

APPROVED
MEETING MINUTES
NORTHWEST-PROGRESSO-FLAGLER HEIGHTS
REDEVELOPMENT ADVISORY BOARD
FORT LAUDERDALE
8TH FLOOR CONFERENCE ROOM, CITY HALL
April 9, 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	9	1
Dylan Lagi, Vice Chair	P	10	0
Leann Barber	P	8	2
Sonya Burrows	A	9	1
Kenneth Calhoun	P	2	1
Lisa Crawford (arrived 3:15 p.m.)	P	9	1
Alan Gabriel	P	8	2
John Hooper (Left at 4:05 p.m.)	P	6	4
Michael Lewin	P	3	0
Steffen Lue	A	5	5
Christopher Murphy	P	4	0
Michelle Nunziata	P	5	5
Diane Randolph	A	3	7
Tina Teague	P	9	1
John Wilkes	A	6	4

Staff

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

Guests

Jay Adams, owner of Patio Pizzeria
 Brian Parento, business owner
 Sean Jones, Developer with Milton Jones
 Milton Jones, Principal of Milton Jones
 John Halliday, Thrive Progresso Team
 Abraham Fish, Thrive Progresso Team

I. Call to Order/Roll Call

Rhoda Glasco Foderingham
Chair

Chair Foderingham called the meeting to order at 3:03 p.m. and roll call was called.

II. Approval of Minutes February 21, 2019 & March 12, 2019

Motion by Mr. Gabriel, seconded by Mr. Hooper, to approve the minutes of February 21, 2019. In a voice vote, the **motion** passed. (10-0)

Motion by Mr. Gabriel, seconded by Ms. Teague, to approve the minutes of March 12, 2019. In a voice vote, the **motion** passed. (10-0).

III. Project Funding Update

**Vanessa Martin,
Business Manager**

Ms. Martin provided a status update. This Fiscal Year balance in the Incentive Fund is about \$3.4 million. Updates will continue as far as status updates to give clarification while moving forward.

Chair Foderingham stated that Mr. Ritchie had an emergency, so hopefully that update will be provided at the next meeting.

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

Mr. Wojcik advised that this item was tabled at the last meeting for further discussion and clarification on the number of jobs to be created. This project exceeds the Federal program standards. The applicant is committed to filling seven full-time jobs with employees who are CRA residents.

Jay Adams, property owner, stated that this list is realistic based on the beginning. It was noted that tenants in this building would create jobs and Mr. Adams clarified that there would be 27 full-time employees and 12 part-time employees, with \$671,000 in salary and \$413,000 in tips.

Brian Parento, business owner, advised that there are several entry level positions and he would train the employees.

Chair Foderingham commented that CRA staff could assist with people who need jobs. She thought the list provided answered all the Board's questions.

Motion by Mr. Gabriel, seconded by Ms. Calhoun, to approve the funding request with staff recommendations. In a roll call vote, the **motion** passed. (10-0)

Ayes: Lagi, Barber, Calhoun, Gabriel, Hooper, Lewin, Murphy, Nunziata, Teague, Foderingham
Nays: None

Pamela Beasley-Pittman, President of Historical Dorsey Riverbend, thought she heard something about the Historical Society having an interest in this building and questioned if they were donating funds to this project or if it was solely the CRA.

Mr. Wojcik advised that funding was not coming from any sources except for the developer and the CRA.

V. Relocation of FP&L Transmission Line to Facilitate Development on Sistrunk Boulevard at 543 NE 5th Avenue

Mr. Wojcik mentioned that this item was for the relocation of a major transmission line that leaves the FP&L substation down the street. The line crosses through the center of this property easement, which is the largest site on the south side of Sistrunk Boulevard east of NE 7th Avenue, and relocation of the line is necessary for the site to be developed. There is over \$2 million in the CRA's CIP budget for the FP&L line relocation, which was previously approved by the CRA Board. Security of services at FP&L for the cost estimate generated by FP&L and a binding cost estimate of \$1,827,783 were approved by the CRA Board. The property is impacted by the line and is subject to a development agreement to construct a seven-story mixed-use project with an estimated cost of \$32 million. Once the FP&L line is relocated, the project can move forward.

