

**MEETING OF THE FORT LAUDERDALE  
COMMUNITY REDEVELOPMENT AGENCY  
NORTHWEST-PROGRESSO FLAGLER HEIGHTS  
8<sup>TH</sup> FLOOR CONFERENCE ROOM  
CITY HALL  
TUESDAY, JULY 7, 2010 – 2:30 P.M.**

Chairman Seiler called the meeting to order at approximately 5:08 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, Community Redevelopment Agency  
(Northwest)

**1. Minutes of the June 1, 2010, Regular Meeting**

**Motion** made by Member Roberts and seconded by Vice Chair Rogers to approve the minutes of the regular CRA meeting of June 1, 2010 with the correction of Member DuBose's name. YEAS: Vice Chair Rogers, Member Rodstrom, Member DuBose, and Chairman Seiler. NAYS: None

**2. Authorization to enter into an Agreement – Eclipse Housing Project**

Alfred Battle, Northwest Community Redevelopment Agency Director, noted funding was authorized on June 1 and this is the other part of the approval process.

In response to Chairman Seiler, Mr. Battle clarified Paragraph 1.23, specifically that the 50% costs are only physical improvements, no contingency or administration (\$70,000), although the backup detail is what the developer requested which included that amount. These costs were not included because the project is already built, which is different than the norm.

**Motion** made by Member Rodstrom and seconded by Member DuBoseto to authorize the proper City Officials to execute an agreement with Eclipse West Associates in an amount not to exceed \$230,439.50, for streetscape improvements – Eclipse housing project. YEAS: Member Rodstrom, Member Roberts, Member DuBose, Vice Chair Rogers and Chairman Seiler. NAYS: None.

### 3. Funding Transfer – 7<sup>th</sup> – 9<sup>th</sup> Connector Design Services

Javier Rodriguez of R. J. Behar & Company, Inc., City consultant, reviewed a slide presentation on this matter, explaining the reason for recommended additional design work. A copy of the slides is attached to these minutes. The slides depict a proposed modified alignment.

The following information was furnished in response to questions raised by the Commission. Mr. Rodriguez advised that originally fifty-seven properties were impacted and there are now thirty-seven. The project goals are to relieve traffic congestion, address neighborhood cut-through traffic and improve traffic flow. Mina Samadi, CRA Engineering Design Manager, advised that the property owners (for right of way acquisition) have not yet been approached. Chairman Seiler did not think there are willing property owners and was concerned about cost. Ms. Samadi referred to the R/W Cost Reduction slide, noting that the \$107 million estimate was prepared by the Florida Department of Transportation (FDOT District 4) in 2009. The \$180 million shown in the FDOT program is the total project cost estimated by FDOT and based upon the noted right of way cost. However, FDOT has adjusted their right of way acquisition estimate as of March, 2010, to \$39,650,075 and will update their five-year work program in August to reflect that new right of way acquisition cost. Member DuBose pointed out that the new alignment (right of way acquisition estimate) cost is \$39,000. Chairman Seiler pointed out that the slide shows that the confidence level is below average as well as reference to hazardous waste contamination throughout the project is expected to be relatively high due to the industrial nature of the neighborhood. Mr. Rodriguez explained that estimates will always show low confidence because there are no actual plans. Ms. Samadi explained that Broward County wanted to first see the design and right of way costs before deciding whether to participate. Chairman Seiler was not comfortable funding all of the design without some assurance from the County that they will participate to some extent. Member DuBose did not believe there is any residential being touched in the new alignment, the residential is not an issue. He emphasized that the report needs to be completed in order to move forward (with such questions). There is grant funding to do so. Alfred Battle, Northwest Community Redevelopment Agency Director, advised that the CRA is being asked to pay \$16,000; total expenses since 2008 have been a little over \$120,000. Prior to 2008, the City expended about \$414,000 with participation by the County.

In response to Chairman Seiler, Michael Ferber, chair of the Northwest Progresso Flagler Heights Community Redevelopment Advisory Board, recalled former Member Moore's position was that the roadway should be more narrow. Member DuBose wanted to get to a point in order to make a true call on it. In response to Member Rodstrom concerning the intersection at Sunrise Boulevard, Mr. Rodriguez advised that a traffic study was previously conducted for the project development and environment component. Member DuBose noted this is one of the top three unsafe intersections and this alignment will allow for some correction. Ms. Samadi elaborated upon the cross-section modification.

**Motion** made by Member DuBose and seconded by Member Rodstrom to authorize a transfer of \$16,786.59 from CRA Blanket Budget Account P10015.106 to P09295.106/6534 to assist in development of 60 percent project plans to more

accurately determine overall project cost. YEAS: Member Rodstrom, Member Roberts, Member DuBose, Vice Chair Rogers and Chairman Seiler. NAYS: None.

**4. Discussion Item – NPF CRA Parking Issues**

Alfred Battle, Northwest Community Redevelopment Agency Director, reviewed information in Memorandum 10-173. In response to Vice Chair Rogers, Mr. Battle advised that one size does not fit all; the goal will be to use the best of each.

**Motion** made by Member DuBose and seconded by Member Roberts to authorize Northwest CRA staff to work with the Planning and Zoning Department to develop possible proposals and recommendation on how to amend the zoning code to enable changes to parking regulations for Sistrunk corridor and F.A.T. Village areas for presentation at a future meeting. YEAS: Member Rodstrom, Member Roberts, Member DuBose, Vice Chair Rogers and Chairman Seiler. NAYS: None.

**5. Funding Transfer – NW/NE 6 Streetscape Enhancement Project**

Alfred Battle, Northwest Community Redevelopment Agency Director, reviewed information in Memorandum 10-163. He responded to Chairman Seiler's question as to the reason for the item being a walk-on for the regular City Commission meeting this evening. There is a little over \$7 million in CRA bond funds for this project, \$1.2 million from WaterWorks and \$2.5 million from Broward County.

**Motion** made by Member DuBose and seconded by Member Rodstrom to authorize transfer of Northwest CRA funds in the amount of \$3,606,898 from P10015.106/6599 and P10520.106/6599 to partially fund construction contract award for NE/NW 6<sup>th</sup> Streetscape Enhancement Project. YEAS: Member Rodstrom, Member Roberts, Member DuBose, Vice Chair Rogers and Chairman Seiler. NAYS: None.

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**6. Adjournment**

There being no further business to come before the board, the meeting was adjourned at 5:42 p.m.

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John P. "Jack" Seiler  
Chairman

ATTEST:

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Jonda K. Joseph  
City Clerk