

**CITY OF FORT LAUDERDALE
CENTRAL CITY REDEVELOPMENT ADISORY BOARD (CCRAB)
REGULAR VIRTUAL MEETING**

Wednesday – November 4, 2020

3:30 P.M.

VIRTUAL MEETING

- | | | |
|------|---|---------------------------------------|
| I. | Call to Order & Determination of Quorum | Luis Castillo-Olivera
CCRAB Chair |
| II. | Approval of CCRAB Meeting Minutes <ul style="list-style-type: none">• September 2, 2020 | Luis Castillo-Olivera
CCRAB Chair |
| III. | Project and Program Progress Reports <ul style="list-style-type: none">• Rezoning Project• NE 4th Avenue Project• Emergency Business Investment Program• Development Projects in the Area | Cija Omengebar, FRA-RP
CRA Planner |
| IV. | Old and/or New Business <ul style="list-style-type: none">• December 2 Meeting Rescheduling
(Same day as City Commission Meeting) | Luis Castillo-Olivera
CCRAB Chair |
| V. | Communication to City Commission | Luis Castillo-Olivera
CCRAB Chair |
| VI. | Adjournment | Luis Castillo-Olivera
CCRAB Chair |

OUR NEXT REGULAR MEETING WILL BE ON WEDNESDAY – DECEMBER 2, 2020

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.

DRAFT MEETING MINUTES
VIRTUAL REGULAR MEETING
CENTRAL CITY REDEVELOPMENT ADVISORY BOARD (CCRAB)
CITY HALL
8th FLOOR CONFERENCE ROOM
100 NORTH ANDREWS AVENUE
FORT LAUDERDALE, FLORIDA
THURSDAY, SEPTEMBER 2, 2020 – 3:30 PM

September 2020 – August 2021

BOARD MEMBERS		<u>Regular Meetings</u>		<u>Special Meetings</u>	
		<u>Present</u>	<u>Absent</u>	<u>Present</u>	<u>Absent</u>
Luis Castillo-Olivera, Chair	P	1	0	0	0
Laxmi Lalwani, Vice Chair	A	0	1	0	0
Robert Ayen	P	1	0	0	0
Pieter Coetzee	P	1	0	0	0
Adam Geller	P	1	0	0	0
Charlene Gunn	P	1	0	0	0
Peter Kosinski	P	1	0	0	0
Theodore Spiliotes (arr. late)	P	1	0	0	0
Zachary Talbot (arr. late)	P	1	0	0	0

At this time, there are 9 appointed members to the Board; therefore, 6 constitute a quorum.

Staff:

Clarence Woods, CRA Manager
Cija Omengebar, CRA Planner/Liaison
Jamie Opperlee, Prototype, Inc.

I. Call to Order

Chair Castillo-Olivera called the Zoom meeting to order at 3:30 p.m. Roll was called and it was noted that a quorum was present.

Communication to the City Commission:

None

II. Approval of Meeting Minutes

- **Regular Meeting, July 1, 2020**

Mr. Geller noted the correct spelling of his name from Gellar to Geller.

Motion made by Mr. Coetzee, seconded by Mr. Ayen, the July 1, 2020, regular meeting minutes as corrected. In a voice vote, the motion passed unanimously (6-0).

III. Project and Program Progress Reports

- **Rezoning Project**

Ms. Omengebar gave an update on the Selection Committee discussions last week on the proposals. Also a second round of presentations will follow in a week. A committee has not yet decided, but will have results by the next meeting. Between the two proposals, one will be chosen to complete the project.

Chair Castillo-Olivera expressed concern over flack he has been receiving that the process has been watered down since the last consultant's report; there seems to be an appearance that areas ripe for redevelopment have been left as status quo, that it doesn't remove blight or much of anything else. The question was if is this a continuation of that process or if there will be a moment of reckoning involved. Ms. Omengebar stated this is a continuation of the project from where it was left off. That will be where the new firm will be coming in, reviewing the drafts leading up to that point. Every presentation with the Central City Advisory Board was always a progression of prior meetings. As to comments about was or wasn't included, everything that was discussed on the documents and the progression of the draft proposal map was brought to the Board to discuss with the Community. There were changes as a result of that input and discussions with the Planning Department as to what works for the area and what is possible. Once someone is on board, the firm will be introduced to the Board and the Community going forward.