Mr. Murphy questioned how the \$3.2 million would work with the projects.

Mr. Wojcik explained that in addition to incentives there is a Capital Improvement Program budget, which is part of the City's CIP Program. Historically, money has been put into the CIP, which has not been spent or committed at the end of the Fiscal Year.

Mr. Woods commented that the line not only affects this site, but also affects two other site developments.

Mr. Wojcik advised that the line would be relocated to the east side of the next street.

Mr. Milton Jones advised that the CRA spent \$143,000 for a cost estimate, which would go toward the \$1.8 million. He distributed an aerial of the sites and stated that FP&L does not like to relocate transmission lines.

Sean Jones, Representative of Milton Jones Development Corporation, and Milton Jones, Principal of the Milton Jones Development Corporation, were present.

Mr. Sean Jones indicated that the CRA has already spent \$142,080 to get the detail estimate for this cost, which would be credited towards the \$1,827,783 leaving a balance to be paid of \$1,627,785 in round numbers. A diagram by FP&L showing a vacant parcel north of the subject site as well as a car storage site was distributed, and it was noted that the transmission line passes through both of those sites. Any development of those sites cannot occur without the relocation of the transmission line. FP&L has agreed to relocate the line and they are looking for support to move this item along.

Vice Chair Lagi mentioned that the property does not have the façade of lighting as the rest of the corridor and questioned if there were plans for those types of light poles. He stated that the north side of the corridor west of the tracks has the gold overhanging poles and the other side does not, and there is not a paved sidewalk throughout the corridor. Vice Chair Lagi commented that this transmission line serves way beyond east of the tracks and the only relocation funder of this project is the CRA.

Mr. Sean Jones advised that was a question for the CRA; when the entire street was done, a selection was made by the community as to the type of lighting that would be west of the railroad track as opposed to east of the railroad track. They would be willing to entertain any kind of specific design with respect to up-lighting in the right-of-way.

Mr. Wojcik indicated that Vice Chair Lagi was correct in his observation that lights on the north side of the street were not on the south side of the street at this location. It was noted that service probably goes beyond the three properties, but at least the impediment to development could be removed.

Mr. Gabriel referenced the second photo and believed the line goes back to the substation; it is not going anywhere else, it is just a limited area.

Ms. Nunziata commented that this was previously approved and questioned the price.

Mr. Wojcik advised that there is a budget in the CIP of \$2 million for utility lines. The cost, based on a binding estimate through FP&L, gives them 90 days to relocate and after that the price goes up. Prior to that date the item would need to be taken to the City Commission and to the CRA Board.

Chair Foderingham clarified that the binding cost estimate was only good for 90 days and the date on the cost estimate was March 19, 2019, so there is some urgency to get the project done at that cost; it is only good until June 2019. Regarding the Phase 2 project schedule, the applicant is hoping to get this to the City Commission within the next week and have an agreement executed by April 23, 2019. She stated that FP&L has to order steel and concrete and it takes nine months to get the materials. Hopefully, the relocation will be completed sometime around May 2020 and construction of Phase 2 would commence by June 2020 with a completion date in December 2021.

Mr. Sean Jones commented that if, for some reason they did not make that meeting, all the dates would move.

Mr. Calhoun referenced Page 2 of 6; Duration of Cost Estimate 5.3, specifically 5.41, and stated that the re-estimate clause says, "If the construction of the relocation of the FP&L facility is not commenced within 180 days of the date that the latest cost estimate is received by the applicant or the applicant requested a change of relocation work of any individual to construction, the estimate is invalid".

Chair Foderingham requested that staff check on that clause before going to the City Commission for approval. The clause did not make sense because it takes nine months to get the materials.

