

**APPROVED MEETING MINUTES
CENTRAL CITY REDEVELOPMENT ADVISORY BOARD (CCRAB)
CITY HALL
100 NORTH ANDREWS AVENUE
8th FLOOR COMMISSION CONFERENCE ROOM
FORT LAUDERDALE, FLORIDA
WEDNESDAY, SEPTEMBER 5, 2018 – 3:30 PM**

September 2018 – August 2019

<u>Board Members</u>	<u>REGULAR MEETINGS</u>		<u>SPECIAL MEETINGS</u>	
	<u>PRESENT</u>	<u>ABSENT</u>	<u>PRESENT</u>	<u>ABSENT</u>
Justin Greenbaum (chair)	P 1	0	0	0
Mark Antonelli (vice chair)	P 1	0	0	0
Alex Karamanoglou	P 1	0	0	0
Peter Kosinski	P 1	0	0	0
Laxmi Lalwani	P 1	0	0	0
Colleen Lockwood	P 1	0	0	0
Theodore Spiliotes	P 1	0	0	0
Zachary Talbot	P 1	0	0	0
Ray Thrower	P 1	0	0	0
Danella Williams	P 1	0	0	0

At this time, there are 11 appointed members to the Board, which means 6 would constitute a quorum.

Staff:

Don Morris, Central Beach/ Central City Manager
Cija Omengebar, CRA Planner/Liaison
Mike Chen, Economic Development Manager
Sandra Doughlin, NPF CRA

I. Call to Order

Chair Greenbaum called the meeting to order at 3:37 p.m. It was noted that a quorum was present.

II. Nomination and Voting for Chairperson

Motion made by member Antonelli, seconded by member Thrower to nominate **member Greenbaum** as chair. **Motion** approved unanimously.

III. Nomination and Voting for Vice Chairperson

Motion made by member Talbot, seconded by member Lockwood to nominate member Antonella as vice chair. **Motion** approved unanimously.

IV. Approval of June 06, 2018 Regular Minutes

Motion made by member Laxmi, seconded by member Antonelli to approve. In a voice vote motion passed unanimously.

Approval of August 1, 2018 Regular Minutes

Motion made by member Laxmi, seconded by member Antonelli to approve. In a voice vote, motion passed unanimously.

V. Incentive Program Application/Abby Laughlin Sandbox 101, LLC **(a) Funding Request \$100,000** **(b) Funding Request \$70,000**

Staff recommends approval of the funding request in the amount of \$170,000; for exterior and interior renovations. Information provided to the board shows that the total cost for the six properties is about \$4M, with the renovation costs of \$700K. To date Ms. Laughlin has spent about \$200K for some of the renovations of the total hard cost of \$463,392.00. The request of \$170K is less than 60% of her hard cost.

Ms. Laughlin introduced herself and showed a PPP of the project; explaining to the members of the board about her passion to work on older buildings and incremental development. She found a series of building on 13th Street and decided to invest in the Central City Area with the knowledge that the city was motivated to improve the area. To date the project has created over 15 construction jobs and is on track to bring in eight small businesses. She plans on cleaning up the buildings and landscaping the areas around the properties; the majority of the expenses for the renovation will be for doors, windows and landscaping.

Ms. Laughlin also discussed with the board items such as parking, up-lighting, irrigation, pavers, etc. Among the potential businesses that will be located on the property are a bakery, tapas restaurant, furniture store, an Apple Tech Group and a commercial beverage distributor.

Motion was made by member Antonelli to approve the Façade Funding request in the amount of \$100,000, and the Property Business Improvement Funding request in the

amount of \$70,000, seconded by member Lockwood. In a voice vote, motion passed unanimously.

VI. Opportunity Zone Overview

Mike Chen, Economic Investment Manager, shared a power-point presentation and provided additional information about the Opportunity Zone to the board members. Members asked about the boundaries of the Opportunity Zone within the Central City Area. Mike also provided information about the New Market Tax Credits and Capital Gains Taxes; he also explained the process used to approve the districts.

VII. Old/New Business

(a) NE 4th Avenue Traffic Count Status

Update was provided by Christine Fanchi, Transportation & Mobility, (TAM). TAM contracted with Quality Traffic Data to collect three days of vehicular counts along NE 2nd and NE 3rd Avenues between NE 11th and 16th Streets. The collection dates were August 28th, 29th and 30th. The dates were selected because school was back in session and construction along the southbound lanes had not started. As of August 31st this information had not been provided to the City. Members requested that the traffic count should remain as a recurring item on upcoming agendas.

(b) Homeless Update

The church was given permission to continue providing the mobile showers for the next ninety days, every Tuesday through the end of November. Member Thrower is still concerned about the close proximity of the mobile showers to Warfield Park and Northside School, especially because of the time of day the showers are available, 3:30 - 5:30 p.m., when children are usually out of school. Members requested that the homeless issue remain as a recurring item on upcoming agendas.

(c) Rezoning Update – September 26th Special Workshop

Cija advised the board that a special workshop is scheduled for September 26th beginning at 6:00 p.m., in the commission chambers. Members were able to look at some of the areas including residential and transitional. CRA Manager, Don Morris explained the map, and purpose of meeting and seeking recommendations from the board. The plan is to complete the rezoning project in the first quarter of next year.

Suggested topics for October 3rd 2018 meeting

4th Avenue Updates

Vacant lot, school board lot – Turnstone Development – development plans

Homeless/Mobile Shower – update – 90 day approval
Serenity Project

Clarification regarding a sitting member's request for funding – what is the process, recusal from voting on the item or resignation from the board?

Member Thrower requested that a thank you letter be sent to former chair Michael Vonder Meulen; CRA Manager, Don Morris said that the staff liaison will handle.

VIII. Communications to City Commission

There was none

IX. Public Comment

Former COFL Commissioner and former CCRAB member Tim Smith told the board that the Central City Alliance supports the Sanbox 101, LLC project.

X. Adjournment

There being no further business, the meeting was adjourned at 5:33 p.m.