks at existing conditions in the neighborhood. He provided general market information about this neighborhood. This area has not benefited from stronger homeownership numbers that exist in the rest of the area. The advisory board supported this item because there is a cry out for homeownership in this part of the CRA. Member Rogers wanted information from an expert as to what it will require to be successful.

Member DuBose noted the advisory board vote was unanimous on this item. Infill housing is crucial for many reasons. For example, it attracts a different demographic to the area which raises the median income. The whole CRA concept should be considered. DeAngelo Development has a history of quickly selling their houses.

Chairman Seiler was concerned about the price point of \$259,000. Member DuBose noted that often a family may qualify for other assistance, thus the mortgage may ultimately only be \$100,000 or so. The neighborhood is unique. Member Rogers agreed in theory, but was concerned about the timing.

Chairman Seiler wanted to not only address this instance, but policy going forward. He was concerned as to the purpose of the CRA that the return on this investment over the next fifteen years cannot be identified. Mr. Battle indicated it is not possible to calculate the taxes. DeAngelo will not sell the unit for less than what they can reasonably see as a profit. Commissioner Rogers did not see how there could be a profit as set out. Mr. Battle explained that DeAngelo does more volume than just these four units. Chairman Seiler questioned how this could change the neighborhood when it is bordered on all sides by multi-family housing. Commissioner DuBose believed it does change the neighborhood. Chairman Seiler indicated that going forward he wanted to spread the funding around and change neighborhoods instead of putting money into one project. Commissioner DuBose explained that there are many dynamics to this; it is not clear-cut. He pointed out that the advisory board voted unanimously on this. Without large parcels, Commissioner DuBose felt infill housing has an impact. Chairman Seiler reiterated his concern about the price point. Mr. Battle believed people have chosen a new unit as opposed to an older one because it is new and it is competitive with what can be purchased in the suburbs. Chairman Seiler questioned if \$259,000 is in fact competitive. Vice Mayor Roberts agreed about infill housing, but the price point is a different legitimate question.

Commissioner Rodstrom was concerned about depleting the funding of the CRA.

The meeting recessed at 6:04 p.m. and reconvened at 12:46 a.m. in the Chambers.

Chairman Seiler wanted to hear justification for the suggested price point. Willie McNair, representing DeAngelo Development, advised the houses are 2,200 square feet under air. There are barrel tile roofs, high impact windows, two-car garages. The houses are not the standard \$90 square foot housing. They have built other similar houses in this neighborhood and that is how they reached the price. DeAngelo has sold other single family on 12 Avenue for \$275,000 in the last year and a half that was 2,400 square feet under air. He went on to list five other houses soon to close that were appraised for \$180,000 with less materials.

In response to Member Rogers, Mr. McNair advised a construction loan has been arranged and a market analysis was done. The price point was decided based on what was built in the area and recent appraisals. As to why these lots were selected, DeAngelo is proactive in the community and would like to make an impact. He and his brother grew up in this neighborhood and would like to build something that would attract people to come back. Two units have been sold, one of which is an affordable house through Community Development. The prices were \$205,000 and \$259,000.

In response to Member Rogers, Mr. McNair indicated that construction has already started. He indicated that the advisory board agreed that funding would be provided at time of certificate of occupancy (instead of building permit). Member Rogers understood and Mr. McNair concurred that this money would go toward 15% profit. Alfred Battle, Director of Community Redevelopment Agency (Northwest), indicated it is a reimbursable grant available to the Applicant when each unit is completed. Mr. McNair responded to Member Rogers' questions that one unit is in the buyer's name and the other unit will close when the certificate of occupancy is secured. There are additional subsidies on one unit. Typically projects of this nature require a combination of public and private dollars. They have been attracting professional buyers.

In response to Chairman Seiler, Mr. McNair advised the home that sold on 12 Avenue was the last unit (single family) on model row.

Mr. McNair responded to Member Rogers' questions as to why DeAngelo switched from single family to townhouse. Member Rogers went on to note how DeAngelo would fare on each of the units if all goes according to plan. Mr. McNair responded to Chairman Seiler's question that there was no lot cost only on one unit.

Member Rodstrom asked how much money is available for projects of this nature. Mr. Battle advised there is a little over \$6 million unencumbered. She wanted to make sure there is funding available for other projects to get the biggest impact for the dollar.

Member DuBose emphasized this is exactly what is wanted in the CRA, an aggressive developer that can bring a new product that will attract young professionals. DeAngelo builds high quality houses. It is a big impact for the dollar. There is too much rental in Dorsey Riverbend; more single family is needed. He supported this project.

Member Rogers pointed out that the status is different than what is in the backup material. There have been smart, good developers in Fort Lauderdale who have gone broke. Member DuBose pointed out that even in this market, DeAngelo is still selling

houses. Chairman Seiler agreed about Member Rogers' point on the status. Member Rogers wanted information that more clearly depicts the big picture.

**Motion** made by Member Rodstrom and seconded by Vice Chair Roberts approving award of \$140,000 to support development of four new town home-style housing units and authorizing the proper CRA officials to negotiate a development agreement with DeAngelo Development.

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

Chairman Seiler requested a global summary of CRA projects, in the various stages along with the associated financial aspect of each. He was interested in expediting in order to stimulate at this time.

4. **Northwest-Progresso-Flagler Heights CRA Expansion Discussion**

Not addressed

5. **Old Business/New Business**

6. **Adjournment**

There being no further business to come before the board, the meeting was adjourned at 1:05 a.m.

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John P. "Jack" Seiler  
Chairman

ATTEST:

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Jonda K. Joseph  
City Clerk