



CITY OF FORT LAUDERDALE

APPROVED MINUTES
REGULAR MEETING MINUTES
CITY OF FORT LAUDERDALE
CENTRAL CITY REDEVELOPMENT ADVISORY BOARD
WEDNESDAY, JUNE 1, 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	8	1
Justin Greenbaum	A	2	1
Jason Hoffman	P	2	0
Shane Jordan [until 4:15]	P	7	2
Christina Robinson	P	6	2
Dennis Ulmer, Vice Chair	P	9	0

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

Staff:

Cija Omengabar, CRA Planner/Liaison
Clarence Woods, CRA Manager
Eleni Ward Jankovich, CRA Housing & Economic Development Manager
Jamie Opperee, Prototype Inc. Recording Secretary

Others:

Robin Martin, Executive Director, Rebuilding Together Broward County

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 3:33 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 May 4, 2022

Chair Thrower made a change to the minutes.

Motion by Mr. Jordan, seconded by Mr. Ulmer to approve the minutes of the May 4, 2022 meeting as amended. Motion passed unanimously.

V. Discussion - Residential Program Options

- Residential Facade & Landscaping Program Draft

Mr. Woods said there had been two programs in the northwest. One allowed small businesses to perform improvements such as painting and landscaping on homes identified as in need of this type of work. This was done to improve the property and to allow the small businesses to make money. For the other program, they enlisted the help of Rebuilding Together Broward County. This was a volunteer-based program paid for by sponsors. This program could expand beyond painting and landscaping and eliminate the need for staff to recruit participants.

- Rebuilding Together Broward County

Robin Martin, Executive Director, Rebuilding Together Broward County, provided a presentation and provided documents, copies of which are attached to these minutes for the public record.

Mr. Jordan asked about the City investigating code enforcement issues once someone applied for the program and Mr. Martin said they were a non-profit and were not acting on behalf of the City. He stated they were sometimes referred to a property by the City to help someone who had been cited.

Mr. Martin said they would be glad to partner with the CCRAB.

Mr. Woods said he was suggesting this instead of the existing program. Mr. Ulmer noted there was no requirement for matching funds with Rebuilding Together. Mr. Martin said they would work directly with staff.

Ms. Jankovich said there would be an agreement between the Central City CRA and Rebuilding Together. The CRA could decide how much money to designate per home.

Ms. Robinson asked about the advantages of this program. Mr. Martin stated they used small businesses and independent contractors and acted as advocates and coordinators for the homeowners. He explained how they budgeted for projects. He stated they raised administrative funds by fundraising and individual contributions. He described the process they would use when coordinating with the CRA. Ms. Robinson pointed out that this would mean the CRA only needed to interact with Rebuilding Together instead of many individual contractors.

Ms. Jankovich said it was a pleasure working with Rebuilding Together Broward and they had very good feedback from the community.

Board members discussed who would be eligible. Mr. Woods said their priority would be homesteaded properties. Investor-owned properties would be a second-tier priority and would only be eligible for 50%.

Ms. Robinson did not want to provide any funds to an investor who was not maintaining his property. Board members discussed the negative aspects of helping investors.

Mr. Jordan left the meeting at 4:15.

Board members discussed whether to make funding available for investor-owned properties. Mr. Woods said they could reserve the right to make a determination about each property but this must be pursuant to criteria, such as how much a difference the improvement could make to the entire street.

Ms. Robinson said many of these properties were Haitian owned so notices about the program should be available in Creole and French.

VI. Discussion City-Owned Surplus Properties

Commission Agenda Memo 22-0460
NE 5th Ave.

Mr. Woods said the property would be developed and it could either be conveyed to the CRA or the CRA would coordinate and guide the redevelopment.

Chair Thrower said he would like the Board to have some say in how the property was redeveloped.

Ms. Omengabar said she would determine whether the City Commission had voted on this. If they had, there was no reason for the Board to make a motion.

VII. Program and Project Status Update

- Rezoning Project

Ms. Omengabar said Mark Alvarez, project director, would attend the Board's July meeting to discuss the rezoning project.

- NE 4th Avenue Streetscape Project

Ms. Omengabar stated they were still awaiting the FDOT permit. They would ask Transportation and Mobility for an extension.

- Incentive Programs

Ms. Omengabar said staff had talked to Turnstone Development regarding New River Lofts streetscape funding and the tax incentive.

Ms. Jankovich stated Mr. Martin had just indicated to her that Rebuilding Together Broward should be able to accommodate the need for Creole and French language communications.

VIII. Communication to City Commission

None

IX. Old/New Business

Miscellaneous

1. Current CIP Projects in the Area

Ms. Omengabar displayed a screenshot showing CIP projects in the CRA.

2. NE 12 Street Inquiry

Ms. Omengabar said last year someone had requested the gravel road be paved. She had contacted Public Works and agreed to provide updates to the Board.

3. 13th Street Craft Beer & Wine Festival

Mr. Ulmer had attended the event and discovered there was no power available for a CRA booth. He added that the restaurants were not in the event area. He did not see a benefit to CRA businesses.

Ms. Robinson suggested the CRA not attend the event but help organize and sponsor it to build relationships with business owners. Mr. Woods did not object to this idea but felt being present at the event helped market the CRA and allowed them to get to know players in the neighborhood.

July agenda item suggestions

1. NE 4th Utility Box Wrap
2. Residential façade program

Ms. Omengabar agree to send a link to Corradino's presentation to Board members. Chair Thrower noted they would have public hearings on this, so they needed to know what he would be presenting.

X. Adjournment

There being no further business, the meeting was adjourned at 4:56 p.m.

The next meeting will be held on July 6, 2022.