

**REGULAR MEETING  
NORTHWEST-PROGRESSO-FLAGLER HEIGHTS REDEVELOPMENT  
ADVISORY BOARD**

**June 11, 2024 - 3:00 PM**

**Location: CRA Office – 914 Sistrunk Boulevard Suite 200**

**Fort Lauderdale, Fl. 33311**

**Conference Room – 2<sup>nd</sup> Floor**

---

- |       |  |  |
|-------|--|--|
| i.    | Call to Order/Roll Call<br>Quorum                                  | Rhoda Glasco F.<br>Chair               |
| ii.   | Approval of Minutes<br>- 04.09.2024 Minutes                        | NPF CRA Board                          |
| iii.  | Project Funding Update   | Vanessa Martin<br>CRA Business Manager |
| iv.   | Recommendation for FY2025 Proposed Budget                          | Vanessa Martin<br>CRA Business Manager |
| v.    | Communication to CRA Board of Commissioners                        | NPF CRA Board                          |
| vi.   | Old/New Business<br>- Joint City Commission & NWPFH Meeting Agenda | Rhoda Glasco F.<br>Chair               |
| vii.  | Public Comments  | Rhoda Glasco F.<br>Chair               |
| viii. | Adjournment  | Rhoda Glasco F.<br>Chair               |

---

THE NEXT REGULAR NPF-CRA MEETING WILL BE HELD, **Tuesday, July 09, 2024.**

---

**Purpose:** To review the Plan for the NPF-CRA and recommend any changes to the Plan. To make recommendations regarding the exercise of the City Commission's powers as a community redevelopment agency in order to implement the Plan and carry out and effectuate the purposes and provisions of Chapter 61-2165, Laws of Florida and Section 163.330 through 163.450, Florida Statutes in the NPF-CRA. To receive input from members of the public interested in redevelopment of the NPF-CRA and to report such information to the City Commission.

**Note:** If any person decides to appeal any decision made with respect to any matter considered at this public meeting or hearing, he/she will need a record of the proceedings and for such purpose he/she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. Anyone needing auxiliary services to assist in participating at the meeting should contact the City Clerk at (954) 828-5002 two days prior to the meeting.

**Note:** Advisory Board members are required to disclose any conflict of interest that may exist with any agenda item prior to the item being discussed.

**Note:** Advisory Board members should disclose any discussions or site visits to any project that comes before the Advisory Board for a recommendation.



CITY OF FORT LAUDERDALE

**DRAFT**  
**REGULAR MEETING MINUTES**  
**NORTHWEST-PROGRESSO-FLAGLER HEIGHTS**  
**REDEVELOPMENT ADVISORY BOARD**  
**CITY OF FORT LAUDERDALE**  
**April 09, 2024 – 3:00 P.M.**

<b><u>Board Members</u></b>	<b><u>Attendance</u></b>	<b>Cumulative Attendance</b>	
		<b><u>Present</u></b>	<b><u>Absent</u></b>
Rhoda Glasco Foderingham, Chair	P	6	1
Dylan Lagi, Vice Chair [arrived 3:14]	P	7	0
Jinny Bissainthe	P	3	3
Sonya Burrows [via Zoom]	P	6	1
Kenneth Calhoun	P	7	0
Lisa Crawford	P	6	1
Noel Edwards [arrived 3:10]	P	7	0
Michael Lewin	P	6	1
Steffen Lue	P	5	2
Christopher Murphy	P	5	2
Alfredo Olvera [arrived 3:10]	P	6	1
John Quailey	P	7	0

**Currently there are 12 appointed members on the Board, which means seven (7) would constitute a quorum.**

**Staff**

Clarence Woods, III, NPF CRA Manager  
 Lizeth DeTorres, Sr. Administrative Assistant  
 Eleni Ward Jankovic, Housing and Economic Development Manager  
 Bob Wojcik, Housing and Economic Development Manager  
 Vanessa Martin, Business Manager  
 Tania Bailey-Watson, CRA Senior Administrative Assistant  
 Jonelle Adderley, CRA Project Coordinator  
 Corey Ritchey, CRA Project Manager  
 J. Opperlee, Prototype Inc. Recording Secretary

**Others**

Zamarr Brown, architect, Design 2 Form  
 James Morris Sirrom Commercial Inc.  
 James Carras, Carras Community Investment

**Communication to the CRA Board of Commissioners**

None

**I. Call to Order/Roll Call**

Chair Foderingham

Chair Foderingham called the meeting to order at 3:00 p.m. and roll was called. A quorum was present.

**II. Approval of Minutes**

NPF CRA Board

- March 12, 2024 Minutes

Chair Foderingham stated Mr. Lue was present but late to the March meeting.

**Motion** made by Mr. Lewin, seconded by Mr. Calhoun to approve the Board's March 12, 2024 minutes as amended. In a voice vote, motion passed unanimously.

