

**APPROVED**  
**MEETING MINUTES**  
**NORTHWEST-PROGRESSO-FLAGLER HEIGHTS**  
**REDEVELOPMENT ADVISORY BOARD**  
**FORT LAUDERDALE**  
**8<sup>TH</sup> FLOOR CONFERENCE ROOM, CITY HALL**  
**April 10, 2018 – 3 :00 P.M.**

**Cumulative Attendance**

**May 2017-April 2018**

<u>Members Present</u>	<u>Attendance</u>	<u>Present</u>	<u>Absent</u>
Ron Centamore, Chair (Phone)	P	8	1
Leann Barber	P	9	0
Alan Gabriel	P	8	1
Rhoda Glasco Foderingham, Vice Chair	P	8	1
John Hart	A	6	3
Mickey Hinton (Arrived at 3:25 p.m.)	P	4	5
John Hooper	P	6	3
Dylan Lagi (Arrived at 3:15 p.m.)	P	8	1
Steffen Lue	A	8	1
Christopher Murphy	P	2	0
Diane Randolph	A	5	1
Scott Strawbridge	P	9	0
Tina Teague	P	9	0
John Wilkes	A	6	3

**Staff**

D'Wayne Spence, NPF-CRA Manager  
 Vanessa Martin, CRA Business Manager  
 Thomasina Turner, NPF CRA Project Coordinator  
 Sandra Doughlin, NPF-CRA  
 Bob Wojcik, Housing and Economic Development Manager  
 Glendon Hall, Housing and Economic Development Manager  
 Eleni Ward Jankovic, Project Coordinator  
 Jaimie Opperlee, Prototype-Inc.

**I. Call to Order/Roll Call NPF CRA Chair**

Vice Chair Glasco Foderingham called the meeting to order at 3:09 p.m. and roll was called.

**II. Approval of Minutes NPF CRA Chair**

- March 13, 2018

**Motion** made by Mr. Gabriel, seconded by Mr. Strawbridge, to approve the March 13, 2018 minutes. In a voice vote, the **motion** passed unanimously.

### **III. Project Funding Update**

**Vanessa Martin,  
Business Manager**

Ms. Martin provided a brief project funding update and noted there were no changes. The balance is currently \$1.6 million.

### **IV. Information Item**

**Glendon Hall,  
Housing &  
Economic Dev.  
Manager**

#### **(a) Commercial Façade Funding Request – European Auto**

Mr. Hall indicated that at the previous meeting there was discussion regarding projects up to \$50,000, which are Administratively approved, and do not need to come to the Advisory Board for approval; however, the idea was to make sure the Board was aware of the projects in the pipeline.

Mr. Hall provided a brief Power Point presentation as follows:

- European Car Specialists has been around since 2008 about four or five blocks west of the Brightline Station on Broward Boulevard.
- Eric Rutherford is the current operator of the business.

When Mr. Rutherford first came to Mr. Hall a few months ago the project was not very strong. Mr. Rutherford wanted to do some work on the place due to damage from Hurricane Irma but the lease had expired and it did not make any sense to do anything. Sometimes the value of the CRA comes into play by putting projects and relationships together. Mr. Rutherford was trying to get a project done with the owner and the owner did not know what he wanted to do. Mr. Rutherford approached Mr. Hall with the project and scope so the owner could see that the application process had been started as well as getting funding from the CRA. As part of this project, the owner was convinced to give Mr. Rutherford a five-year lease with an option to buy, based on the work being done and the type of project, which was very high-end. The value the CRA brought to the project without funding was to get a five-year lease executed with an option to buy the property. There is documentation, lien releases, and cancelled checks. The tenant has already funded upgrades of the interior and is installing a new mural on the side of the building. The request is for \$59,000; 75% of that is the \$44,493 request. The first stage of the project is a total interior rebuild. As part of that, five new jobs would be created. Mr. Rutherford is very open to an apprentice program. This is a high-end garage; they do strictly Land Rover, BMW, Porsche, etc.