Mr. Coetzee proposed that a meeting be held with the new consultant in order to draw up a list of suggestions from this Board's meetings to make sure everyone is on the same page and that the continuation proceeds accordingly. Ms. Omengebar will look over past minutes and the Excel spreadsheet that was created of those suggestions to further discuss at the next meeting.

- **NE 4th Ave Project**

Ms. Omengebar gave a review of the Project which has been in the planning stages until last week. Public Works is managing the project on the Board's behalf but because of additional fees that might affect the overall budget. As it is a grant, it was decided to bring it back to Transportation and Mobility and it is moving forward. Right now, the task order is close to being signed which will allow the designers to start the actual work within the week. One of the requirements is that the designers will be brought to a meeting to be introduced and present their plans for this project. It is a small project on NE 4th Avenue, no road work, just widening sidewalks , and landscaping from Sunrise to 13th, within the boundaries of the CRA. Kimley-Horn and Associates are the designers of choice.

- **Emergency Business Investment Program**

Ms. Omengebar and Mr. Woods gave a brief update and a few upcoming changes for this program. The program was opened July 15 with enrollment period ending on July 30. Outreach to applicants was made, requesting additional information for emergency loans for utilities, mortgage/rent, etcetera. Responses are being evaluated. There has been some concern from Staff and the Vice Mayor regarding flexibility in the program criteria as well as the amount of funding. Mr. Wood, Ms. Omengebar, and City Attorney will draft an item to go before the next City Commission meeting seeking authority to have some flexibility

in the program requirements with the potential of providing more money. At this time there are five potential applicants that can actually be funded (two might be in jeopardy), with the goal is to increase the size of the pool of available funding applicants. However, the Program will not wait for approval from the Commissioners to fund the two or three applicants which currently meet the program requirements.

Mr. Ayen wondered what sort of things are being added to the loan. Mr. Woods said the usage criteria will stay along the lines of utilities, lease/mortgage, etc., but look to adding salaries. The flexibility being sought is whether or not the business has received money before (e.g., PPP).

Mr. Coetzee asked what invoices have to be provided on what the businesses spend the grants. Mr. Woods said documentation will need to be provided at time of application and certified thereafter. Also clarified was if there are only three candidates thus far; Ms. Omengebar that there are five that have qualified and three that can be paid out right now. Right now there is only \$30,000 (\$10,000 per business) available. Some discussion followed on what is available in the current budget.. Whatever money is not spent in this program will go back to the City; however it can be used towards debt services or towards a project (including this one) if there is a need. Ms. Omengebar will notify the Board of changes made by the CRA Board.

IV. Old/New Business

Mr. Kosinski wondered how Covid-19 has impacted what the CRA is doing. Ms. Omengebar replied that in terms of the work product with Central City it is part of the reason for the delay with the solicitation for the Rezoning Project and moving forward with the NE 4th Ave Project. Because of loss of consultants and shifting of priorities within the City and stressed resources among the departments since March and April, the CCRAB has been affected as well as Ms. Omengebar's workload and priorities. Brief discussion ensued, especially as going forward with this Board.

Mr. Coetzee asked if this format of meetings will continue for a while; Ms. Omengebar said this format has become standard for all advisory boards within the City of Fort Lauderdale (there are 40-50 boards) and will continue until further notice.

Chair Castillo-Olivera noted that Mr. Spiliotes and Mr. Talbot arrived late, so have partial attendance.

V. Communications to City Commission – None

VI. Adjournment

The next regular CCRAB meeting will be held October 7, 2020.

Motion to adjourn the meeting was duly made and seconded. There being no further business, the meeting was adjourned at 3:57 p.m.

