

**JOINT WORKSHOP OF THE FORT LAUDERDALE  
COMMUNITY REDEVELOPMENT AGENCY (CRA) BOARD OF DIRECTORS  
AND NORTHWEST PROGRESSO FLAGLER HEIGHTS  
REDEVELOPMENT ADVISORY BOARD  
MIZELL CENTER  
1409 Sistrunk Boulevard  
Fort Lauderdale, Florida  
TUESDAY, JUNE 28, 2011 – 7:00 P.M.**

Chairman Seiler called the meeting to order at approximately 7:26 p.m. Roll was called and a quorum was present.

Community Redevelopment Agency Board of Directors Present:

Chairman John P. "Jack" Seiler  
Vice Chair Bobby B. DuBose  
Member Bruce G. Roberts  
Member Romney Rogers

Northwest Progresso Flagler Heights Redevelopment Advisory Board Present:

Steve Lucas, Chair  
Ella Phillips, Vice Chair  
Jessie Adderley  
Sonya Burrows  
Ron Centamore  
Nate Ernest-Jones  
Alan L. Gabriel  
Mickey Hinton  
Bradley Hubert  
Brice J. Lambrix  
Douglas J. Sterner  
John P. Wilkes  
Samuel Williams

Also Present:            Lee R. Feldman, Executive Director  
                              John Herbst, City Auditor  
                              Jonda K. Joseph, Secretary  
                              Harry A. Stewart, General Counsel  
                              Alfred Battle, Director, Community Redevelopment Agency  
                              (Northwest)

Absent:                    Member Charlotte E. Rodstrom  
                                  Yvonne Sanandres

Invocation was offered by Member Rogers, followed by the recitation of the pledge by Chairman Seiler.

Alfred Battle, Northwest Community Redevelopment Agency (CRA) Director, made introductory comments and introduced the CRA staff. He went on to review slides

addressing the agenda items outlined below. A copy of the slides is attached to these minutes.

1. **Northwest Progresso Flagler Heights CRA Boundary and Purpose**
2. **2008 Implementation Plan**
  - a) **Key Goals and Objectives**
  - b) **Overview of Market Conditions**
  - c) **Projects Completed since 2005**
3. **Financial Overview**
  - a) **TIF (Tax Increment Financing) Income and Projections**
  - b) **Operating Budget Trends**
  - c) **TIF Collection from 2012 to 2025**
4. **Development Opportunities, Redevelopment Initiatives and Possible Public Improvements**
  - a) **Short-term (0-3 years)**
  - b) **Mid-term (3-5 years)**
  - c) **Long-term (5 years or more)**

Mr. Battle provided the following responses to questions raised by Chairman Seiler, Member Roberts, and Vice Chair DuBose. The overall TIF revenue trend has declined over the past three years. There is an increase in the proposed 2011-2012 operating budget to cover a greater need for professional services and additional operating expenses. He believed the projected \$2 million annual operating budget is a feasible estimate if no staff is hired. The projected 2 percent yearly TIF (Tax Increment Financing) growth is based on a straight line estimate. He provided further detail regarding the 2 percent projection in response to Member Roberts and they discussed changes in the City's ad valorem tax revenues. Mr. Battle indicated a conservative approach was used because new private investments were not assumed in the projection. Mr. Battle continued review of the slides.

In response to Mr. Williams, Chairman Seiler noted the Board of Directors' (Board) alignment with these recommendations. But, he had concerns with some of the priorities other than short-term. He thought workshop and seminar attendees' progress should be tracked in order to see what results are being achieved. He thought the technology and marketing segments should be provided by the private sector. Mr. Williams agreed, and suggested CRA involvement only on a foundational level to serve as a catalyst for the initiative. Vice Chair DuBose strongly supported this opportunity to leverage federal funding to address the digital divide and facilitate business connectivity. The CRA area has no Wi-Fi hotspots. He thought the CRA plan can be adjusted, but the timeline constraint must be considered. Chairman Seiler questioned who would be the target audience. Vice Chair DuBose indicated that this could be a pilot program that could expand and benefit the entire city. Mr. Battle pointed out that a Wi-Fi provision could contribute to business growth and distinguish this area. Businesses are looking for connectability. He clarified that the City should not be the Wi-Fi service provider; but, rather allow for a wireless opportunity via bandwidth. Chairman Seiler agreed that the City should not be the wireless service provider, and noted his prior misunderstanding of the initiative's purpose.

