

**MEETING OF THE FORT LAUDERDALE  
COMMUNITY REDEVELOPMENT AGENCY  
NORTHWEST-PROGRESSO FLAGLER HEIGHTS  
1st FLOOR CHAMBERS  
CITY HALL  
TUESDAY, DECEMBER 15, 2009 – 2:30 P.M.**

Chairman Seiler called the meeting to order at approximately 9:50 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 Authorization to Reject All Bids; Progresso Village Road Closure Solar Powered Lighting System – Project 11200**

Alfred Battle, Northwest Community Redevelopment Agency Director, advised the bids were almost quadruple expectations. After discussions with the neighborhood association, they concurred with the idea of rejecting all bids and finding another alternative.

In response to Member Rodstrom, Mr. Battle indicated an example of the type of lighting may be seen at George English Park. The intensity of lighting depending on the wattage.

**Motion** made by Member DuBose and seconded by Member Rodstrom to reject all bids for the above noted Project 11200. Roll call showed: YEAS: Members DuBose and Rogers, Vice Chair Roberts and Member Rodstrom and Chairman Seiler. NAYS: None.

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**2. Authorization for Appropriation of \$65,780 from P10448.320 to fund task order with E. Sciences Incorporated for additional environmental testing and evaluation for Sistrunk Corridor**

Alfred Battle, Northwest Community Redevelopment Agency Director, noted the task order was approved earlier this evening on the consent agenda, Item M-18.

**Motion** made by Member DuBose and seconded by Vice Chair Roberts to approve the above noted appropriation. Roll call showed: YEAS: Members DuBose and Rogers, Vice Chair Roberts and Member Rodstrom and Chairman Seiler. NAYS: None.

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

Vice Chair Roberts favored proceeding with creating another CRA. Alfred Battle, Northwest Community Redevelopment Agency Director, believed much of the information gathering has been accomplished. This would be Option 2. In response to Member Rodstrom, Mr. Battle indicated that Broward County would have to authorize a new application for this area. They have already approved an expansion with conditions which he outlined in CRA Memorandum 09-246. Vice Chair Roberts clarified he felt the new area should be a CRA. He was looking for the easiest way to accommodate it. It appears there is no money from the County either way. He asked if Option 2 fails, is it possible to proceed with the expansion option. The City Attorney wanted an opinion from the County.

In response to Chairman Seiler, Broward County Commissioner John Rodstrom advised the County voted in favor of allowing the City to expand their CRA provided it is non-tax increment financing (TIF) and no County, hospital district or school board dollars are involved. The same was done for Dania Beach.

If a new CRA is established, Member Rodstrom questioned who would staff it.

Member Rogers did not think the dollars are there. He did not see property values increasing in the next three years. It is an issue of form over substance.

Member Rodstrom noted the current CRA has fifteen more years, thus there is an incentive for developers to participate. Broward County Commissioner Rodstrom pointed out with creation of a new 20 or 30-year CRA, there would be bonding power, provided there would be a secondary pledge and a mechanism for infrastructure improvements. This would not be the case if the existing CRA was simply expanded. Money could be borrowed at today's low rates. Member Rodstrom pointed out it would jumpstart redevelopment in the area that would also be to the County's advantage.

Chairman Seiler concluded that Option 2 would be the better idea. Member Rogers asked about the secondary pledge. Mr. Battle noted a term longer than fifteen years should be requested. Both Chairman Seiler and Member Rodstrom suggested thirty years. Member Rodstrom felt the existing CRA would be pleased with this option. In response to Member Rodstrom, Mr. Battle indicated it typically takes 8-12 months for a CRA to be established, however, much of the data is already available. He thought it would be a shorter period of time. Some additional staffing help would probably be needed.