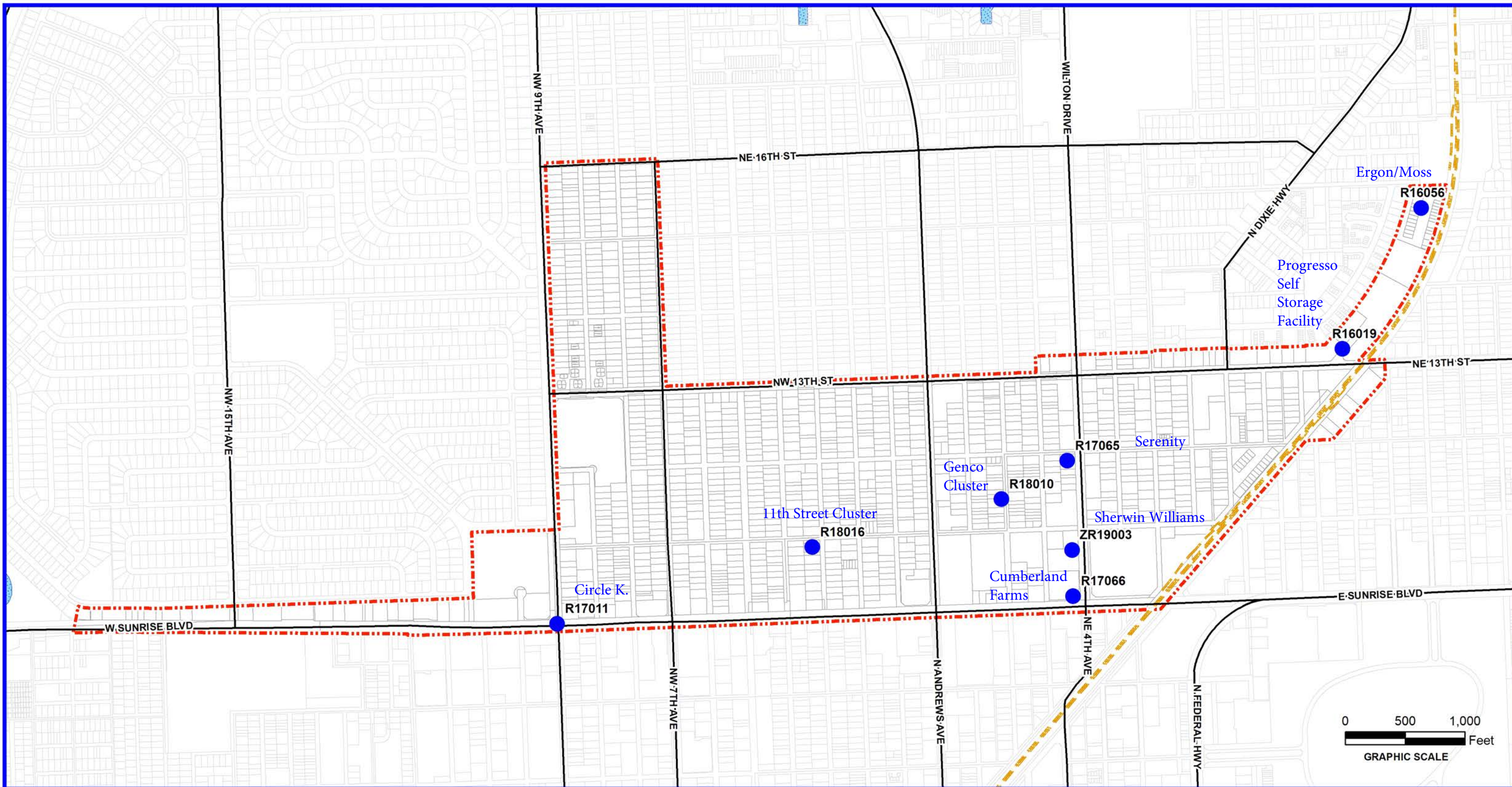
[Minutes written by M. Moore, Prototype, Inc.]

