



CITY OF FORT LAUDERDALE

NORTHWEST-PROGRESSO-FLAGLER HEIGHTS  
REDEVELOPMENT ADVISORY BOARD  
CITY OF FORT LAUDERDALE  
100 NORTH ANDREWS AVENUE  
8<sup>TH</sup> FLOOR CONFERENCE ROOM, CITY HALL  
TUESDAY, AUGUST 14, 2018 – 3:00 P.M.

**Cumulative Attendance July 2018 - June 2019**

<b><u>Members Present</u></b>	<b><u>Attendance</u></b>	<b><u>Present</u></b>	<b><u>Absent</u></b>
Ron Centamore, Chair	A	2	1
Rhoda Glasco Foderingham, Vice Chair	P	3	0
Leann Barber	A	1	2
Sonya Burrows	P	3	0
Lisa Crawford	P	3	0
Alan Gabriel	P	3	0
Mickey Hinton	A	2	1
John Hooper	A	2	1
Dylan Lagi	P	3	0
Steffen Lue	A	1	2
Michelle Nunziata	A	2	1
Diane Randolph	A	1	2
Scott Strawbridge (excused)	A	2	1
Tina Teague	P	3	0
John Wilkes	A	2	1

**Staff**

Don Morris, Interim NPF-CRA Manager  
Vanessa Martin, CRA Business Manager  
Sandra Doughlin, NPF-CRA  
Bob Wojcik, Housing and Economic Development Manager  
Eleni Ward Jankovic, Project Coordinator  
Karen Warfel [nee Mendrala], Transportation Mobility Department  
Christine Fanchi, Transportation Mobility Department  
Phil Thornburg, Director Parks & Recreation Department  
Thomasina Turner, Project Coordinator  
Jamie Opperee, ProtoType, Inc.

**I. Call to Order/Roll Call**

Vice Chair Foderingham called the meeting to order at 3:10 p.m. and the roll was called.

## **II. Introduction of NPF CRA Manager – Interim NPF CRA Manager**

Mr. Morris introduced Mr. Woods, who previously managed the Overtown CRA in Miami, and has taken over as NPF CRA Manager. Mr. Woods explained he plans to be a facilitator for the constituents. He met with some board members already and plans to host a workshop to talk about a process for visioning.

## **III. Approval of minutes from July 17, 2018 meeting**

Skipped due to lack of quorum

## **IV. Project Funding Update – Vanessa Martin, Business Manager**

Ms. Martin presented an update on funding. Currently about \$229 thousand is projected to remain in the incentive fund and will need to be transferred to a capital project.

Mr. Lagi asked for clarification on the list of projects. Vice Chair Foderingham made suggestions for improvements to reporting.

## **V. Modification of Redevelopment Plan – Don Morris, Central Beach & Central City CRA Manager**

Vice Chair Foderingham asked Mr. Morris to give an update on the modification to the Community Redevelopment Plan. A vote could not be taken due to lack of quorum. Mr. Morris explained that the CRA Board of Commissioners approved a five-year spending plan for the CRA in 2013 and this information was incorporated into the Community Redevelopment Plan in the CRA Plan Amendment in 2016.

One of the projects identified in the plan was a Senior Center at Carter Park, estimated at \$2 million. During due diligence for that project, it was noted a specific location was identified in the five-year plan. Utilizing this location would require that the Senior Center have its own surface parking lot, a cost which was not previously anticipated in the budget.

The Public Works Department recommended placing the new Senior Center on the site of the existing building currently used as a senior center, due to availability of utility hookups and proximity to existing parking. This change requires an amendment to the Community Redevelopment Plan. Rather than specifying the location, Mr. Morris recommended the plan be amended to state the Senior Center “can be located anywhere in Carter Park.” This would allow the flexibility to make changes in the future. If approved, the plan amendment would move forward to the CRA Board of Commissioners, then on to the City Commission for approval.

Ms. Burrows asked for clarification on the location. She noted she was uncomfortable saying “anywhere in the park” and asked how long seniors would be without a facility if the same location was used. She asked if a temporary trailer would be a possibility.

Mr. Morris said bids and plans would need to be worked out before specific questions could be answered, and asked Mr. Ritchie to chime in. Mr. Ritchie said the current Senior Center will not be touched until after design is completed and the contractor is in place. Planning for displaced seniors will be a part of that plan.

Mr. Lagi asked what the fiscal impact was. Mr. Morris said the money is available currently. The Board discussed the need for more information in the monthly funding updates provided to them by the Business Manager to include a chart with a list of all projects and not just incentive projects with budget and spending information funded by CRA dollars to make answering questions from community members easier.

Mr. Woods discussed the need for general language in the plan amendment so as not to have to amend the plan again should the location change. After discussion among members it was decided that the language in the plan should say “within reasonable proximity to the existing senior facility”

Vice Chair Foderingham asked if a formal vote was required on the plan amendment, or if a consensus would be sufficient. Mr. Wojcik explained the process could not move forward without a vote.

The Board discussed the proposed language and amendments needed to begin the design and building process.

Staff stated that this item will be on the agenda at the September 11 meeting.

## **VI. Old/New Business**

Mr. Wojcik presented the results of the meeting of the Sweeting Estates River Gardens Evaluation Committee for River Gardens/Sweeting Estates RFP 12074-585. The Evaluation Committee met on August 7, the date selected by the CRA Advisory Board. All CRA Advisory Board members received copies of the proposals that were submitted and were invited to participate on the Evaluation Committee. Six (6) CRA Advisory Board members attended and served as the evaluation committee, consisting of Ron Centamore, Rhoda Glasco Foderingham, Sonya Burrows, Lisa Crawford, Steffen Lue and Tina Teague. The outcome was the selection of WWA Development – DeAngelo Development, chosen as the top ranked proposer with a score of 6.05, followed by Oasis of Hope with a score of 13 and Inner Urban Asset Management with a score of 15.15.

. The decision to select WWA Development was unanimous.

Mr. Wojcik explained that this item will go to the CRA Board for approval once a term sheet or development agreement is prepared for the project.

Ms. Foderingham noted for those not in attendance at the evaluation committee meeting that the proposal by WWA was well done, and WWA Development had put a lot of thought into it. The project is estimated to be completed in twelve (12) months once the developer agreement is in place.

**VII. Communication to the CRA Board**

None

**VIII. Adjournment**

With no further business to discuss, the meeting was adjourned at 3:36.

[Minutes prepared by C. Parkinson, Prototype, Inc.]