Vice Chair Glasco Foderingham questioned the timeframe for the apprenticeship program.

Mr. Hall stated that after the project is finished it would probably be another year.

Mr. Strawbridge would like specifics regarding the apprenticeship program and would like to know if Mr. Rutherford is working from a type of formal curriculum.

Mr. Hall advised that Mr. Rutherford is E-Certified; he worked for Audi Fort Lauderdale for about ten years.

Mr. Strawbridge commented that many recipients and proposers have been asked to work on job creation. For example; Triangle Services; 300 jobs that have been in play for over a year. He questioned how many jobs have been reported thus far.

Mr. Hall stated that they have not finished construction from his understanding. The CRA will know how many jobs were created one year after the completion of the construction project. They are in the location; however, the number of employees or new jobs created are unknown. There will be a report over five years.

Mr. Strawbridge questioned how long the apprenticeship program would last.

Mr. Hall replied that it would go for at least the five years.

Mr. Spence indicated the mortgage on the property is held for a five to seven-year period, depending on the dollar amount, and that is usually the performance indicator companies give as the job creation and retention component. The company is required to report on an annual basis and if they fail to comply with the agreement the loan can be in default.

**V. Communication to CRA Board – None**

**NPF CRA Board**

**VI. Public Comment – None.**

#### **Additional Comments from Staff**

Mr. Spence mentioned that based on the State Statute, there are certain limitations on the fund amount; therefore, certain dollars must be returned to the Taxing Authorities if they are not spent in some way by the end of the fiscal year. Traditionally, there has been a look at many capital projects that have been sitting on the books. The State Statute provides for about a three-year period for those monies to be spent and a lot of the projects are managed by City departments. Unfortunately, a lot of the projects are not coming to fruition so a new cycle of capital improvements around the area will be looked at. The auditor has opined that those dollars cannot be moved back into the Incentive Program, which the CRA personally manages. Mr. Spence would be interested in discussing some of the things the Board thinks the Northwest and the Progresso area could use as far as capital improvement funding that some of these dollars could be moved towards. Perhaps this discussion could be in about two months so everyone can give it some thought.

Vice Chair Glasco Foderingham requested a list of the projects that have not been done.

Mr. Spence replied yes. If a similar type project is recommended a determination can be made as to why it has not been done. All the projects were identified as needs but if it is something that keeps coming up it can be reviewed.

Mr. Hooper questioned if there is a timeframe if the same project keeps coming up.

Mr. Spence advised that there is a three-year timeframe. The name of the project is not changed; the funds are encumbered to keep the project alive. Three years is the limit to when the amount of money can roll over.

Ms. Teague questioned a rough number of how many projects there were.

Mr. Spence did not know at the time.

Mr. Strawbridge questioned that one project be given as an example and what types of programs are being looked at.

Mr. Spence advised that Public Works type projects are being looked at. An example would be an underground electric project at a shopping center located at Sistrunk Boulevard and 7<sup>th</sup> Avenue so the adjacent property could be redeveloped into multi-family.

Ms. Barber questioned why something like that is on the list.

Mr. Spencer stated those are incentive programs.

Ms. Barber requested an update regarding the YMCA.

Mr. Spence indicated that it is stuck in Legal; they are very close to an agreement.

Mr. Hall announced that he is leaving the City and going to Hallandale Beach as the Economic Development Manager.

Vice Chair Glasco Foderingham questioned if the City would bring someone in from another department.

Mr. Spence advised that the City will be looking for an individual with the right skill set; since it is a specialized type of work.

## **VII. Adjournment**

There being no further business to come before the Board at this time, the meeting was adjourned at 3:32 p.m.

Any written public comments made 48 hours prior to the meeting regarding items discussed during the proceedings have been attached hereto.

[Minutes prepared by C. Guifarro, Prototype-Inc.]