

**CITY OF FORT LAUDERDALE
CENTRAL CITY REDEVELOPMENT ADVISORY BOARD (CCRAB)**

June 05, 2019

3:30 PM

**CITY HALL
8th FLOOR CONFERENCE ROOM
100 NORTH ANDREWS AVENUE
FORT LAUDERDALE, FLORIDA 33301**

AGENDA

- | | |
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| I. Call to Order | Mark Antonelli
CCRAB Chair |
| II. Approval of Minutes
March 06, 2019 Regular Meeting | Mark Antonelli
CCRAB Chair |
| III. Budget Discussion and Recommendation
Fiscal Year 2020 | Cija Omengebar
CRA Planner |
| IV. Old/New Business | Cija Omengebar
CRA Planner |
| 1. Rezoning Project – Permitted Uses Presentation
- Special Meeting – Tuesday, June 25, 2019 | |
| 2. July agenda Items Recommendations | |
| V. Communications to City Commission | CCRAB Members |
| VI. Public Comment | |
| VII. Adjournment | |

THE NEXT REGULAR CCRAB MEETING WILL BE HELD, July 03, 2019

Purpose: To review the Plan for the Central City CRA and recommend changes; make recommendations regarding the exercise of the City Commission's powers as a community redevelopment agency in order to implement the Plan and carry out and effectuate the purposes and provisions of Community redevelopment Act in the Central City Redevelopment CRA; receive input from members of the public interested in redevelopment of the Central City Redevelopment CRA and to report such information to the City Commission sitting as the Community Redevelopment Agency.

Note: Two or more Fort Lauderdale City Commissioners or Members of a City of Fort Lauderdale Advisory Board may be in attendance at this meeting.

Note: If any person decides to appeal any decision made with respect to any matter considered at this public meeting or hearing, he/she will need a record of the proceedings and for such purpose he/she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. Anyone needing auxiliary services to assist in participation at the meeting should contact the City Clerk at (954) 828-5002, two days prior to the meeting.

Note: Advisory Board members are required to disclose any conflict of interest that may exist with any agenda item prior to the item being discussed.

Note: If you desire auxiliary services to assist in viewing or hearing the meeting or reading agendas or minutes for the meetings, please contact the City Clerk's Office at 954-828-5002 and arrangements will be made to provide these services to you.

**DRAFT MEETING MINUTES
 REGULAR MEETING
 CENTRAL CITY REDEVELOPMENT ADVISORY BOARD (CCRAB)
 CITY HALL
 8th FLOOR CONFERENCE ROOM
 100 NORTH ANDREWS AVENUE
 FORT LAUDERDALE, FLORIDA
 WEDNESDAY, MARCH 6, 2019 – 3:30 PM**

September 2018 – August 2019

BOARD MEMBERS		<u>Regular Meetings</u>		<u>Special Meetings</u>	
		<u>Present</u>	<u>Absent</u>	<u>Present</u>	<u>Absent</u>
Mark Antonelli, Chair	P	5	0	1	0
Danella Williams, Vice Chair	P	5	0	1	0
Leslie Brown	P	1	0	0	0
Luis Castillo-Olivera	P	2	0	0	0
Pieter Coetzee	A	3	2	0	1
Charlene Gunn	P	2	0	0	0
Peter Kosinski	P	4	1	1	0
Laxmi Lalwani	P	3	2	1	0
Theodore Spiliotes	P	5	0	1	0
Zachary Talbot	P	4	1	1	0
Alex Workman	P	3	1	0	0

At this time, there are 11 appointed members to the Board; therefore, 6 constitute a quorum.

Staff:

Vice Mayor Ben Sorensen
 Cija Omengebar, CRA Planner/Liaison
 Sandra Doughlin, NPF CRA
 Jamie Opperlee, Prototype, Inc.

I. Call to Order

Mark Antonelli, Vice Chair, called the meeting to order at 3:30 p.m. It was noted that a quorum was present. New member Leslie Brown introduced herself.

II. Approval of Meeting Minutes

- **Regular Meeting, February 6, 2019**

Motion made by Member Spiliotes, seconded by Member Williams to approve the February 6, 2019, regular meeting minutes. In a voice vote, the motion passed unanimously.