Mr. Woods stated this was submitted, but it has not been moved back and forth to be identified; he believed it would be flagged by the CRA.

Chair Foderingham requested that staff request the City Attorney review the section dealing with re-estimates of scope of work changes.

Ms. Nunziata questioned the scope of work.

Mr. Sean Jones indicated that the lines would be overhead with poles from 60 to 90 feet in length and approximately eight concrete poles that are being added and removed.

Motion by Mr. Gabriel, seconded by Vice Chair Lagi, to approve the funding request. In a roll call vote, the **motion** passed. (11-0)

Ayes: Lagi, Barber, Calhoun, Crawford, Gabriel, Hooper, Lewin, Murphy, Nunziata, Teague, Foderingham

Nays: None

VI. Presentation by Thrive Progresso Team Progresso

John Halliday, Thrive

Mr. Wojcik advised that Thrive Progresso purchased a large group of warehouses in the industrial zoned portion of Progresso, the area north of Sistrunk Boulevard between the tracks, which is the CRA focus area. The applicant is proposing to change the use of the warehouses to retail and other active uses, which is consistent with recommended uses for the industrial area.

Mr. Woods indicated that the applicant would come back with a request for CRA funding.

John Halliday, President of the Halliday Companies, stated that they started on this project about a year ago and were originally engaged to deal with code compliance issues. In the process of going through the code compliance matters, there was discussion regarding the potential for the property beyond what it was being used for. As a part of that process, it was determined that this could be a unique District. The original acquisition was about 32,000 square feet and the second acquisition was a set of warehouses, which was about 17,000 square feet; those were the non-compliance warehouses. The solution was to get rid of the existing tenants so there were no violations and consider the potential for development. The applicant was told that there was a possibility that the vacant property and another property behind it that was under contract would be great locations for parking if they were able to acquire them, which they did. About four or five months ago another property came on the market, which they acquired as well and now there is a total assemblage of about 60,000 square feet on three and half acres, straddling 5th Avenue between 7th and 8th; they control both sides of the road. Zoning on these properties are B3 and RMI25, which can be rezoned to XP, which means it would be basically the same use.

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

- Parking is an important concept for this property. Changing from asphalt to pavers would make it more compatible with current uses. The property will have about 160 parking spaces, which is a ratio of three per 1,000.
- There is common ownership for all these properties; they control the rules. The goal is to make sure future tenants are compatible with their uses.
- Because of the long buildings they had to find a way to accommodate fire access to the back rather than destroying the buildings to provide truck access. The Fire Department said if a reasonable access was provided between the buildings, which is 44 inches, they could have the use.
- Many of the units are not attractive and will require extensive remodeling.
- Renderings are based on scale measurements and accurate right-of-way drawings.
- There are 103 overhead doors and it is their expectation that a lot will go to the glass storefront environment, some will be impact doors and those that will not be impact will be platted doors with an overhead door that can come down for security at night. Some overhead doors will be closed to create painting areas and live walls to avoid a warehouse look.
- The vacant lot on the southeast corner will be a parking lot. A storage area is on the north section.
- The north building is two stories in one section and the vision is an outside upper deck patio and some sort of event space.
- The back of the buildings on the east side are residential. A snapshot was provided as to what the building could look like.

Mr. Halliday indicated that they visited the Progresso Village Civic Association because the project is in their backyards and in their District. After acquiring other properties, a final presentation was made to the Progresso Village Civic Association meeting. As part of their package, there will be a unanimous letter of support by the community. They have agreed to engage in a landscape architect as part of what CRA staff requested. A streetscape plan is being done from 8th Avenue south to 6th Avenue to show what kind of landscaping would be integrated with their project, so there would be a uniform feel. In addition, there have been conversations with the Utility Department regarding unit costs and inground improvements from 8th to 7th where there are some issues with drainage. They are a developer, not an employer; they improve the space and try to make it a viable business environment for upper level businesses to thrive. They realize they have an obligation to find a way to provide jobs and currently have a website being developed for the District so anyone who has an interest can see what spaces are available and what the rates are. Another feature that will be launched in 30 days, if they are able to move forward, is an employees' interface billboard. He has met with and discussed this with several businesses. Even though they cannot guarantee jobs, they can be a facilitator to make sure people know where to find these jobs.

