

**MEETING OF THE FORT LAUDERDALE  
COMMUNITY REDEVELOPMENT AGENCY  
NORTHWEST-PROGRESSO FLAGLER HEIGHTS  
8<sup>TH</sup> FLOOR CONFERENCE ROOM  
CITY HALL  
TUESDAY, JUNE 1, 2010 – 2:30 P.M.**

Chairman Seiler called the meeting to order at approximately 3:20 p.m. Roll was called and a quorum was present.

Present: Chairman John P. "Jack" Seiler  
Vice Chair Romney Rogers  
Member Bruce G. Roberts (arrived momentarily)  
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, Community Redevelopment Agency  
(Northwest)

**1. Minutes of the May 4, 2010, Regular Meeting**

**Motion** made by Member Rodstrom and seconded by Vice Chair Rogers to approve the minutes of the regular CRA meeting of May 4, 2010. YEAS: Vice Chair Rogers, Member Rodstrom, Member DuBose, and Chairman Seiler. NAYS: None

**2. Recommendation for Streetscape Grant Funding and Negotiate and Agreement with Eclipse West Associates**

Alfred Battle, Northwest Community Redevelopment Agency Director, provided a brief overview of Memorandum 10-117.

**Motion** made by Member Rodstrom and seconded by Member DuBoseto to authorize the proper City Officials to negotiate an agreement with Eclise West Associates and transfer \$230,439.50, from CRA Blanket Project Account P10015.106/6599 to Eclipse Streetscape P11623.106/6599 to cover a portion of the costs related to construction of streetscape improvements around the Eclipse project. YEAS: Member Rodstrom, Member Roberts, Member DuBose, Vice Chair Rogers and Chairman Seiler. NAYS: None.

**3. Recommendation for Authorization of Appropriation and Transfer of \$265,000 – Eula Johnson House – Convert Structure to Office Space for Fort Lauderdale Branch of NAACP**

Alfred Battle, Northwest Community Redevelopment Agency Director, provided a brief overview of Memorandum 10-119.

In response to Vice Chair Rogers, Mr. Battle provided more insight on the scope of the work, noting the project has not yet been bid. The porch and garage are being enclosed. It is currently a residential structure that is being converted to a commercial standard in terms of a parking lot, curbing, lighting and so forth. He confirmed Commissioner DuBose's comment that a portion of the funds has to do with work necessary as a result of the former gasoline station on the site. Efforts are being made to weave the design into future Sistrunk improvements.

In response to Member Rodstrom, Mr. Battle noted the total project cost is the \$265,000, purchase price of \$165,000 and \$60,000 for the design. It will not be on the tax rolls. Member Rodstrom wanted to know what public work would be performed out of the building. Mr. Battle indicated it would be the same as that which is occurring at the Mizell Center. It will also be used as a welcome center for the northwest. The CRA plans to use it to place City and CRA literature for visitors. The original presentation for this project was done in partnership with Fort Lauderdale Historical Society. NAACP plans to continue that partnership. In further response, Mr. Battle advised that the use objectives are clearly set forth in the lease, including an operations plan. Member Rodstrom indicated she would have preferred to have a copy of the lease provided with this item. Mr. Battle noted that the lease was already authorized and provided at that time. Member DuBose elaborated upon the community benefit that the NAACP provides.

Chairman Seiler was hopeful this will be a well-known, bustling community center. He was concerned about the construction cost and asked about project oversight. He was concerned about a contractor being paid on a percentage basis. Mr. Battle advised that the City will be the construction manager and ACAI Associates, Ltd. is the architect. Working with the Public Works Department, the project could be bid as a design/build with a maximum price. The construction bid will come back to the board. In response to Vice Chair Rogers and Member Rodstrom, Mr. Battle noted that ACAI's fee was approved when the lease was authorized on a percentage completion basis and a maximum contract price of \$60,000 in accordance with the consultants competitive negotiations act.

In response to Chairman Seiler, Mr. Battle advised that the landscaping is included. The project has been approved by the Development Review Committee. Albert Carbon, Director of Public Works, confirmed that even though it is not specified (in the cost estimate), it is included. Chairman Seiler requested that a notation for landscaping be added when this goes out to bid so that it is understood that it is included and would not be an additional cost. Mr. Battle confirmed for Member Rodstrom that this landscaping would be in addition to the streetscape improvements.

**Motion** made by Member DuBose and seconded by Member Roberts to authorize the appropriation and transfer of \$265,000 of NPF CRA funds from P10015.106/6599 to P11521.106/6599, to complete a building improvement program for the Eula Johnson House to convert the structure into office space for the Fort Lauderdale Branch of the NAACP and authorize advertising for construction bids upon the completion of plans and specifications as amended to specify that landscaping is part of the site work. YEAS: Member Rodstrom, Member Roberts, Member DuBose, Vice Chair Rogers and Chairman Seiler. NAYS: None.

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4. **Old Business/New Business**

5. **Adjournment**

There being no further business to come before the board, the meeting was adjourned at 3:44 p.m.

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John P. "Jack" Seiler  
Chairman

ATTEST:

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Jonda K. Joseph  
City Clerk