

APPROVED
MEETING MINUTES
NORTHWEST-PROGRESSO-FLAGLER HEIGHTS
REDEVELOPMENT ADVISORY BOARD
FORT LAUDERDALE
8TH FLOOR CONFERENCE ROOM, CITY HALL
March 12, 2019 – 3 :00 P.M.

Cumulative Attendance
June 2018 – July 2019

<u>Members Present</u>	<u>Attendance</u>	<u>Present</u>	<u>Absent</u>
Rhoda Glasco Foderingham, Chair	P	8	1
Dylan Lagi, Vice Chair (arrived at 3:09 p.m.)	P	9	0
Leann Barber (arrived at 3:22 p.m.)	P	7	2
Sonya Burrows	P	9	0
Kenneth Calhoun	A	1	1
Lisa Crawford	A	8	1
Alan Gabriel	A	7	2
John Hooper	P	5	4
Michael Lewin	P	2	0
Steffen Lue	P	5	4
Christopher Murphy	P	3	0
Michelle Nunziata	A	4	5
Diane Randolph	A	3	6
Tina Teague	P	8	1
John Wilkes	A	6	3

Staff

Sandra Doughlin, NPF-CRA
 Vanessa Martin, CRA Business Manager
 Clarence Woods, III, NPF CRA Manager
 Bob Wojcik, Housing and Economic Development Manager
 Eleni Ward Jankovic, Housing and Economic Development Manager
 Jaimie Opperlee, Prototype-Inc.

Guests

Brian Parento, restaurateur
 Doug Hurst, restaurateur
 Jay Adams, owner of Patio Pizzeria

I. Call to Order/Roll Call

**Rhoda Glasco Foderingham
 Chair**

Chair Foderingham called the meeting to order at 3:05 p.m. and roll call was called.

II. Project Funding Update

**Vanessa Marin,
 Business Manager**

Ms. Martin provided a status update.

Chair Foderingham questioned if an update could be given on the projects that have been assigned but not started at the next meeting.

Mr. Woods advised that Mr. Ritchie would have that information at the next meeting.

**III. Funding Request – Patio Bar and Pizza, LLC
Property and Business Improvement Program - \$225,000
Patio Pizzeria – 901 Progresso Drive**

Mr. Wojcik explained that this request is for funding for Patio Bar and Pizza, LLC in the amount of \$225,000 for a patio, restaurant and bar. The Progresso Plaza is located in the Progresso area of the Northwest Regional Activity Center and has a historic designation and is almost 100 years old. Funds are used for build-out, which in this case is extensive; a change of use would need to be approved for the use of this space. The new restaurant is a partnership of two experienced restaurateurs, Brian Parento and Doug Hurst, along with the owner, Jay Adams. Approval of funding is recommended for this project.

Mr. Adams provided a brief Power Point and noted the following:

- The parking reduction was approved.
- There would be a new roof, flooring, beams, curves, doors, windows, etc. It was brought back to the original 1924 look.
- This is a casual, high-end family pizza restaurant and bar.
- This would be a full service restaurant in the Progresso Village area.

Mr. Parento stated that he would like to open a restaurant that is unique to the area. Currently, the area is slow and quiet, but it does not get the visibility or recognition it deserves. The plan is to preserve the characteristics of the building with a vintage feeling of old Fort Lauderdale and to create over consisting of entry level, semi-skill, and some with five+ years of experience. Some of the estimated positions are part-time, so perhaps the salaries are inflated. Usually in the first year, the business breaks even and after that the business starts to progress and create extra revenue.

Mr. Wojcik clarified that the application says roughly 35 full time jobs.

Discussion ensued regarding staffing and salaries.

Chair Foderingham questioned how the Board would know if people in the CRA area were employed. She also questioned if training would be provided.

Mr. Adams advised that most people in the area walk and ride bikes or scooters, so the hope would be to give jobs to those who live nearby.

Mr. Parento indicated that all employees would probably be trained. It was noted that he would be at the restaurant most of the time in the beginning without neglecting his other businesses.

Mr. Lue referenced the memo and questioned if \$225,000 was going to be spent on the interior and interior.

Mr. Adams clarified that renovations would be all interior.

Mr. Wojcik commented that the money could be used for either or both and noted that most of the improvements are interior renovations.

Mr. Adams advised that they are currently in permitting and work will take around six months; they hope to be finished by the end of the year.

Vice Chair Lagi noticed that this property was listed for sale.

Mr. Adams indicated that his junior partner was not authorized to list the property and was told to take it off the market. He has no desire to sell the property and wants to keep it for his kids.

Vice Chair Lagi questioned how aspirational language versus requirements works in this job.

Mr. Woods advised that when it comes to smaller grants like these, staff wants to see jobs provided without being aspirational. There are already locals working on the actual construction, but as far as permanent jobs, he did not know if it would be worth putting a system together to monitor and make sure the clawback is being done. In this situation, the applicants are being asked to provide the jobs, but there has not been any thought about how the job requirements raised beyond aspirational would be enforced.

Mr. Lue thought there was already a way to hold people accountable in hiring within the CRA neighborhood.

Mr. Woods clarified that he would like to try making language for hiring part of large-scale contracts, but that gets expensive. Mr. Woods referenced language in the Triangle contract.

Mr. Wojcik commented that the Triangle had penalty language.

Chair Foderingham indicated that in looking at the percentage of the cost versus the total project, there is a small percentage; probably the best thing that could be done would be to put something in the contract.

Mr. Lue thought people should be held accountable for numbers coming in and that it should be the same for employment.

Ms. Burrows believed the number could be reduced while still holding them accountable. If agreeable, she felt the clawback language should be in the contract, not aspirational.