**III. Project Funding Update**

Vanessa Martin

Ms. Bailey Watson had proved the update in the Board's packet and invited questions.

Chair Foderingham asked about the residential developments and Mr. Wojcik stated Oasis of Hope had not broken ground yet but all others had completed the first group. D'Angelo Development were working on their second set. Only WWA was interested in additional properties. Mr. Woods noted some municipalities had moved the "affordable" income levels a little higher and the CRA may need to consider raising the sale prices to encourage more developers.

Mr. Wojcik noted that approximately four of the housing lots were in the Lincoln Park vicinity that had undergone environmental testing. All the sites in that general area exceeded contamination levels for residential use and would require remediation. Mr. Calhoun thought the CRA could use the remediated land to build workforce multi-family housing to generate revenue. Chair Foderingham said they should not be using the contaminated land for residential development. Ms. Burrows agreed with Chair Foderingham.

**IV. Funding Request – Sirrom Commercial Inc.**

CRA Staff

1435 Art Xchange Mixed Use Project

1429-1435 Sistrunk Blvd.

Development Incentive Program - \$6,000,000

Mr. Wojcik stated this was a request for \$6 million from the Development Incentive Program from Sirrom Commercial Inc. for the 1435 Art XChange Mixed Use Project, located at 1429-1435 Sistrunk Blvd. This was a six-story, mixed-use project that included 71 affordable rental housing units as well as commercial space, community space and covered parking for residents, commercial tenants and the adjacent YMCA. The project was directly west of the YMCA on Sistrunk Blvd. The high quality, energy efficient housing

units would all be affordable to households earning less than 120% of the area median income (AMI) with four units affordable to households earning less than 100% of AMI and four units affordable to households making less than 80% of AMI. The unit breakdown consists of 53 1-bedroom/1 bath units, 14 2-bedroom/2 bath units, one 1-bedroom/1 bath live/work unit, one 2-bedroom/2 bath live/work units and two studio units. The units range from 499 square feet to 992 square feet and were projected to be priced from \$1,440 to \$2,592 per month. Residential unit amenities and standard features would include Energy Star appliances, granite countertops, garbage disposal, range hood, washer and dryer connections, internet and cable connections, vertical rolling shade window treatments, balconies, 9-foot high ceilings, fitness room, community room with kitchenette, rooftop terrace, mailroom with large parcel lockers, free Wi-Fi in common areas, security cameras, electric vehicle charging stations, and numerous other amenities and features.

Mr. Wojcik continued that the development also included 5,844 square feet of first floor retail space consisting of five rental bays ranging from 902 to 1,544 square feet. Three of the commercial bays (3,214 S.F.) were projected to be priced at \$18 per square foot and two of the commercial bays (2,630 S.F.) would be reserved for the CRA or its Economic Development Corporation at a rental rate of \$5 per square foot for a period of 15 years, that they could then sublease to targeted small businesses at reduced rents or as an income stream for investment back into the community. The 1435 Art Xchange would integrate art and area history into each retail/commercial establishment with a particular focus on the following uses: Art galleries/studio spaces, restaurants, cafes and banking services with the objective of attracting locally owned businesses with an emphasis on promoting the neighborhood's rich cultural heritage. The developer would retain a consultant to provide assistance to tenants for this service.

Mr. Wojcik stated the developer, as part of the project, was proposing to construct a three-story, four-level parking garage and to provide a total of 218 parking spaces that would serve both the new mixed-use development and the YMCA. The parking structure would be constructed on the existing surface parking lot of the YMCA. He noted the YMCA had suffered parking issues and this would be a win-win situation and allow the YMCA to be even more successful. A letter from the YMCA in support of this project and the proposed parking structure was included in the Board's packet.

Mr. Wojcik informed the Board that the Developer had purchased the site in 2023. It consisted of a 20,810 square foot property with a 5,565 square foot deteriorated vacant structure that would be demolished. The total development cost was estimated at \$27.9 million. The property was zoned a combination of Northwest Regional Activity Center Mixed Use West (NW RAC Mu West) and Residential Medium Density (RC-15), and the portion zoned RC-15 would need to be rezoned to NW RAC Mu West due to the way Sistrunk had been rezoned.

Mr. Wojcik stated the Developer had a Letter of Interest from Duke Acquisitions, LLC for a loan commitment in an amount not to exceed \$19.7 million. The CRA's Development Incentive loan represented 21.5% of the total project cost. CRA funding would be applied to project construction costs, more specifically, for the parking structure.

Mr. Wojcik said The Development team was led by Sirrom Commercial Inc., headed by James Morris, a successful minority entrepreneur. The development team also included Architect Zamarr Brown, Design 2 Form Architects, Development Consultant James Carras, Carras Community Investment, Attorneys Michael Marshall and Nelson Mullins, Financial Advisor Alona Naylor and Art and History Advisor George Gadson. The project was estimated to create 10 jobs in addition to the jobs that would be created by the commercial tenants. The project was projected to be completed by December, 2025. Mr. Wojcik said this was a great project because it would advance the CRA's objectives regarding affordable housing, affordable rental space and for attracting small businesses to locate in the CRA. It also built on the strength of the YMCA, the CRA's top project. It would also create critical mass with the combination of housing, commercial and parking. He anticipated this would become the epicenter of new development in this area.

