

**MEETING OF THE FORT LAUDERDALE
COMMUNITY REDEVELOPMENT AGENCY
NORTHWEST-PROGRESSO FLAGLER HEIGHTS AND BEACH
8TH FLOOR CONFERENCE ROOM
CITY HALL
TUESDAY, MAY 4, 2010 – 2:30 P.M.**

Chairman Seiler called the meeting to order at approximately 3:53 p.m. Roll was called and a quorum was present.

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

Also Present: George Gretsas, City Manager
John Herbst, City Auditor
Jonda K. Joseph, City Clerk
Harry A. Stewart, City Attorney
Alfred Battle, Director, Northwest Community Redevelopment Agency
Don Morris, Director, Beach Community Redevelopment Agency

1. Minutes of the March 16, 2010, Regular Meeting

Motion made by Member Rodstrom and seconded by Member DuBose to approve the minutes of the regular CRA Meeting of March 16, 2010. YEAS: Vice Chair Rogers, Member Roberts, Member Rodstrom, Member DuBose, and Chairman Seiler. NAYS: None

2. Recommendation for Funding - \$50,000

Motion made by Member Rodstrom and seconded by Member Roberts to approve \$50,000 from the Beach CRA operating budget to fund the "Where The Boys Are" event scheduled for Saturday, May 29, 2010. YEAS: Vice Chair Rogers, Member Roberts, Member Rodstrom, Member DuBose, and Chairman Seiler. NAYS: None

3. Authorization to enter into Agreements with LIN, LLC for Midtown Development Program Funding and Facade Program Funding for Building Renovations at 405 NW 7th Avenue

Alfred Battle, Northwest Community Redevelopment Agency Director, provided a brief overview and noted that a post-rehabilitation appraisal was conducted which valued the property in excess of the assumed tax increment revenue. The project is nearly complete. This would be funding for after the improvements are completed. In response to Member DuBose, Mr. Battle outlined the commercial façade rehabilitation program provides a maximum of \$20,000 for properties along Sistrunk Boulevard. Properties that are not located along Sistrunk Boulevard can be provided with a maximum of \$7,500. In instances for in excess of those amounts, it is brought before the board. The initial

program was established to provide more funding to buildings on Sistrunk than others in the area.

In response to Vice Chair Rogers, Mr. Battle confirmed that there is an experienced staff member who reviews appraisals and makes recommendations on proper purchase prices. Vice Chair Rogers suggested that a written report as a better practice.

Member Rodstrom asked how much in total of CRA funding has been allotted to this property. Mr. Battle noted \$70,000; the Applicant is not seeking any other funding.

Chairman Seiler referred to Member DuBose's point about the façade program for Sistrunk Boulevard. He believed that the cross streets have to also be considered. If grant money is only utilized for Sistrunk, the neighborhood as a whole would not be changed. Seventh Avenue should be viewed as part of the Sistrunk corridor. Member DuBose felt the program intent was the Sistrunk corridor as it is close to downtown. This may be why some funding was to be granted to those areas. Chairman Seiler noted the \$70,000 was approved in April of last year. He suggested that the funding be changed to \$62,500, with a \$7,500 allowance for the façade. Member Rodstrom indicated that because an exception is being made for 7 Avenue, funding should also be allowed for buildings on other major Sistrunk intersections. Member DuBose did not want to dilute the program intent. Discussion followed as to whether 3 Avenue would be another applicable major intersection. Chairman Seiler emphasized that the intent of the façade program is for Sistrunk. Member DuBose expressed concern about utilizing funds outside of the program's intended area. Chairman Seiler suggested that with no objection he asked the amendment be drafted for the evening meeting (funding be changed to \$62,500, with a \$7,500 allowance for the façade). Member DuBose referred to the comment that this was previously approved and pointed out that people change their thinking. He did not want to open a discussion that would take away from the program's intent. In response to Member Rodstrom's question about the program intent, Mr. Battle advised it is CRA commercial façade program therefore any area within the CRA is applicable. Sistrunk is highlighted for a higher degree of grant funding. Chairman Seiler felt Member DuBose has a problem with opening the program (to other intersections) and the recommended motion would resolve his concern.

Motion made by Vice Chair Rogers and seconded by Member DuBose to authorize the proper CRA officials to enter into two separate agreements with LIN, LLC for Midtown Development Program Funding in the amount of \$62,500 and Façade Program Funding in the amount of \$7,500 from Midtown Façade Project Account 10539.106 for building renovations at 405 NW 7 Avenue, and transfer funds from NW/Progresso/Flagler Heights CRA Blanket Project account P10015.106 to the LIN LLC Project account P11553.106. YEAS: Vice Chair Rogers, Member Roberts, Member Rodstrom, Member DuBose, and Chairman Seiler. NAYS: None.

Vice Chair Rogers believed that the CRA boards should discuss goals and priorities. Chairman Seiler agreed and suggested that each policy meeting take place within the boundaries of the particular CRA. The International Swimming Hall of Fame could be used for the Beach CRA. Staff will survey space for the Northwest CRA.

4. Flagler Village Lighting

Motion made by Member Rodstrom and seconded by Vice Chair Rogers to authorize advertisement of requests for bids to install pedestrian lighting in the Flagler Village area around the Alexan and 440 Flagler Village projects. YEAS: Vice Chair Rogers, Member Roberts, Member Rodstrom, Member DuBose, and Chairman Seiler. NAYS: None

5. NW Neighborhood Enhancement Project

In response to Member Rodstrom, Alfred Battle, Northwest Community Redevelopment Agency Director, advised it is recommended that all possible improvements be done at this time. The \$500,000 (Transportation Enhancement Grant) is significant leverage to do a portion of a very large area where more improvements are desired. Dixie Court is a fine example of the impact of doing all of the improvements at one time. This project will enhance an entire area from about 9th to almost 12th adjacent to the Housing Authority's project. This work does not include entranceways. They are encouraged to apply for Neighborhood Capital Improvement Program funding. Member DuBose supported how the money is being used and the tie-in to what has been done by the Housing Authority. In response to Member Roberts, Mr. Battle advised that the grant was converted to a stimulus project; there is one grant now.

Motion made by Member DuBose and seconded by Member Roberts to authorize a funds transfer in the amount of \$303,875.22 from CRA Blanket Budget Account P10015.106 into P11485.106 Northwest Neighborhood Improvement Project to assist with the construction of the Northwest Neighborhood Improvement project. YEAS: Vice Chair Rogers, Member Roberts, Member Rodstrom, Member DuBose, and Chairman Seiler. NAYS: None

6. Old Business/New Business

Chairman Seiler referred to the idea of a pier at the beach and requested that this be an agenda item for the beach CRA policy meeting.

Art Seitz noted on January 15, the Beach Redevelopment Advisory Board voted to send a communication to the Commission, requesting they consider issuing a request for proposals for a pier that would probably be situated at D. C. Alexander Park or Las Olas or Sunrise boulevards. It has not gone forward. He elaborated upon renovation activities of the pier in Deerfield Beach. He envisioned it would be recreational in nature with a restaurant. Great cities have great piers. A. J. Yaari, a major beach stakeholder, has expressed a keen interest in this. He anticipated a strong response.

Chairman Seiler thought it is something that should be examined. He mentioned the issue of parking. He felt Broward piers should be looked at.

7. **Adjournment**

There being no further business to come before the board, the meeting was adjourned at 4:19 p.m.

John P. “Jack” Seiler
Chairman

ATTEST:

Jonda K. Joseph
City Clerk