



CITY OF FORT LAUDERDALE

APPROVED  
MEETING MINUTES  
CITY OF FORT LAUDERDALE  
CENTRAL CITY REDEVELOPMENT ADVISORY BOARD  
REGULAR HYBRID MEETING  
VIRTUAL/IN PERSON  
WEDNESDAY, SEPTEMBER 1, 2021 – 3:30 PM  
CITY HALL -COMMISSION CHAMBER -1<sup>ST</sup> FLOOR  
FORT LAUDERDALE, FL 33301

Board Members	Present/Absent	Cumulative Attendance September 2021-August 2022	
		Present	Absent
Luis Castillo-Olivera, Chair	P	1	0
Ray Thrower, Vice Chair	P	1	0
Robert Ayen	P	1	0
Adam Gellar	P	1	0
Charlene Gunn	P	1	0
Shane Jordan	P	1	0
Dennis Ulmer	P	1	0
Moshe Yehoshoua	P	1	0

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

**Staff:**

Cija Omengabar, CRA Planner/Liaison  
Clarence Woods, CRA Manager  
Tania Bailey-Watson, CRA Accounting Clerk  
Lisa Tayar, Prototype Inc.

**I. Call to Order & Determination of Quorum**

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

**II. Nomination and Selection – Chair and Vice Chair**

Mr. Castillo-Olivera nominated himself for Chair, seconded by Mr. Gellar. In a voice vote, **motion** passed unanimously.

Chair Castillo-Olivera nominated Mr. Thrower for Vice Chair, seconded by Ms. Gunn. In a voice vote, **motion** passed unanimously.

### III. Approval of Minutes

- Regular Meeting July 7, 2021
- Special Meeting July 13, 2021
- Special Meeting August 12, 2021

**Motion** made by Mr. Thrower, seconded by Ms. Gunn, to approve all minutes as presented. In a voice vote, motion passed unanimously.

### IV. Program and Project Status Update

- Rezoning Project

Ms. Omengebar had provided Board members with a memo describing the status. After the City Commission discussed it, she would update the Board.

Later in the meeting, Ms. Omengebar informed Mr. Thrower that the City Commission would discuss the memo when functioning as the City's CRA Board. She did not have the date yet. The \$74,000 for the land use plan amendment would come from Central City CRA funds.

- NE 4<sup>th</sup> Avenue Streetscape Project

Ms. Omengebar reported they were still working through the revisions from the last meeting. The Board should hold a special meeting to discuss options for the crosswalks and lights.

- Incentive Programs

Ms. Omengebar said there had been no recent application activity.

Chair Castillo-Olivera said he had been asked if there was a way to distribute smaller amounts of money for smaller projects. Applicants had remarked to him that the applications were difficult to complete, noting that some businesses, specifically on Sunrise Boulevard, were renters and needed funds for improvements such as planting trees, installing lighting. Mr. Woods explained that they had several established incentive programs for improving real estate in the redevelopment area. There was also a program in the Northwest Progresso/Flagler Heights CRA that provided small loans and grants to improve properties' landscaping and painting. Staff could look at bringing this type of program to Central City. Chair Castillo-Olivera said he was talking specifically about Sunrise business owners who were renting. Mr. Woods said the City had a program for commercial façade/landscaping improvements. Staff would help applicants through the process if they needed help. Ms. Omengebar asked Chair Castillo-Olivera to have applicants contact her to help with the applications.

Ms. Omengebar explained that the commercial property owner's and the business owner's names were both on a mortgage or subordinate mortgage for the public funding.

**V. Communication to City Commission**

None

**VI. Old/New Business**

1) Code Enforcement Data Chart

The Board had received the data in their backup.

2) Pledge of Allegiance

Mr. Ulmer had asked to start each meeting with the Pledge of Allegiance.

**Motion** made by Mr. Ulmer, seconded by Mr. Thrower, to have the Board recite the Pledge of Allegiance at the start of their meetings. In a roll call vote, motion passed 6-1 with Ms. Gunn opposed.

3) October Agenda Items Recommendation

1. 13<sup>th</sup> Street Craft Beer Wine and Car Show

Ms. Omengabar said the show would be requesting the same contribution. The Board would also consider paying for holiday lights, and could also discuss programs to assist commercial properties.

Marie McGinley stated a private citizen who owned property on 13<sup>th</sup> Steet paid for holiday lights for the lampposts on 13<sup>th</sup> Street between NE 4<sup>th</sup> and the railroad tracks. This was a request for lights and garland for Sunrise Boulevard. The lampposts had electricity, so she assumed the City would pay for the electricity.

Ms. McGinley announced the car show would be on December 4.

Mr. Thrower wanted to continue consideration of spending their funds. He noted the lack of sidewalks in the high pedestrian area near Miami Subs. He wanted to consider sidewalks and lighting in the Central CRA. Ms. Omengabar said staff would create a list of opportunities for the Board to consider.

**VII. Adjournment**

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 J. Opperlee, Prototype, Inc.]