CENTRAL CITY COMMUNITY REDEVELOPMENT AREA - DEVELOPMENT PROJECT TRACKER

Project Number	Project Name	Address	Primary Use	Review Type	DRC Meeting Date	Project Status	Notes /Google map check
R17011	Circle K	901 W Sunrise Blvd	Commercial Use - gas station	site plan level II	2/28/2017	Open	Gas station looks to be open.
R18016	11 Street Cluster	300 NW 11th Street	Residential Use - 8 units	Site Plan Level III-P&Z	2/27/2018	Open	intersection of 3 Avenue and NE 11 Street, empty lots NW and SW side
R18010	Genco Cluster	1145 NE 2nd Ave	Residential Use - 3 units	Site Plan Level III-P&Z	2/13/2018	Open	SW corner of NE 12 ST and NE 2 Ave-showing empty lot
R17065	Serenity	1169 NE 4th Ave	Residential Use- 86 units	Site Plan Level III-P&Z	11/14/2017	Open	SW corner of NE 12th ST and NE 4 Ave- show empty lot ; BCPA map shows 1147 NE 4th AVE
R17066	Cumberland Farms	333 E Sunrise Blvd	Commercial Use - gas station	site plan level IV-P&Z	11/28/2017	Open	
R16019	Progresso Self Storage Facility	1375 Progresso Drive	Self Storage	site plan level II	5/24/2016	Open	Indust. Area, google map show outdated building, has for sale sign.
None	South Middle River Lofts	1123 NE 4th Ave	Residential/Commerical-ground level	Site Plan Level IV	TBD 11/10/2020		mixed-use 5 story multifamily building with 60 residential units with commercial uses on the ground-floor, and surface parking behind the building to the rear. Applicant proposing to rezone the west part of the project from RD-15 to CB with commercial flex allocation, since the future land use is residential.

Public Inquiries	Name	Address	Primary Use	Review Type	DRC Meeting Date	Project Status	Notes
None	Taco Bell	601 W Sunrise Blvd	Commercial	None	None	N/A	
None	"No Name"	125 E Sunrise	Commerical	None	None	N/A	Owner exploring options.
None	"No Name"	1237 NE 4th Ave	N/A	None	None	N/A	Lot across from Jiffy lube. Owner exploring development potential of property, no concrete plans yet.

Other Renovation Projects - Incentive Prospect	Address	Notes
Restaurant	Bruno's Eats & Food Truck	603 B NE 13 Street
		Incentive Application under review