Member DuBose agreed a new CRA area would be a better approach; Option 2. He was concerned about staffing because the current staff is very busy. He wanted to consider the boundaries of the new area because there are nearby blighted areas that were not included in the original CRA. Member Rogers agreed with Member DuBose. He noted about volume of work for both CRA's. He did not think the timing is right now. Member Rodstrom suggested getting input from Florida Representative Perry Thurston as that is in his jurisdiction. She thought developers would prefer to invest in a CRA with a longer term which will probably be an issue for the existing CRA. Each CRA will have to compromise. Care needs to be taken so that what has been started is finished.

Chairman Seiler was agreeable to an expansion or creation of a new CRA. Member Rodstrom concurred. He did not think there is a purpose of creating a CRA for the entire northwest. He felt it should be narrowed to 13 Street. In response to Member DuBose,

Chairman Seiler thought those areas that have been asking for assistance should be added to the existing CRA. He looked for CRA's in the business areas. Member DuBose did not think a CRA is totally commercial. Member Rodstrom pointed out that the area that would like to be expanded has already gone through several necessary hoops at the County level. Chairman Seiler wanted to target a narrow stretch of 13 Street. If a new CRA is created that spread across the northwest, he believed there would be more diversion from the current CRA. Member DuBose emphasized he is speaking on behalf of concerns expressed to him as an elected official. Member Rogers wanted to see an economic model for both options. He reiterated his concern about it being more form over substance. He questioned diverting attention to something that will provide no return. Chairman Seiler felt with the current economy, it is the best time to create a CRA. Member Rogers noted that everyone is guessing.

Chairman Seiler noted that three members wish to create a new CRA in a designated area of the northwest 13 Street corridor. It should be expedited. He wanted the language to be such that the right to expand the existing CRA is not waived, if creation of a new CRA is not possible. If a new CRA is not possible, the matter should come back to the Commission.

In response to Member Rogers, Chairman Seiler noted that the 13 Street businesses are pushing for this. Member Rogers suggested a business improvement district (BID) as an alternative. Member Rodstrom explained that they are looking for investors. Member Rogers felt that a BID could accomplish this as well.

**Motion** made by Member DuBose to create a new CRA died for lack of a second.

In response to Member DuBose, the City Attorney explained if an application is filed for a new CRA, Broward County may argue that it abrogates their previous approval (of an expansion). He wanted to first check with the County. Member DuBose did not favor an expansion and did not want to give that impression by including such a stipulation in the motion. Chairman Seiler noted that technically he did not think this CRA Board has any authority over a new CRA. The City Attorney indicated the board technically does not also have the authority to expand itself; the Commission would have to take that action.

**Motion** made by Member Rodstrom and seconded by Vice Chair Roberts to create a new CRA for the area contained in the previous application and not waive the right to expand the existing CRA if creation of a new CRA is not possible.

Chairman Seiler clarified the matter will have to be presented to the Commission for any action.

Roll call showed: YEAS: Members DuBose, Vice Chair Roberts and Member Rodstrom and Chairman Seiler. NAYS: Member Rogers.

#### **4. Old Business/New Business**

Chairman Seiler indicated he had received a request about a project that has been ready since June, July. Mr. Battle indicated on April 7, the board conceptually approved funding for the Lin, LLC project. After that meeting, there were additional issues discussed with the developer with regard to the project cost. He believed all of the technical issues have been resolved. No construction has commenced, however, the building was in a state of disrepair and the roof was removed. Chairman Seiler asked if

it would be good for the CRA. Mr. Battle indicated it is consistent with other projects funded in terms of rehabilitation of existing structures. Chairman Seiler asked about scheduling it on the agenda. Mr. Battle explained an email was sent, indicating it was too late for this agenda and that it would be evaluated again to determine if it was ready for the upcoming January meeting. He noted the individuals associated with Lin, LLC.

**5. Adjournment**

There being no further business to come before the board, the meeting was adjourned at 10:30 p.m.

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John P. "Jack" Seiler  
Chairman

ATTEST:

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Jonda K. Joseph  
City Clerk