Member Roberts stressed the importance of effective communication with Broward County and the City management to ensure that maximum funds are leveraged. He encouraged a focus on federal transportation funds, and suggested dovetailing the City's CRA transportation projects with others throughout the county. Member Rogers expressed approval of the goals in the presentation, but felt more specific planning is necessary because time is a concern. He pointed out the benefits for moving forward also because of the current low interest rates. The quicker funds are spent, the more there is a pay-off toward the end of the road. He emphasized that certain zoning issues must be addressed to facilitate development. Chairman Seiler agreed that it is time to go beyond planning to implementation. In response to Chairman Seiler, Mr. Battle explained that items four through seven on page 37 of the 2007 Immediate Term Tasks set forth in the Market Demand Analysis which is attached to these minutes, are either being worked on or already completed; but, items one through three continue to be issues of concern. Chairman Seiler stressed that items one through three are overdue and need to be addressed. Mr. Wilkes remarked that it is best to invest quickly because the funds have a time value. A plan for the entire CRA area that is in coordination with surrounding areas and the Regional Activity Center must be adopted. Given the current low interest rates, he thought bond note due in 2013 should be refinanced now. The TIF revenue has a better chance of increasing if there are more active projects. Mr. Battle explained to Ms. Phillips that regulatory issues and a lack of access to capital and lack of capital for businesses have impeded NPF CRA projects. He pointed out that this area feels the economic downturn with more severity. The CRA could be more aggressive in terms of providing capital.

Mr. Lucas mentioned the advisory board's desire to obtain feedback on the following topics: project planning; implementation of the 2008 plan; connectivity of the CRA's primary arteries; and the advisory board's role. As for project planning, the advisory board agrees that time is of the essence. Discussion ensued between Mr. Lucas and Chairman Seiler about possibly making 3<sup>rd</sup> Avenue and Andrews one-way streets with on-street parking, which would better accommodate The Wave light rail system. Mr. Wilkes agreed particularly with respect to accommodating The Wave. The concept has not been presented to the advisory board. Mr. Sterner thought a development plan for these corridors is needed to attract businesses. The question is what to do first. Connectivity is essential. The 7<sup>th</sup>/9<sup>th</sup> Avenue Connector project must move forward because it would be a major catalyst for redevelopment in the entire northwest and join the CRA area with the rest of the city and beyond. He questioned whether the Board is committed to this implementation plan. In response to Mr. Sterner, Mr. Battle clarified that the 2004-2005 study by Wallace, Roberts and Todd has been utilized to develop this plan including improvements to Sistrunk Boulevard. But, some specific zoning, density, and design concepts have not been implemented. In response to Chairman Seiler's question as to why one through three of the 2007 Immediate Term Tasks set forth in the Market Demand Analysis have not been accomplished, Mr. Battle commented that some of the changes are far reaching and although discussed at length, there are probably a number of reasons why they have not moved forward in any grand way.

Member Rogers thought the 2008 implementation plan's goals should be prioritized. In light of the CRA redevelopment project in progress on one corner of the NW 6<sup>th</sup> Street/NW 7<sup>th</sup> Avenue intersection, he asked about the other corners of this intersection. Mr. Battle indicated that they are privately owned. Over the years, the landowners have indicated that they will invest in redevelopment when the City gets out of its own way on

the parcels the City owns. They did not want to be first. With the City now moving forward with the Churches Chicken site, they are seriously thinking about investing. Member Rogers thought the City should target what they want for that area and find someone who is willing to make the investment. Mr. Battle agreed. Member Rogers thought by applying this philosophy generally there could be more headway.

Mr. Gabriel agreed with Member Rogers that now is the time to make things happen. The Broward County MPO (Metropolitan Planning Organization) has funding available for studies. Member Roberts indicated that is funding available. He emphasized that staff should be speaking with the MPO staff concerning various transportation related improvements for the CRA area and acquiring available funding. Mr. Gabriel commented that the advisory board discusses topics, but steps are not taken to bring it to a conclusion. One reason for this joint workshop was so that the advisory board could determine if the Board is supportive of these items. Chairman Seiler indicated that there is support. Vice Chair DuBose expressed his long-term support for The Wave as a necessary transportation connection for this area. He agreed that now is the time to move forward with this plan. He stressed the awareness that business people have for activity in this CRA. There is now a sense of synergy and knowledge that the City sees development in this area as a priority because projects are moving forward. It is important to maintain this as a priority.

Mr. Centamore recalled that this implementation plan was approved by a former Board in 2008. He hoped this Board will support it with little deviation as it is the vision of residents in the CRA. Chairman Seiler indicated that the Board was never provided with any plan developed earlier than 2008. Mr. Sterner noted that the earlier plan offered more detail about zoning and density. Vice Chair DuBose advocated staying on course in order to maintain productivity. In response to Mr. Centamore, Chairman Seiler and Member Roberts articulated that the advisory board must bring forward specific information about zoning and parking so these issues can be resolved. Member Rogers thought the Board relies upon the advisory board to vet issues and make a point of emphasizing what is important as CRA matters are scheduled before the Board. Mr. Battle recalled previous discussion concerning parking to advise that low hanging fruit from a zoning standpoint has been identified and will shortly be presented to the advisory board. The Executive Director noted that staff will inventory the inconsistencies between the zoning code (Unified Land Development Regulations) and the plan. Once the advisory board approves this inventory, ordinance changes will be prepared for the Commission's consideration. Chairman Seiler asked that parking also be looked at. The Executive Director indicated that staff will meet with representatives of the MPO to address plan integration and funding. Further, there is a need for more consistency and melding of CRA projects with those in adjacent neighborhoods.