Mr. Lewin commented that there is a mix of smart work space and pedestrian engagement in the renderings. He questioned what type of tenants they were looking for.

Mr. Halliday stated that the tenants would be a blend and noted that the area is rough. They want to carry a sidewalk theme with the same globe lights used in Progresso Village, so people can walk from the residential neighborhood into the business district adjacent. Food service is expected once there is a population to justify it. The City has made it very clear, so there will not be event space. The cruise line contractor is an office use, but probably 30% of their space would be technology related. They would like to have some art because it is part of the mixed community and there needs to be some stability. Another entity not previously mentioned was a charity organization called Ranger Good Works that works with the local high schools. Ranger Good Works is a charitable function of Ranger Technology, which is an employment agency. Mr. Halliday could not say how many employees there would be, but with 60,000 square feet, perhaps there would be 180 to 200 people working in this District.

Chair Foderingham mentioned the focus on high school level and questioned if they have talked to Broward College regarding their program Broward Up; that might be something to consider.

Mr. Jones stated that they have not gotten there yet; McFatter High School and Technical School is after that. Anywhere they feel they can contribute an opportunity by having it posted on their website will be done. Rental rates to start would be \$15 to \$16 per foot, which is extremely competitive in looking at the market. They are looking for long-term growth, not taking advantage of anyone. Once tenants get in, the rent grows, and their business grows.

VII. Old/New Business

- NPF CRA Board

a) Recap – April 2, 2019 Joint Workshop w/CRA Board

Chair Foderingham thanked everyone who attended the Joint Workshop with the CRA Board. The focus was on Economic Development, housing, and jobs. She still thought some focus was needed in the northwest area. Chair Foderingham stated that the Sweeting Estates groundbreaking is this Friday at 10:00 a.m. and soon the City will be going out for the infill lots.

Mr. Lewin mentioned the WAVE refund and stated that the County would not give refunds.

Mr. Woods advised that when the County said they were not refunding anything, they were talking about the cost of issuance. There is almost \$5.5 million to \$5.6 million being refunded that is going to defuse the debt taken out for the WAVE; the County is saying they are not refunding the other potential \$2+ million. There is a refund of the money, but it is not \$8 million, it is just the cost of issuance. He thought a payment was made toward the debt service for a year and noted that the debt was taken out by the City and was going to be paid back by the CRA. The existing debt is about \$5.6 million, which is going to be refunded.

Chair Foderingham questioned if there was any way to see a breakdown as to how the refund from the WAVE is being done.

Mr. Woods indicated that he would provide a breakdown, as that information was available in February and was an item on the City Commission agenda. Staff met with the Comfort Suites and he thought a program would be put together that would be operated by Broward College in conjunction with the CRA to provide hospitality and culinary training.

Chair Foderingham suggested the Board have a Workshop with the City Commission every 15 to 18 months.

b) Items for May 14th Meeting Agenda

Chair Foderingham advised that she requested this agenda be done by conference call, so Vice Chair Lagi would be chairing the meeting and she would attend via phone.

c) Board Member Comments – None.

VIII. Communication to CRA Board

Mr. Gabriel advised that the Fort Lauderdale Forum had an article regarding Brightline/Virgin trains. There is an opportunity as to what the CRA is doing in the train station area because business and residential people would be at the meeting. It was noted that Mr. Woods would also be in attendance to speak on behalf of the CRA. The meeting is on April 24, 2019 from 7:30 a.m. to 9:00 a.m. at Broward College.

IX. Public Comment – None.

X. Adjournment

There being no further business to come before the Board at this time, the meeting was adjourned at 4:15 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.]