Vice Chair Lagi mentioned the budget and questioned how this looks going forward.

Mr. Woods advised that currently incentive projects is approximately \$4 million. The idea is for everyone to make requests because the CRA is always looking for good projects; however, the projects would have to be prioritized.

Mr. Murphy indicated that this is a historic structure and should be preserved. He expressed concern about investing so much into this specific build-out for a pizza restaurant because restaurants come and go. He questioned how much of the money being put into the space would benefit the next user because it seems like a lot of the build-out is specialized to this concept.

Mr. Adams stated that a lot of the work that is necessary is structural and noted that it would be a good space for the any future use.

Chair Foderingham questioned if this property has ever been officially designated on anyone's register as a Historic property. She mentioned the parking reduction and questioned the normal requirement and what the reduction would be. She also questioned where parking would be.

Mr. Adams stated that the property was designated with Broward County and Fort Lauderdale; it could be Nationally registered, but it is not yet. Regarding parking, there are 24 spaces, so parking is not an issue. He noted that there is also an off street parking lot for Progresso Plaza in addition to on street parking. Normally, the usual total parking requirement is 48.

Mr. Murphy suggested this request be tabled to get clarity on how many jobs there are and the salaries.

Mr. Woods advised that if tabling the request is the Board's desire, the applicants would be asked to provide better numbers.

Ms. Burrows stated that the applicants could come back with a realistic number of people they could hire within the CRA neighborhood.

Motion by Mr. Murphy, seconded by Ms. Burrows, to table this item to next month so hard numbers could be provided. In a voice vote, the **motion** passed. (6-3) Ms. Barber, Mr. Hooper, and Chair Foderingham opposed.

Ayes: Vice Chair Lagi, Ms. Burrows, Mr. Lewin, Mr. Lue, Mr. Murphy, Ms. Teague
Nays: Ms. Barber, Mr. Hooper, Chair Foderingham

IV. Old/New Business

- NPF CRA Board

- a) Agenda – Joint Workshop w/CRA Board Meeting Date – April 2nd, at 12:00 noon**
- b) Items for April 9th Meeting Agenda**

Mr. Woods indicated that the Board has requested a Joint Workshop with the City Commission. The idea was to meet and get their agenda and vision going forward since there are new Board members and Commissioners. Mr. Woods thought it would be good to compile questions and concerns to discuss during that meeting. The Joint Workshop will be held on April 2, 2019 at 12:00 noon in the 8th Floor Conference Room.

Ms. Burrows would like to see if the Commissioners agreed with what the Board discussed and language in the contract.

Ms. Barber mentioned more partnership type structures, not just job training programs, so funding could be tied to things that train members of the community. She would also like to discuss smaller home improvement projects and things that would reduce slum and blight, not the big chunky projects.

Mr. Murphy suggested brainstorming to see how the money could be spent.

Mr. Lewin thought there should be an understanding regarding handling any concerns about upcoming large dense projects along Sistrunk Boulevard and in the area.

Mr. Lue mentioned the marketing campaign and questioned if the City Commission was planning to have another group promote different grants or things available to the community. He did not think this was being marketed enough and people need to know available incentives.

Mr. Hooper questioned how many times the Commission passes requests the Board has voted on. This Board has discussed more with slum and blight than helping businesses and he would like to know the Commission's view on that topic.

Ms. Teague felt that marketing within the community is important. She questioned if the vision of the new Commissioners was aligned with what this Board wants to do.

Vice Chair Lagi thought marketing should be discussed, specifically Transit with the Mobility Master Plan.

Ms. Burrows questioned the status of WAVE refunds.

Mr. Woods advised that WAVE refunds have not yet been received.

Ms. Burrows referenced the Marketing ULI TAP Report (Technical Assistant Panel), which was adopted under Resolution, and questioned if that is still the same. The Resolution was adopted by the Board and the City Commission.

Mr. Woods advised that the report is on the website.

Chair Foderingham stated that there has been a lot of development in Flagler Heights and the Progresso area. Currently, there is a need to focus on the Northwest and she would like to see where the Commission is in terms of moving forward to put some priority in that area.

Ms. Barber commented on city-owned vacant lots and noted that the Board discussed letting the lots to community members to offer suggestions on improvements.

Mr. Wood indicated that the city-owned vacant lots are going to bid for infill housing; they are working with HCD to provide assistance to in-buyers and contractors. The program was changed from allowing two lots per developer to allowing up to five lots initially and then potentially allowing five more.

Ms. Burrows questioned the status of the McNair Infill Housing.

Mr. Woods advised that the groundbreaking for Sweeting Estates would be soon. It was noted that there would also be groundbreaking for 613 and Smitty's Wings, probably in April.

V. Communication to CRA Board – None.

VI. Public Comment

Pamela Beasley-Pittman, President for Historic Dorsey Riverbend Homeowners' Association, was excited to hear that marketing was mentioned for the upcoming Workshop. Ms. Beasley-Pittman

questioned if an appointee from Commissioner McKenzie would be able to attend the Homeowners' Association meetings to give some explanations and discuss the new direction the City is going in.

Chair Foderingham recommended that Ms. Beasley-Pittman submit a written request to Mr. Woods because if more than one Board member is present there must be a public notice seven days in advance. It was noted that all City Commission meetings and Board meetings are public.

Ms. Burrows suggested that perhaps someone from the Homeowners' Association come to the monthly Board meeting and they could report back.

Mr. Woods volunteered to attend the Homeowners' Association meetings.

VII. Adjournment

There being no further business to come before the Board at this time, the meeting was adjourned at 4:05 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.]