

**MEETING OF THE FORT LAUDERDALE
COMMUNITY REDEVELOPMENT AGENCY
8TH FLOOR CONFERENCE ROOM
CITY HALL
TUESDAY, SEPTEMBER 20, 2011 – 2:30 P.M.**

Chairman Seiler called the meeting to order at approximately 3:55 p.m. Roll was called and a quorum was present.

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

Absent: None.

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)
Donald Morris, Director, Community Redevelopment Agency
(Beach)

1. August 23, 2011 Regular Meeting Minutes

Motion made by Member Roberts and seconded by Member Rodstrom to approve the August 23, 2011 regular meeting minutes. YEAS: Member Rogers, Member Roberts, Member Rodstrom, Vice Chair DuBose, and Chairman Seiler. NAYS: None.

2. Operating Budget and Project Transfers – Fiscal Year 2012

Alfred Battle, Northwest Community Redevelopment Agency Director, highlighted budget information outlined in Exhibit 1 of Commission Agenda Report 11-1285. Donald Morris, Beach Community Redevelopment Agency Director, continued to review information in Exhibit 1, as well as Exhibit 7, of the Commission Agenda Report. Special events comprise 8.2 percent of this budget as they did last year.

The Executive Director responded to Chairman Seiler's question about the 95 percent maximum level of TIF (tax increment financing) that can be collected, according to the City's agreement with Broward County which is also prevalent for CRA's throughout the state. He explained that it is possible to budget the full 95 percent because both the City and County make these payments, per the agreement. Regardless of the actual collected amount, 95 percent is transferred. If the County's payment is not received on time, a penalty is collected. The City Auditor clarified that the CRA (Community Redevelopment Agency) bills the other taxing entities a flat 95 percent, even if a lesser or greater percentage of the TIF is collected.

In response to Vice Chair DuBose, Mr. Morris provided more detail on available funds and anticipated transfers discussed in the commission agenda report and indicated they were also discussed at the (November 9, 2010) joint workshop with the Beach Redevelopment Advisory Board (BRAB). In further response, he and the Executive Director indicated that this budget includes conservative projections. Mr. Morris explained to Member Rogers that staff hopes to complete all of the Sasaki Beach Master Plan recommendations, but there may be additional expenses if the marina and promenade projects move forward. In further response, he explained that staff has gone through the CCNA (Consultants' Competitive Negotiation Act) process; however, the Executive Director indicated that he was unsatisfied with its execution and may recommend that it be started over. Mr. Morris noted that the Marine Advisory Board has met with BRAB about the marina concept, and BRAB recommended that staff continue to explore it. But, he thought pertinent issues like cost and permitting must first be examined. Member Rogers believed that discussions about the marina should take place before a final plan is developed. In further response to Member Rogers, Mr. Battle advised that Exhibit 7 contains transfers for both Northwest Progresso - Flagler Heights and the beach. Others will be brought forward throughout the year. He also noted an increase in the operating budget to pay for additional professional services mainly in the area of planning, and as such, those related items will be presented.

Mr. Morris explained to Member Rodstrom that the completion date for the new playground will be presented when the bid process is finalized. As for the fireworks event, he indicated that it has always been an option to utilize CRA funds, rather than the general fund; but, the Parks and Recreation Department has procured sponsors for this event. In response to Chairman Seiler, he advised that \$221,000 for promotional contributions shown in Exhibit 5 is part of the total \$371,000 (8.2% Special Events); the funding procedure depends upon whether a City or non-City event is being funded. In response to Member Rodstrom, he cited examples of items charged to the other services fund. It allows flexibility for ideas that might arise. Mr. Battle also noted items that would be charged against this fund for the Northwest. In further response, Mr. Morris indicated that there are unspent funds in the budget every year which are transferred to the reserve or blanket fund.

Motion made by Member Roberts and seconded by Vice Chair DuBose to approve the fiscal year 2012 operating budget, in the amount of \$3,103,915 and project transfers, totaling \$19,369,804.07. YEAS: Member Rogers, Member Roberts, Member Rodstrom, Vice Chair DuBose and Chairman Seiler. NAYS: None.

3. Repayment to Community Development Block Grant Credit Line - \$802,126

Alfred Battle, Northwest Community Redevelopment Agency Director, highlighted the background information set forth in Commission Agenda Report 11-1405.

Motion made by Member Roberts and seconded by Vice Chair DuBose to authorize payment to City's Community Development Block Grant Program Credit Line, in the amount of \$802,126. YEAS: Member Rogers, Member Roberts, Member Rodstrom, Vice Chair DuBose, and Chairman Seiler. NAYS: None.

4. **Park – 921 NW 6 Street – Carlisle Development - \$135,000**
Sistrunk Streetscape, Sistrunk Centennial and Northwest Gardens I

Alfred Battle, Northwest Community Redevelopment Agency Director, provided an overview of the background information set forth in Commission Agenda Report 11-1277.

Motion made by Vice Chair DuBose and seconded by Member Rodstrom to authorize transfer of the fee-simple title of Community Redevelopment Agency owned property at 921 NW 6 Street and the expenditure and transfer of an amount not to exceed \$135,000 from the Northwest Progresso Flagler CRA Capital Improvement Plan, and negotiation of a development agreement for a pocket park at Northwest Gardens. YEAS: Member Rogers, Member Roberts, Member Rodstrom, Vice Chair DuBose, and Chairman Seiler. NAYS: None.

5. **723-10845 – Holiday Tree – Brandano Displays Inc. - \$143,780**
Amend Operating Budget – Appropriation \$62,780

This item was removed from the agenda at the request of the Executive Director.

OB **Authorization to Utilize Funds – Change Order 4 - \$336,317.04**
NE/NW 6th Streetscape Enhancement Project

The Executive Director indicated that the numbers in the change order are justified, although there are some systemic issues which are being addressed. Another change order for approximately \$500,000 will be brought forward toward the end of this project; but, staff is also seeking approximately \$500,000 in credits from the contractor for unnecessary work. In response to Chairman Seiler, he confirmed that the project is consistent with its budget that includes built-in contingencies. In response to Member Rodstrom, Alfred Battle, Northwest Community Redevelopment Agency Director, confirmed that this project was sequenced. The entire project is 30 to 40 percent complete; and the change orders and projected completion time are based on the entire project, not a particular sequence.

Motion made by Member Roberts and seconded by Vice Chair DuBose to authorize the utilization of \$336,317.04 for Change Order 4 for the NE/NW 6th Streetscape Enhancement Project Capital Improvement Project (P10448.347). YEAS: Member Rogers, Member Roberts, Member Rodstrom, Vice Chair DuBose, and Chairman Seiler. NAYS: None.

There being no further business to come before the board, the meeting was adjourned at 4:26 p.m.

John P. "Jack" Seiler
Chairman

ATTEST:

Jonda K. Joseph
Secretary