



CITY OF FORT LAUDERDALE

**APPROVED MINUTES
REGULAR MEETING MINUTES
CITY OF FORT LAUDERDALE
CENTRAL CITY REDEVELOPMENT ADVISORY BOARD
WEDNESDAY, MAY 4, 2022 – 3:30 PM
CITY HALL - 8th FLOOR CONFERENCE ROOM
FORT LAUDERDALE, FL 33301**

Board Members	Present/Absent	Cumulative Attendance September 2021-August 2022	
		Present	Absent
Ray Thrower, Chair	P	7	1
Justin Greenbaum	P	2	0
Jason Hoffman	P	1	0
Shane Jordan	P	6	2
Christina Robinson	P	5	2
Dennis Ulmer, Vice Chair	P	8	0

At this time, there are 6 appointed members to the Board; therefore, 4 constitute a quorum.

Staff:

Cija Omengebar, CRA Planner/Liaison
Clarence Woods, CRA Manager
Jonelle Adderley, Project Coordinator
Jamie Opperlee, Prototype Inc. Recording Secretary

Communication to the City Commission:

None

I. Pledge of Allegiance

The Board recited the Pledge of Allegiance.

II. Call to Order & Determination of Quorum

Chair Thrower called the meeting to order at 3:37 p.m. and Roll was called, and it was noted that a quorum was present.

III. Introduction of Board Members and Staff

Board members and guests introduced themselves.

IV. Approval of Minutes

- Regular Meeting April 6, 2022

Motion by Mr. Ulmer, seconded by Mr. Greenbaum to approve the minutes of the April 6, 2022 meeting. Motion passed unanimously.

V. Discussion and Recommendation

- Fiscal Year 2023 Budget Prioritization and Work Program

Mr. Woods discussed the budget document he had provided. The proposed revenue and expenditures for 2023 were \$692,000. He explained if they had a surplus, the funds were returned to the City but they could then request them back, and the City usually returned them. He anticipated \$1.2 million to be given back to the budget, which would give them a total of \$1.8 million for next year. The calculation was based on a 2% increase.

Chair Thrower felt a 2% increase in the tax increment was low, but Mr. Woods said it was best to be conservative in projections. Chair Thrower asked about allocating funds for sidewalks or lighting and Mr. Woods noted the CRA funds could not be used for maintenance or operations; they could only use the funds for enhanced capital improvements. Any streetscape improvements must be an enhancement above and beyond normal sidewalk, such as they had done with the streetscape on Sistrunk.

Mr. Greenbaum asked if the City had a list of scheduled capital improvements in the Central City CRA and Ms. Omengabar agreed to provide a list.

Chair Thrower wanted to dedicate 20% of their funding for enhancements but Mr. Greenbaum wanted to see the actual projects before dedicating funds.

Motion made by Mr. Ulmer, seconded by Mr. Hoffman, to approve the budget. Motion passed unanimously.

VI. Presentation and Recommendation

- Residential Façade & Landscaping Program

Jonelle Adderley, Project Coordinator, provided a Power point presentation on the program, a copy of which is attached to these minutes for the public record.

Ms. Adderley said they preferred the properties be homesteaded, but the owner could sign the documents for a rental property. Mr. Woods agreed and said they did not put restrictions on the grant, such as requiring the owner not sell the home for a period of time. Ms. Adderley stated some people added their own funds to their projects. Mr. Woods said they had wanted to pay the contractors directly, but the Finance Department had determined that the homeowner should be reimbursed.

Ms. Adderley confirmed they searched properties for code violations during the process.

Mr. Hoffman thought some property investors may not want to spend the funds to improve their properties and those properties may therefore need the most help. He thought an owner inhabiting their own property was more likely to maintain it. Mr. Ulmer did not want to subsidize investors.

Board members discussed possibly having some input into the process and Mr. Woods noted they must avoid a conflict of interest.

Chair Thrower said they needed to decide on the funds, the amount per home and the location.

Mr. Woods suggested requiring investors to provide matching funds.

Board members agreed that homesteaded properties should have preference.

Ms. Omengebar suggested creating a draft of the program before voting on anything.

Chair Thrower wanted to dedicate a portion of the budget to a Residential Façade and Landscaping Program.

Ms. Omengebar suggested exempting the Northwest quadrant since it may be rezoned.

Chair Thrower asked that they look at areas south of 13th Street where there were road closures, like NW 5th Avenue. Ms. Robinson stated 7th Terrace north of Sunrise should be a focus. Mr. Woods suggested they include tree trimming.

Mr. Woods agreed to bring recommendations back to the Board based on their conversation. Chair Thrower asked Ms. Omengebar to bring a Central City CRA map to the next meeting.

VII. Program and Project Status Update

- Rezoning Project

Ms. Omengebar reported the consultant had provided a draft summary and he was working on Task 2. They would complete the original scope and there would be two workshops in the next few months. At the end of May, the consultant would provide the deliverable, it would be vetted by the Planning Department and then presented in a public setting. Ms. Omengebar agreed to provide Board members with a timeline.

- NE 4th Avenue Streetscape Project

Ms. Omengebar said the project was on hold while they waited for FDOT. She said the Turnstone and senior housing project were installing their own sidewalks. Mr. Woods said the City would install the sidewalks and if they were damaged during construction, the developer would need to replace them.

- Incentive Programs

Ms. Omengebar stated she was working with a tenant at 603 NE 13th Street who planned a wedding venue, but he had not submitted anything yet.

- Streetlights Installation Project

Ms. Omengebar had sent a memo to the City Manager's office asking if the City would approve the electricity service cost for the lights. There was money in the budget to complete the project this year.

VIII. Communication to City Commission

Chair Thrower had attended the City Commission conference meeting the previous day when the Commission had discussed the CCRAB's requested to consider a public service campaign to discourage people from giving donations to panhandlers. He said the majority of the Commission felt it was something they needed to do and agreed to research it. Mr. Ulmer said in the 1990s, the City Commission had advertised charities to which the public could contribute instead of giving money to panhandlers.

IX. Old/New Business

- June Agenda Items Suggestions
 - LauderTrail Plan

Ms. Omengebar said staff had indicated the plan in Central City was complete and they agreed to come share information in the future.

- NE 4th Avenue Utility Box presentation

Ms. Omengebar stated they wanted to present ideas to the Board at the next meeting.

Mr. Ulmer wanted to discuss the Beer and Wine Festival.

Chair Thrower said NE 13th Street had been looking better but Eyeballs had left, the Christmas Store was closed and the Pride Factory would leave by the end of the year. Three of the four drivers on the street were gone. Mr. Greenbaum thought the vacancies would be filled by tenants leaving the Sears Town property, which was being redeveloped.

Mr. Greenbaum invited Board members to help paint the streets and install planters on Sunrise Blvd. and 15th Avenue on May 12, 13 and 14 starting at 8 AM.

X. Adjournment

There being no further business, the meeting was adjourned at 5:20 p.m.

The next meeting will be held on June 1, 2022.

[Minutes written by J. Opperlee, Prototype, Inc.]