

**APPROVED MEETING MINUTES  
VIRTUAL REGULAR MEETING  
CENTRAL CITY REDEVELOPMENT ADVISORY BOARD (CCRAB)**

**WEDNESDAY, JANUARY 6, 2021 – 3:30 PM**

September 2020 – August 2021

<b>BOARD MEMBERS</b>		<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	3	0	0	0
Laxmi Lalwani, Vice Chair	A	1	2	0	0
Robert Ayen	P	3	0	0	0
Pieter Coetzee	A	2	1	0	0
Adam Geller	P	3	0	0	0
Charlene Gunn	A	1	2	0	0
Peter Kosinski	P	3	0	0	0
Theodore Spiliotes	P	3	0	0	0
Zachary Talbot	A	1	2	0	0

At this time, there are 9 appointed members to the Board; therefore, 5 constitute a quorum.

**Staff:**

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

**Others:**

Abby Laughlin  
Jaime Sturgis  
Marie McGinley

**I. Call to Order**

Chair Castillo-Olivera called the Zoom meeting to order at 3:39 p.m. Roll was called, and it was noted that a quorum was present.

**II. Approval of CCRAB Meeting Minutes**

- **November 4, 2020**

**Motion** made by Mr. Kosinski, seconded by Mr. Spiliotes, to approve the November 4, 2020 regular meeting minutes. In a voice vote, the motion passed unanimously. (5-0)

**III. Project and Program Progress Reports**

- **Rezoning Project**

Ms. Omengebar advised that the project has started and the only time they met with the consultant,

Corradino Group, was on December 17, 2020. Staff provided an overview where they left off and currently, are conducting their own research and will be meeting with the consultant in a month or so to discuss the next steps. While waiting for the contract to be bid out, many concerns were received, and the public was eager to know the status. She is hopeful the project will be started this year.

In response to Chair Castillo-Olivera, Ms. Omengebar reiterated that staff met with the consultant one time; like a Notice to Proceed meeting, and they discussed what was missing from the draft proposal and additional community concerns. The consultant's orders were to review all documents and the draft prior to meeting again to discuss the next steps. This project would probably be brought back to the Board during the February meeting, as the last meeting was in 2019 when there were issues with the contract and eventually, they went out to hire a new firm. Nothing has been finalized, they are still in the proposal stage and will require involvement of the Board and community for further feedback. In terms of community engagement, she believed there would be a meeting. Public meetings that related to the Advisory Board, City Commission, and the Zoning Board have been identified only because they were at least 70% into the proposal; however, it depends on how receptive the community is as to what was established.

- **NE 4<sup>th</sup> Ave Project**

Ms. Omengebar reported that the NE 4<sup>th</sup> Avenue project is funded by the Broward Redevelopment Program Grant for \$1 million. When this project began, one of the issues was that Public Works charges management fees to the project and the grant only allows 20% of the \$1 million to be spent on design; therefore, priorities were shuffled, and they are currently working with Transportation and Mobility. There was another issue where the Final Task Order and the length of the project did not coincide with the current Public Works Civil Engineering Services Contract that was executed or approved by the City Commission during yesterday's meeting. This project is currently on hold and no money has been expended. They are waiting for the contract to be executed and then negotiations will restart on design fees. This project has not started.

- **Emergency Business Investment Program**

Ms. Omengebar explained there were two rounds of reviews and staff went through six applications and only paid one; the rest did not qualify for some criteria as part of the program. Modifications were made to make the program more accessible and 12 applications are currently being reviewed. Of those, three (3) are waiting for City signatures. Once those signatures are obtained, the application is taken to another process where the check is approved and given to the applicants. Unfortunately, it takes a long time, but much of the waiting is because many applicants do not submit everything at once or they take their time submitting. She has reached out to applicants for the required documentation at least four times in writing and telephonically. She will walk through the streets and distribute applications in case businesses are not aware of the available funding. Only one application was paid during the

second round in the amount of \$10,000 and three more applicants will be paid out soon; one for \$20,000, and all others are being considered for \$10,000.

Mr. Woods mentioned that two people showed interest, but they also had some question as to whether they would be approved since they previously received Federal Relief money.

Ms. Omengebar indicated that the Housing and Community Development manages the Cares Act. If business owners are within the CRA area, Central City, or the northwest, they qualify for funds, but if they are outside of the area, they qualify for Cares Act Funds. Business owners cannot get funds for the same expenses, but they can apply if there is a gap they were not paid for and that is a separate process through the CRA. It would be best to have the applicants contact her directly or ATD if they received additional funding and they are outside of the CRA area.

- **Non-residential Incentive Program**

Ms. Omengebar reported that an application was received from a food truck moving into 13<sup>th</sup> Street in October that is interested in funds for renovations. There were communications and the applicant went out for corrections; revisions were submitted this week. After this week, she will review the application and if everything is accurate, it will be brought before the Board in February.

In response to Chair Castillo-Olivera, Ms. Omengebar stated she would provide the information to him after the meeting. There are only two major programs and updates will be provided each month; other items will be also be discussed in the following months.

### **Other**

Mr. Spiliotes commented that he has Xfinity, and it seems like his entire neighborhood, Lakeridge, has constant internet connection issues. He questioned if anyone else was having problems with Xfinity.

Ms. Omengebar advised that she would discuss this with Mr. Spiliotes after the meeting.

Chair Castillo-Olivera wished everyone a wonderful 2021!

## **IV. Public Comments**

Chair Castillo-Olivera recognized Abby Laughlin, Jaime Sturgis, and Marie McGinley.

Ms. Laughlin referenced the discussion on the new consultant and did not like the words, "We are hopeful that this year we will get started". She hoped the project would be finished by the end of the year since this is the start of the year and questioned some type of timeline be provided.

Ms. Omengebar advised that a timeline was provided in the proposal and an estimation was provided that this project was expected to be completed within eight months. There is a schedule and something more substantial will be provided at the February meeting or the consultant will be present and introduced.

Mr. Sturgis agreed with Ms. Laughlin.

Ms. McGinley also agreed with Ms. Laughlin and thought it sounded like there should be an expectation that the project would be done by the end of September.

Ms. Omengebar stated they are operating under the contract that said eight months, but perhaps better ways would be suggested to make it quicker. She should have a better idea once they meet again.

Ms. McGinley questioned if there has been any discussion about when the process would begin.

Ms. Omengebar advised that the consultant was instructed that staff is picking up where they left off and that is exactly what the solicitation stated. This is the latest draft and most recent edited proposed map and documents; nothing new was introduced. Any comments received are shared with the consultant.

#### **V. Old/New Business**

None.

- **Suggestions for next meeting agenda**

Ms. Omengebar advised there were no suggestions from the Board.

Chair Castillo-Olivera mentioned a significant number of lopsided trees on NE 4<sup>th</sup> Avenue, mostly on the west side, and questioned if this could be brought forward to the City Arborist to see if anything could be done.

Ms. Omengebar indicated that she would follow up with the Parks and Recreation Department and report back in February.

#### **VI. Communication to City Commission**

None.

#### **VII. Adjournment**

**The next regular CCRAB meeting will be held via Zoom on Wednesday, February 3, 2021.**

**Motion** to adjourn the meeting was duly made and seconded. There being no further business, the meeting was adjourned at 4:10 p.m.

[Minutes written by C. Guifarro, Prototype, Inc.]