Staff recommendation:

It is recommended the CRA Advisory Board approve a motion recommending that CRA Board approve a Development Incentive Program forgivable loan in the amount of \$6,000,000 to Sirrom Commercial, Inc for the 1435 Art XChange Mixed Use Project, located at 1429-1435 Sistrunk Blvd.

James Morris, developer, described his business experience and how he had partnered with Mr. Carras. He stated he wanted to give back to the community. He said he was an expert in retail and he could assist people who needed it in the retail space.

Mr. Carras said this project was key to the redevelopment of Sistrunk and fit into the Arts and Culture District Plan in terms of affordable housing and commercial space, with a focus on arts, culture and the history of the Sistrunk neighborhood. He remarked on the excellent development team. Mr. Carras said one of the exciting things about this project was that it was one of three Sistrunk projects that would be headed up by Black developers.

Chair Foderingham asked if there was a lot between the residential units and the parking garage and Mr. Wojcik said there was a multifamily unit on that lot. Mr. Woods said Mr. Morris had recently signed a contract for that property. He noted this would only incorporate some of the YMCA's surface parking; the YMCA would still have its own parking on some of the lot.

Mr. Woods said the residential would be six stories. Mr. Carras stated each residential unit would have one parking space, there would be spaces allocated for the commercial uses and 25 spaces would be unreserved. If Mr. Morris acquired the adjacent lot, they

may reconfigure the garage. Zamarr Brown, architect, said there were 58 surplus parking spaces intended to be shared by the YMCA, commercial and residential uses. Mr. Wojcik said financing timing had not been decided yet.

Regarding affordability, Mr. Lewin noted that according to the 120% AMI, \$2,160 was an affordable rent for a one-bedroom apartment. He did not think this was an affordable rent. Mr. Woods said this was “workforce” housing, not “affordable.” Mr. Lewin wanted to see more investment in real affordable units and/or bigger units for families. Mr. Woods noted that some of the CRA commissioners had indicated that this district had been oversaturated with affordable housing. Directly across the street was truly affordable housing. He pointed out that they must program for leisure time as well as housing.

Mr. Lue remarked that in Flagler Village, the retail spaces were not occupied because they were too large and recommended smaller spaces. Mr. Woods said they believed this commercial space would thrive was because the CRA would have the space for \$5 per square foot. They would price the units lower than market and allow the businesses to be sustainable. Mr. Edwards would like to see more two-bedrooms units to encourage families.

Ms. Burrows recalled that recent developments lacked parking and this had encroached into neighborhoods. She asked if they had considered using some of the additional spaces for paid parking for other venues on the corridor. Mr. Carras said they would consider renting spaces to tenants or neighbors. He added that they would work with the businesses and advise them on how they could tie the business into the arts, culture, and history of the Sistrunk neighborhood. Ms. Burrows wanted to see the celebration of Sistrunk culture in more new development and also wished to encourage that culture to remain and to continue, not just be historical. She also favored building more truly affordable housing.

Mr. Lewin liked the project and wanted the developer to consider the Board’s comments regarding unit size and affordability.

**Motion** made by Ms. Crawford, seconded by Mr. Murphy, to recommend that the CRA Board approve a Development Incentive Program forgivable loan in the amount of \$6,000,000 to Sirrom Commercial, Inc for the 1435 Art XChange Mixed Use Project, located at 1429-1435 Sistrunk Blvd. In a roll call vote, motion passed 11-0.

#### **V. Communication to CRA Board of Commissioners**

None

#### **VI. Old/New Business**

- 2023 Annual and Financial Report

Mr. Woods had included a copy in the Board members’ packet.

Chair Foderingham

Mr. Lagi asked if they could work with Colliers to develop a pie chart showing what projects they had. Mr. Woods noted the Fort Lauderdale Housing Authority had redone all of the City's public housing and it was all in the northwest. He stated their mission was to provide a balance and they currently did not have a lot of middle market housing in the CRA. This project was exactly what they wanted to bring some of the multifamily development east. Ms. Crawford said they needed to develop things for people to do as well as housing to attract the workforce housing. Mr. Morris said he always asked what people wanted in the neighborhood and they always wanted coffee shops and high-end convenience stores. He thought this would be a great addition to this neighborhood.

**VII. Public Comments**

None

**VIII. Adjournment**

There being no further business to come before the Board at this time, the meeting was adjourned at 4:13 p.m.

The next regular NPF-CRA meeting will be held **Tuesday – May 14, 2024.**

*Any written public comments made 48 hours prior to the meeting regarding items discussed during the proceedings have been attached hereto.*