Legend

- DRC Development Projects within Central City CRA
- Central City CRA

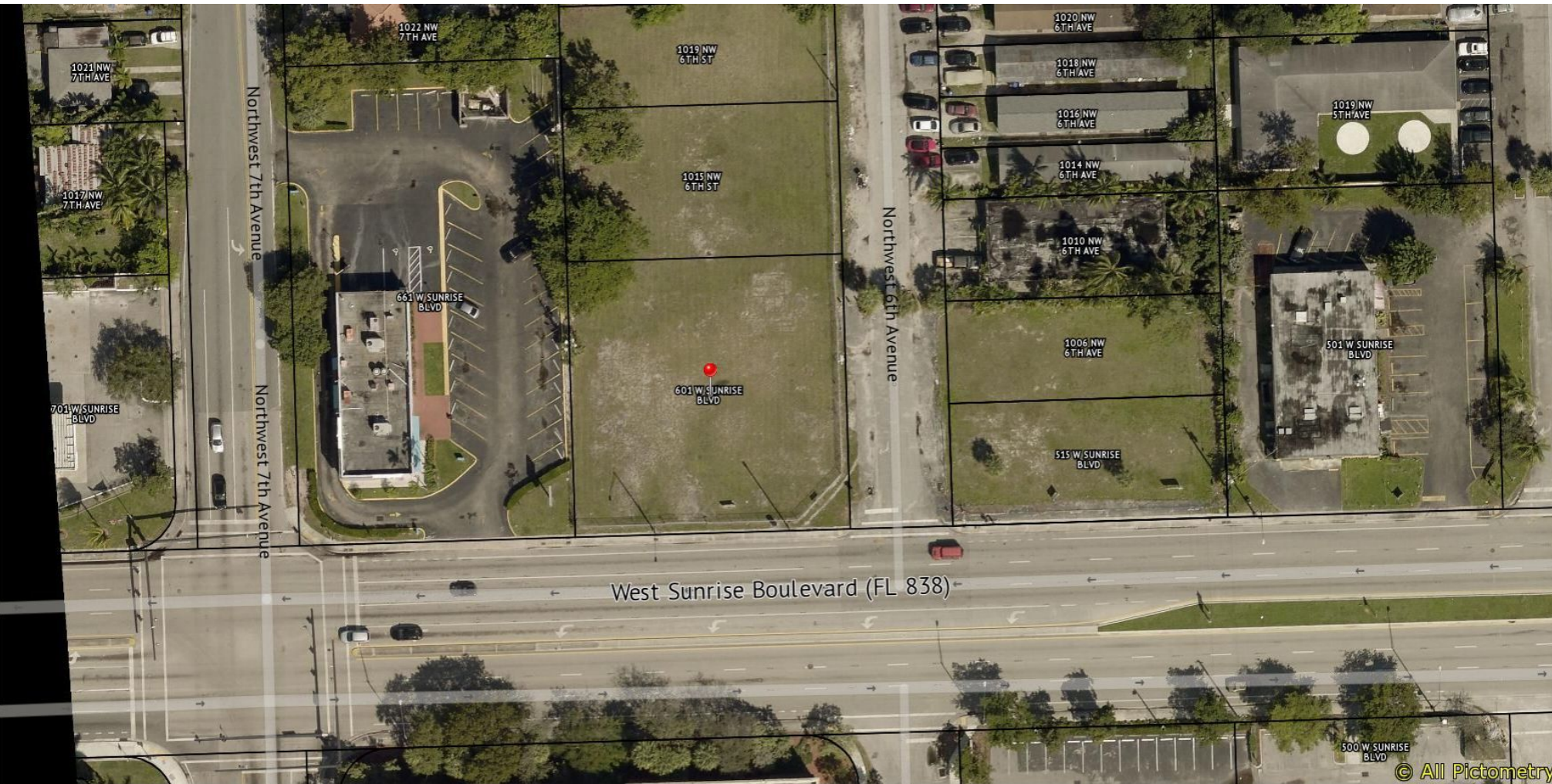
NOTE:
 1 - GIS APPLICATION: [HTTPS://GIS.FORTLAUDERDALE.GOV/DEVELOPMENTPROJECTSVIEWER/](https://gis.fortlauderdale.gov/developmentprojectsviewer/)