In order to focus on moving forward, Member Rogers suggested that each CRA agenda include an action item. Mr. Williams was pleased to know that the advisory board can contribute in this way and add synergy. Chairman Seiler wanted a checklist for the action plan for each CRA meeting to assure concentrated focus on moving forward. Mr. Battle agreed to do so. Chairman Seiler requested the advisory board rank the action plan items. Vice Chair DuBose pointed out that, even with a prioritized action checklist, there may be implementation challenges. It should be kept in mind that this area met the criteria for a CRA because of certain obstacles. Ms. Phillips was pleased that the Board is supportive of the plan. She suggested that all delays be looked into. Chairman Seiler emphasized this area's potential because it has a CRA. In response to Member Rogers,

Mr. Battle explained that staff alerts the Board of any agenda item that has not been reviewed by the advisory board in that some items go to the Commission first.

Mr. Hinton recalled the history of events that comprise the advisory board's formation. He emphasized the need to move forward in making things happen in this area. He claimed that a parcel of land in the Northwest Durrs neighborhood is no longer designated for development because of ground contamination. This contamination issue should be addressed and the CRA mechanism could be used to clean up this property.

Chairman Seiler asked what else needs to be done on arteries in the CRA. He suggested this be a topic for the advisory board. In response to Chairman Seiler, Mr. Battle thought the advisory board is desirous of an interconnectivity policy which may be created through zoning implementation or further planning. Mr. Gabriel added that potential transportation opportunities like The Wave should be looked at.

Chairman Seiler opened the floor for public comment.

Burnadette Norris-Weeks, thought there is a lag between the advisory board considering issues and the Commission taking up issues. The public is confused about the process. There needs to be transparency. She felt the CRA Director should report directly to the Commission. She indicated that the Nuisance Abatement Board has ordered New River Condominiums be demolished. It is currently before the courts. The (River Gardens/Sweeting Estates) homeowners association believes this is a unique opportunity for an environmentally friendly development to be considered as a replacement for the New River Condominiums' site. The association would like to be kept apprised of the status of this matter. The association would also like to have more active involvement with City staff with regard to what is happening in the CRA. She understood from the City Manager that there will be a liaison assigned for this purpose. She thanked both boards for this opportunity and hoped it could happen annually.

Gloria Burnell, claimed that through code enforcement properties were taken illegally from people who would not sell. She wanted to know what the CRA will do for homeowners in the CRA to improve their properties. Code enforcement demolished her properties after they were damaged by Hurricane Wilma. She was not compensated and was not able to rebuild. She believed this is a Constitutional violation. She felt the CRA should assist homeowners of damaged properties to meet code requirements. In response to Chairman Seiler, Ms. Burnell advised one of her property addresses was 2133 NW 6 Street.

Vanessa Santiago, president of Flagler Village Civic Association, expressed excitement to work with the CRA and plan to present the advisory board with their neighborhood action plan.

Sheryl Dickey encouraged City staff to assist with marketing new buildings on the Sistrunk corridor to draw a variety of small businesses that differ from the convenience store genre.

Rene Lepine noted his experience as a developer in this CRA. He felt the City's approval process for a multi-family or mixed use project is too lengthy as it may take 1 ½ to 2 ½ years. He felt the CRA could take the place of the Development Review Committee process. He felt the processes are duplicative. Chairman Seiler agreed. Mr.

Lepine noted that it is problematic for investors.. Also, he claimed that the City does not follow the master plan. If the plan calls for a number of building stories and less are approved, the property is devalued. The City and CRA should follow its own guidelines. Lastly, this CRA's progress is slow. He pointed out the progress made in Miami Beach over a fifteen-year period.

Doris Hall recalled that the 2008 implementation plan was supposed to encompass other plans, but she believed it did not do so. She mentioned prior plans. She thought the plan approved under state law should be the working plan, and the properties in it should be consistent with the findings of necessity. Although the redevelopment component was primarily addressed tonight, the revitalization component must also be considered. She contended that the (2008 implementation plan) is conceptual and does not include the properties that were deemed as slum and blight. She thought the original plan's purpose was to include the property owners. If a property is meant for revitalization, it should not be left to deteriorate and eventually be demolished. She urged that affordable housing be maintained via U.S. Housing and Urban Development funds. Most properties in the CRA can be served by identifying them with a needs assessment. She claimed that the plan presented this evening is a redevelopment plan. She urged the Board to review the original plan approved by Broward County and the original findings of necessity, as well as properties deemed as slum and blight and a correction plan. The plan should include the entire community.

There was no one else wishing to speak.

In closing, Chairman Seiler reiterated the Board's support for the recommendations. He urged the advisory board to bring back an action plan checklist in order to help expedite the process.

There being no further business to come before the board, the meeting was adjourned at 9:36 p.m.

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John P. "Jack" Seiler  
Chairman

ATTEST:

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Jonda K. Joseph  
Secretary