



CITY OF FORT LAUDERDALE

APPROVED MINUTES
RESCHEDULED REGULAR MEETING MINUTES
CITY OF FORT LAUDERDALE
CENTRAL CITY REDEVELOPMENT ADVISORY BOARD
TUESDAY, SEPTEMBER 9, 2025 – 6:00 PM
914 SISTRUNK BLVD, FORT LAUDERDALE FL 33301

Board Members	Present/Absent	Cumulative Attendance September 2024-August 2025	
		Present	Absent
Kimber White, Chair (<i>Via Zoom</i>)	P	1	0
Christopher Casey	A	0	1
Linda Fleischman	P	1	0
Fiona Johnson (<i>Arr. 6:09 p.m.</i>)	P	1	0
Thomas Mabey	P	1	0
Thomas Manos	P	1	0
Jason Ross (<i>Arr. 6:26 p.m.</i>)	P	1	0
Nikola Stan	P	1	0
Bobby Tinoco, Vice Chair	P	1	0
Olga Zamora (<i>Arr. 6:18 p.m.</i>)	P	1	0

Staff:

Tania Bailey-Watson, CRA Senior Administrative Assistant
Cija Omengebar, CRA Planner/Liaison
Elena Ward-Jankovic, CRA
Clarence Woods, CRA Manager

Others:

K. Cruitt, Recording Secretary, Prototype Inc.

Communication to the City Commission:

None.

I. Pledge of Allegiance

Board members recited the Pledge of Allegiance.

II. Call to Order & Determination of Quorum

The meeting was called to order at 6:01 p.m. Roll was called, and it was noted that a quorum was present.

III. Approval of Minutes – August 6, 2025 Regular Meeting

Motion by Vice Chair Tinoco, seconded by Ms. Fleischman, to approve the August 6, 2025 minutes as presented. The motion passed unanimously by a voice vote.

Mr. Stan noted that the Board had previously agreed to move the approval of minutes toward the end of future meeting agendas. Ms. Omengabar will ensure that will be the case moving forward.

IV. Discussion and Recommendation: Property Safety Enhancement Program

Ms. Omengabar shared the revised program outline, noting that changes had been made following discussion at the last meeting. Members were directed to Page 11 of 38 in the back-up; a copy of which can be found in the public record. The following was verbally highlighted:

- Funding Structure. The distinction between focus areas and non-focus areas was eliminated; examples of funding scenarios were reviewed.
- Property Safety Enhancement Program. The name of the program was changed because non-profits would be allowed. It was stipulated that properties must be located within commercially zoned areas to be eligible.
- Funding Terms. It will be a forgivable loan, forgiven after three years. Funded property improvements and enhancements are to remain with the property.
- Hold Harmless Provision. This was included to protect the CRA and City from liability related to the project.
- Tenant Applicants. There must be a minimum of three years remaining on their lease, or a renewal option that provides a minimum lease term of three years.

Ms. Omengabar clarified that the CRA would continue to focus on commercial properties, including non-profits in commercial zones; she will revise the copy to make that more clear and anticipated being able to present the revised program to the CRA Board at their October meeting.

- Funding Tiers. Members recommended simplifying the language for the sake of clarity and consistency: Projects costing \$13,333 or less will qualify for \$7,500; those above that cost threshold will qualify for up to \$10,000.
- Ms. Omengabar highlighted that the three quote requirement had been eliminated as previously discussed; she noted that while Staff recommends two, one could be acceptable.
- Ineligible business types. The language in this section was discussed; members were in general agreement that the proposed revision was acceptable.

Chair White took a moment to welcome Ms. Olga Zamora as the newest member of the Board.

Ms. Omengabar stated that she will attempt to further simplify the program by seeking approval to eliminate the forgivable loan condition given that the waiver agreement was added, due to the limited amount of funds available and staffing shortage.

Motion by Vice Chair Tinoco, seconded by Ms. Johnson to approve the program as presented, with the understanding that if possible, the program will either be a forgivable loan forgiven after three years, or include a right of entry and liability waiver provision that allows

the property owner to hold the CRA harmless from any liability. The motion passed unanimously in a voice vote.

V. Communication to City Commission

None.

VI. Old Business Update

Chair White shared that Troy Ligget, President of Middle River Terrace, and Ed Catalano, President of South Middle River Terrace had expressed concerns about the sculpture and procedure as being managed by the Arts Board. He noted that the expectation of the CCRAB back in March was that this Board and community would have an opportunity to review the finalists and provide input. That was also the case when funds were authorized in June or July. It was his understanding at the last meeting that three designs would be presented but it appeared there had been some miscommunication. Chair White stated that he had raised the issue two weeks ago to Clarence Woods, Chris Cooper, and Anthony Fajardo. Mr. Stan acknowledged that he listened to the recording of the March meeting, and also understood from Josh Carden that the CCRAB would have input. Chair White heard that the Arts Board was scheduled to meet on August 16, 2025 to select three designs and the artist that would do the work; he was concerned that after two meetings with Mr. Carden, he had not heard further about them coming before this Board as was agreed in March. Mr. Woods indicated that he and Ms. Omengebar would discuss the matter with Mr. Carden to ensure that this Board would have the opportunity discussed; an update will be provided at the next CCRAB meeting. Ms. Omengebar clarified that there had been emails between Mr. Carden and the presidents of both associations.

Ms. Omengebar referred Members to Page 37 of 38 which summarized updates on ongoing projects and programs. She highlighted the following:

1. Rezoning Project. The tentative PZB date is still October 15, 2025.
2. Commercial Incentive Program. Elena Ward-Jankovic had been assisting with some applications; she was present and introduced to the Board earlier during the meeting.
3. Residential Paint and Landscaping. Applicants that had not yet submitted quotes will be emailed and encouraged to apply under the new program.
4. Light Pole Installation at Eight Permanently Closed End Streets. Ms. Omengebar will continue to follow up and provide an update at the next meeting.
5. NE 4 Avenue Complete Street Project. This is still in progress; lights have been ordered and are expected by the end of November. It was noted that the Broward County Grant Agreement will expire in December.
6. Event 409 Land Use Amendment. She will re-confirm the scope on September 10, 2025 as requested by Procurement.
7. Event 410 Capital Improvement Master Plan. Procurement was still in negotiation and expected to seek City Commission approval by November, if not sooner.
8. Miscellaneous: NE 13 Merger Inquiry from the Last Meeting. Ms. Omengebar was advised by TAM that no funds are available for a study, so she will look at the Capital Improvement Master Plan and the CIP budgets to identify any funding that may be available. Mr. Woods acknowledged that this area had been a concern for many residents; coordination would be required with other jurisdictional entities, such as TAM and the FEC, to find the best way to jointly fund the work needed. Chair White noted it would be

ideal to wait and discuss the matter with the consultants that would handle the rezoning and land use.

VII. New Business Suggestions

Members were asked to submit their suggestions via email to Ms. Omengebar directly.

Chair White stated that he learned from Chris Cooper the week prior that the revised six-year term limits were still with the attorney; they will mirror the updated Planning and Zoning limits and should be presented to the City Commission at their mid-October meeting. Any Members that 'term out prior' to the revision will be subject to current term limits. Ms. Omengebar agreed to follow up on this issue.

VIII. Adjournment

There being no further business before the Board, the meeting was adjourned at 7:01 p.m.