**CENTRAL CITY CRA
 DEVELOPMENT PROJECTS**

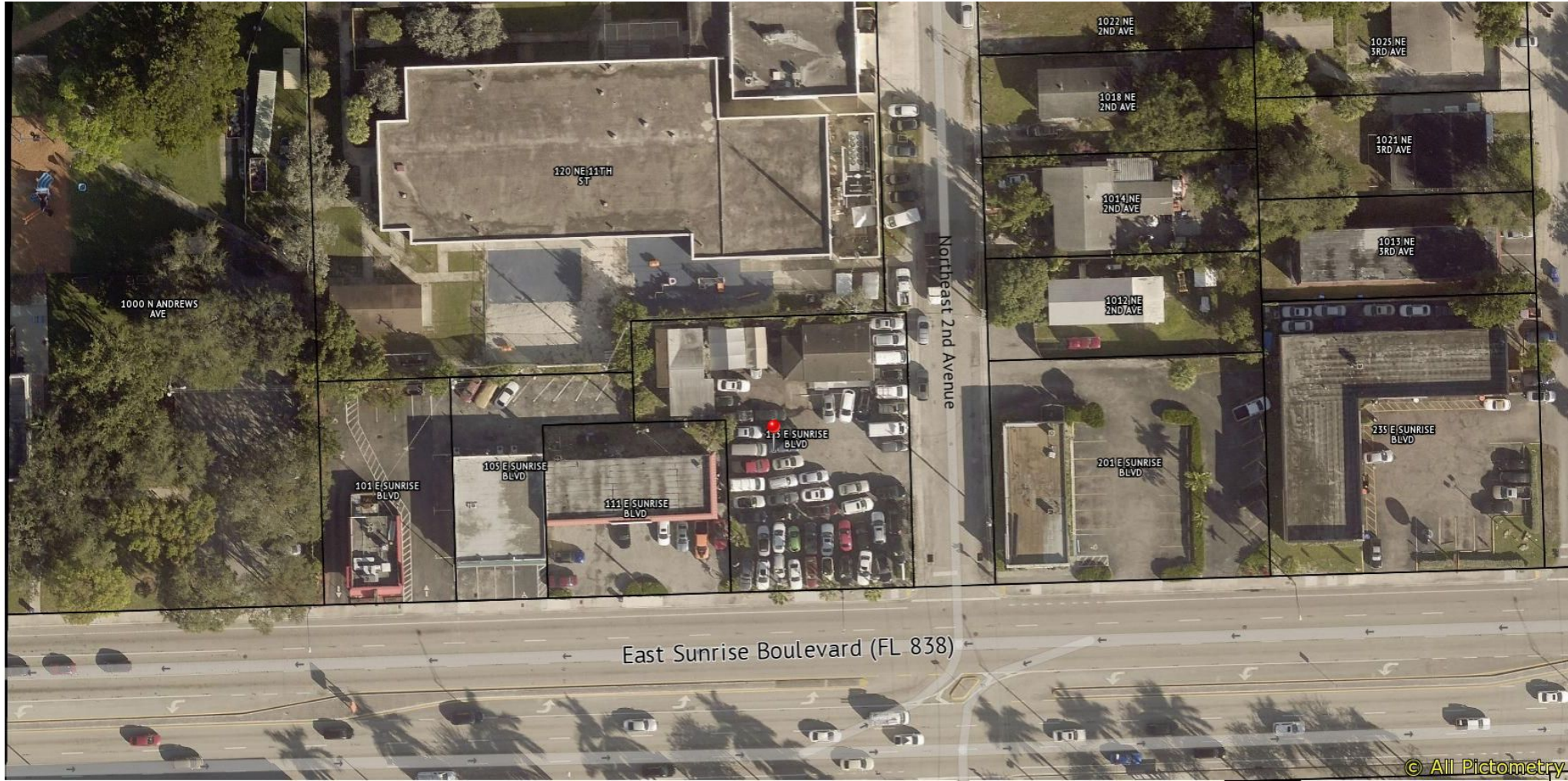


601 W Sunrise Blvd

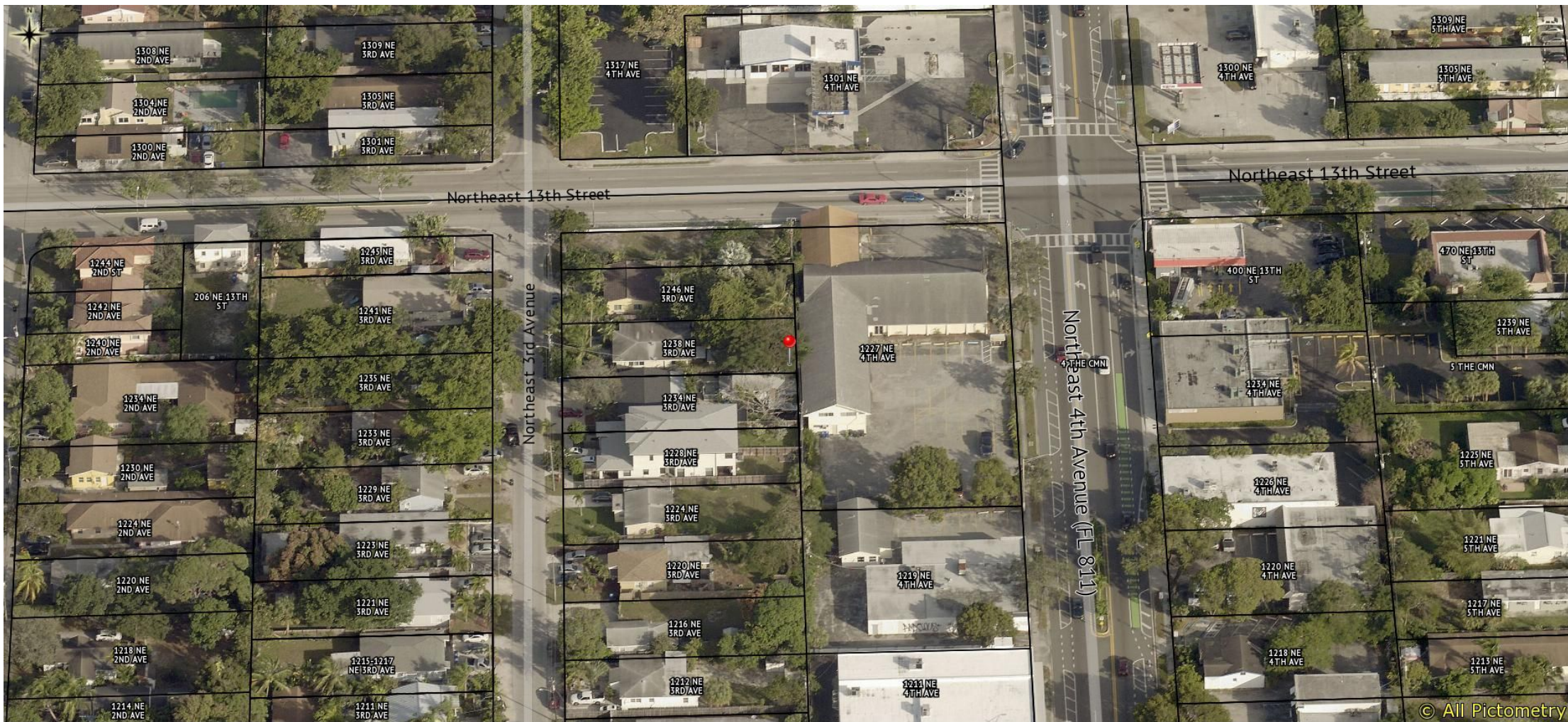


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125 E Sunrise Blvd

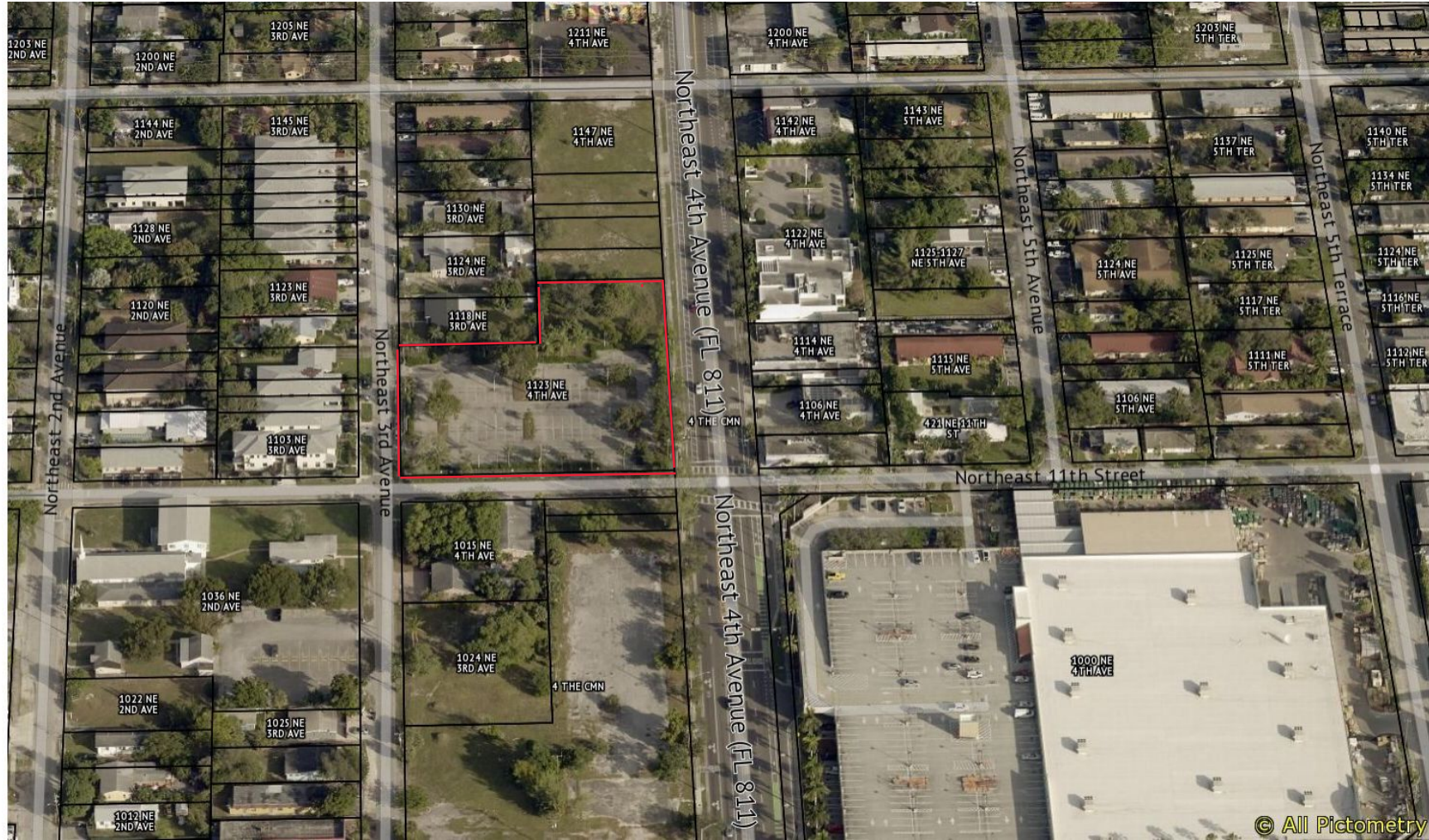


1237 NE 4th Ave



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1123 NE 4th AVE-Turnstone Development





CITY OF FORT LAUDERDALE CRA EMERGENCY BUSINESS INVESTMENT PROGRAM



APPLY FOR UP TO \$10,000 IN FORGIVABLE LOANS FOR

✓ Business Lease or Rent ✓ Mortgage Payments ✓ Payroll ✓ Utilities

The City of Fort Lauderdale Community Redevelopment Agency (CRA) Emergency Business Investment Program is designed to provide working capital to local small businesses that have limited access to state and federal assistance.

