



APPROVED
CEMETERY SYSTEM BOARD OF TRUSTEES
MINUTES OF MEETING
CITY OF FORT LAUDERDALE
FIRE STATION 2 ADMINISTRATION/HQ
528 NW 2nd STREET, FORT LAUDERDALE, FL 33311
THURSDAY, NOVEMBER 9, 2023 – 3:30 P.M.

Members	Attendance	Cumulative Attendance	
		03/2023 through 02/2024	
		Present	Absent
Mark Van Rees, Chair	P	5	1
Patricia Zeiler, Vice Chair	P	3	3
Scott Busa	P	6	0
Chelsea Krebs	P	4	2
Fred Nesbitt	A	5	1
Dennis Ulmer	P	5	1
Michael Watson	P	4	2

City Staff

Stacy Spates, Cemetery Administrator
 Kimberly Cunningham-Mosley Assistant City Attorney

Guests

Kim Krause, Truist Bank
 Brooke Moiser, Collier's Real Estate
 Ken Krasnow, Collier's Real Estate
 Angela Salmon, Assistant to City Manager
 Jeri Pryor, Chief of Staff, Commissioner Warren Sturman
 Carla Blair, Recording Secretary, Prototype-Inc.

1. CALL TO ORDER

Chair Van Rees called the meeting to order at 3:33 p.m.

A. Roll Call

Roll was called.

B. City Ordinance No.C-09-05, Quorum Requirement

It was determined a quorum was present.

2. OLD BUSINESS

A. Cemetery Software Update (Discussion)

Ms. Spates stated that the project is currently paused and they are collaborating with IT and Procurement on next steps. She will provide an update in January.

B. Sunset Mausoleum Update (Discussion)

Ms. Spates explained that the RFP has been issued and the first deadline was October 31, 2023 but no responses were received. The extended deadline is December 12, 2023. She stated she had a conversation with Mausoleums USA about their interest in bidding. She clarified the RFP is for three buildings at Sunset.

C. CFS Merchandise & Services Trust Fund (Discussion)

Ms. Spates stated there are no new updates but the potential RFP is with Procurement. She confirmed there is no projected date.

Assistant City Attorney Cunningham-Mosley provided additional comment about the contract, which has been sitting around for a few years. She noted it has been red-lined to a certain degree. She added that she reached out to Mr. Metzger to have a conversation and is awaiting a response.

3. NEW BUSINESS

A. Approval of Meeting Minutes for September 14, 2023 (Discussion/Motion)

Motion made by Mr. Ulmer, seconded by Ms. Zeiler, to approve the meeting minutes for September 14, 2023, as amended. In a voice vote, the **motion** passed unanimously. (6-0)

B. Perpetual Care Trust Fund Investment Review/Truist Bank (Discussion)

Ms. Kim Krause, Truist Bank, reviewed the following: Market Returns through October 31st; Sector Returns; Magnificent 7 Stocks; Valuations; Overall S&P Average; Economy; Risks; Investment Review; and Performance.

Mr. Busa asked why about longer-term treasuries. Ms. Krause replied that they are receiving that through the mutual fund exposure.

C. Collier's Real Estate/Land Market Presentation / Evergreen Alleyway

Mr. Ken Krasnow, Collier's Real Estate, introduced himself to the Board. He stated that they have been discussing the growth in cemetery business and land shortage. He provided a brief update on the state of the market, including opportunities. He began his presentation by reviewing: Lauderdale Memorial; Sunset Memorial Gardens; Evergreen; and Woodlawn. He added that there are CRA-owned properties in Woodlawn, but they are slated or affordable housing.

Mr. Krasnow said they look at larger sites that are somewhat adjacent or in the general vicinity.

Mr. Watson asked if it would make sense to contact the School Board about any potential available properties due to school closings. Mr. Krasnow responded that they have not heard anything of that nature. Mr. Watson mentioned Southside School.

Mr. Busa asked about micro parcels. Mr. Krasnow said they have been considering larger sites for opportunities.

Ms. Zeiler asked if the CRA-owned properties will be a Housing Authority project. Mr. Krasnow said he believes it is a Habitat for Humanity type project.

Mr. Krasnow referred to pricing and noted, generally within City limits, it will cost approximately \$2M an acre.

Discussion ensued about properties outside the City, zoning, and property prices.

Mr. Watson asked if they could spend their accumulated income on acquisition of land.

Chair Van Rees said the income is not intended for land usage. Ms. Spates corrected Chair Van Rees and said the ordinance has been changed.

Chair Van Rees asked if park bond money is available. Ms. Spates said no.

Assistant City Attorney Cunningham-Mosley confirmed the amended ordinance includes property acquisition as an expenditure.

Discussion ensued about a new cemetery and potential properties, including area near the airport.

Chair Van Rees noted that mausoleums are still in demand.

Ms. Spates said the trend of niches has not caught on at Sunset.

Ms. Zeiler provided an example of a struggling church and spoke about a potential partnership. Mr. Krasnow said there are opportunities if the Board wants to think out of the box.

Chair Van Rees would prefer any future property remain inside City limits. Ms. Zeiler agreed.

Ms. Jeri Pryor, Chief of Staff for Commissioner Warren Sturman, confirmed there is a lot of pushback in Rio Vista about expanding the Evergreen Cemetery. She said both homeowner association Presidents are not in support. She stated that Commissioner Sturman is also opposed to any expansion of the Evergreen Cemetery through the alleyway. She suggested they consider looking at a vacant parcel near the FXE airport

that is City-owned. She added it is in an industrial area. She also said there are several acres in the FAU lot that Intermiami is currently using as a parking lot.

Mr. Krasnow said they will take direction for guidance.

Chair Van Rees recommended looking at areas near the airport mentioned by Ms. Pryor.

D. Communication to the City Commission

There was no Communication to the City Commission.

4. ADJOURNMENT

There being no further business to come before the Board, the meeting was adjourned at 4:52 p.m.

NEXT SCHEDULED MEETING: Thursday, January 11, 2023 - 3:30 P.M.