New member Leslie Brown introduced herself to the Board.

III. CRA Basics

Ms. Omengebar gave a Power Point presentation and handed out printed copies to the Board (attached) and explained the purview of this Advisory Board. CCRAB cannot take any actions or spend any monies that are not addressed in the Redevelopment Plan. The roles of the Board Members and the process for communicating to the City Commission were also explained.

Chair Antonelli wondered if CCRAB can fund and/or partner with agencies, such as Central City Alliance, for gatherings and such community events on an ongoing basis. CRAs can pay for marketing events, but Ms. Omengebar will look into the Plan to see if this is specifically mentioned and report back next meeting. Scenarios for donations and sponsors were discussed, as well as funding applications to include in future Redevelopment Plans. Member Spiliotes spoke about businesses paying for such marketing events and felt uncomfortable giving contributions to businesses in particular areas to attract business; discussion ensued. Chair Antonelli suggested perhaps \$12,000 a year, or \$1,000 a month; Ms. Omengebar explained how the Board could possibly add such allotments to the Redevelopment Plan so entities can apply for assistance and will report back on what options are being done for other Boards.

IV. Incentive Program Tutorial

Ms. Omengebar demonstrated how to get information and access applications for the Incentive Program. The funds are not given up front, but are reimbursable once 30% of the project has been completed upon furnishing receipts (if a contractor does the work, the contractor is paid directly). The application is 11 pages and must be completed entirely before it can even be considered; the rest of the process was explained before it comes to the CCRAB and eventually to the CRA Board or the Executive Director.

Member Castillo-Olivera wondered how well-known this program is to the community and how many applicants have there been in the past few years. Ms. Omengebar said the Redevelopment Plan was modified last year to allow for the Incentive Program; once it was in effect, only one applicant was ready to go. Several people knew of the program but had not completed their applications in time for the end of the fiscal year (September 30th). For 2019, 120 letters were sent to businesses within the CCRAB boundaries to announce there were funds for renovations. Eleven signed up to attend the informational meeting, nine showed up, and only one was able to make a complete application in time for this fiscal year. Discussion followed on ways to promote the availability of such funds to viable businesses.

Member Brown wondered if the CCRAB is evaluated by how much money is actually disbursed, is this something to be examined to make sure how much money reaches the businesses; also, the Redevelopment Plan does have specific guidelines, so could the CCRAB go to such prospective businesses rather than wait for them to come to the CCRAB. In discussion it was noted that the complicated application process itself is often a deterrent for many businesses, but the public needs to be educated that the funds are available, they must be spent with the fiscal year, and Ms. Omengebar will work with them to meet the criteria. Discussion ensued on outside redevelopers versus local developers which directly benefit the community and identifying/prioritizing local/small business owners. In closing, Ms. Omengebar explained how the budget is planned for the next fiscal year; in May it will be decided how much to be budgeted for rezoning and for incentives, for funds to be available in October.

V. Old/New Business
a. Homeless Update

Ms. Omengebar reported nothing new and referred the Board to the City's website should any news be added before the next report.

b. April Agenda Items

- Turnstone Development presentation
- Project Hope Day Programs for Homeless
 - Table communication to next meeting to review past minutes
 - Bring in proper Staff to talk to the Board on what is being done

VI. Communications to City Commission

There were none.

VII. Public Comment

There was none.

VIII. Adjournment

Motion to adjourn the meeting was duly made and seconded. There being no further business, the meeting was adjourned at 4:45 p.m.

Attachments: Power Point for CRA Basics

[Minutes written by M. Moore, Prototype, Inc.]

City of Fort Lauderdale Central City Community Redevelopment Agency
 Central City Area Fund
 FY 2020 Proposed Budget Summary
 5.30.2019

Revenue Sources	Proposed FY 2020
Tax Increment Revenue (TIF)	
City of Fort Lauderdale	429,386
Intergovernmental Revenue	-
Total Revenues	\$ 429,386
Expenditures	
<i>Operating Budget</i>	
Operating Expenditures	68,536
Ad/Marketing	50,000
Printing	15,000
Indirect Admin Services	18,402
<i>CRA Incentives</i>	
Funds Available for Incentive Projects	277,448
Total Operating Expenditures	429,386
Total Uses	\$ 429,386
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