WHO IS ELIGIBLE?

Small Businesses located in the Fort Lauderdale Northwest-Progresso-Flagler Heights Community Redevelopment and Central City Community Redevelopment Areas.

PROGRAM DETAILS:

- Forgivable loan up to \$10,000
- Available to qualified for-profit businesses
- Must have 1 to 10 employees and make no more than \$1 million in annual revenue
- Must have a current City of Fort Lauderdale Business Tax Receipt
- Loan maturity of 24 months at an interest rate of 0%
- One loan per eligible business /property address
- Additional qualifications may apply

For more information, application and guidelines call
(954) 828-4617 or visit www.fortlauderdalecra.com.

Businesses that have received other forms of federal or state COVID-19 assistance can apply. The CRA does not assume liability for funds received from third parties to cover the same or similar operating expenses. It is the Borrower's responsibility to determine whether it may be subject to liability to other parties upon receipt of a forgivable loan from the CRA.

ONLINE RESOURCES:

- **Development Project Viewer Link**

<https://gis.fortlauderdale.gov/DevelopmentProjectsViewer/>

- **Emergency Business Investment Loan Program (EBIP) – Apply Online Today**

<https://www.fortlauderdale.gov/departments/community-redevelopment-agency/central-city-cra/emergency-business-investment-program>

Deadline to submit EBIP applications: November 13, 2020