



CITY OF FORT LAUDERDALE

APPROVED MINUTES  
REGULAR MEETING MINUTES  
CITY OF FORT LAUDERDALE  
CENTRAL CITY REDEVELOPMENT ADVISORY BOARD  
WEDNESDAY, FEBRUARY 7, 2024 – 3:30 PM  
CRA OFFICE - 2nd FLOOR CONFERENCE ROOM  
914 SISTRUNK BOULEVARD  
FORT LAUDERDALE, FL 33311

Board Members	Present/Absent	Cumulative Attendance September 2023-August 2024	
		Present	Absent
Ray Thrower, Chair	P	6	0
Edward Catalano	P	6	0
Linda Fleischman	P	6	0
Justin Greenbaum	P	6	0
Troy Liggett	P	1	0
Christina Robinson, Vice Chair	A	5	1
Carlton Smith	P	5	0
Nikola Stan	P	6	0

**Staff:**

Anthony Fajardo, Assistant City Manager  
Rachel Williams, Housing & Community Development Manager  
Angela Salmon, Assistant to the City Manager  
Clarence Woods, CRA Manager  
Cija Omengebar, CRA Planner/Liaison  
Tania Bailey-Watson, CRA Senior Administrative Assistant

**Others:**

Randall Klett  
Doug Mayer, First Church of God  
Verol Mangaroo, First Church of God  
Carla Blair, Recording Secretary, Prototype Inc.

**Communication to the City Commission:**

None

**I. Pledge of Allegiance**

Board members recited the pledge of allegiance.

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

Chair Thrower called the meeting to order at 3:34 p.m. Roll was called, and it was noted that a quorum was present.

**III. Introduction of Board Members and Staff**

Board members and staff introduced themselves.

#### **IV. Approval of Meeting Minutes**

- Regular Meeting: January 10, 2024

Chair Throner noted changes to the minutes.

**Motion** by Mr. Catalano, seconded by Mr. Smith to approve the minutes of the January 10, 2024 meeting. In a voice vote, motion passed unanimously.

#### **V. Informative Presentation Solicitation 37**

Angela Salmon, Assistant to the City Manager and Rachel Williams, Housing & Community Development Manager

##### **1. CHDO to Develop Multi Family Senior Housing**

Ms. Salmon described the Live Local Act and the process for identifying properties for prospective affordable housing development. The City had identified 71 surplus properties in 2021 and found eight that met the criteria. The City Charter determined how properties could be transferred. Ms. Williams stated the entities to which the properties could be transferred were Community Housing Development Organizations, which focused on providing housing for people making 80% or less of the Area Median Income [AMI]. Housing and Community Development could partner with the CRA to obtain the properties and provide gap financing through the State Housing initiative Partnership [SHIP]. Ms. Williams said the City's efforts had begun well before the Live Local Act. She said they were not yet far enough in the conversation to determine if any of the organizations would qualify for tax-exempt status under Live Local.

Mr. Woods thought if the CHDO kept the property title, it would be tax exempt, but if the property were sold to a family, it would go on the tax rolls. Ms. Williams said this was for rental senior housing. She stated they wished the City to make it perpetual to ensure it stayed affordable for a long time.

Ms. Salmon informed the Board that the information was on the City's real estate website.

##### **2. H.O.M.E.S. South Florida Inc. Proposal**

Mr. Kempe distributed an information sheet on H.O.M.E.S. He said they had been focusing on acquisition and rehab of existing multi-family properties to preserve affordable housing but had responded to the RFP for this new construction project. He provided a Power Point presentation, a copy of which is attached to these minutes for the public record.

Ms. Williams described how HUD defined "income" for low-income eligibility. She said they had awarded the bid but the project still needed to go through the DRC process and final contract. She stated this should go to the City Commission in March for ratification.

Mr. Greenbaum asked if there were requirements for Green construction and Ms. Williams said HUD required this. They were still negotiating regarding solar panels because on a small project it was difficult to recoup the cost. Mr. Kempe said they would do whatever they could to make this as Green as possible. He stated senior housing was



appropriate here but he would have preferred starting the eligible age at 55 instead of 62. He discussed the need for housing for women and children leaving abusive relationships, youth ageing out of foster care, and homeless LGBTQ youth. Mr. Kempe informed Mr. Liggett that they had no plans yet for the property they owned on 13<sup>th</sup> Street. He said their goal was to hire a consultant to help determine the highest and best use of the property.

Mr. Stan was concerned that this low-income housing would not be maintained and Mr. Kempe said H.O.M.E.S. would manage and maintain the property. Ms. Williams noted there were new housing inspection standards and requirements, including City staff annual housing quality inspections.

Mr. Fajardo discussed the new app called Fix It FTL that allowed users to take a photo of a maintenance issue in the City and it would be geolocated and reported to the appropriate department.

## **VI. Continue Discussion**

1001 NE 13 Street and 1400 Progresso Drive - DRC Case #S23050

Mr. Woods provided a Power Point presentation, a copy of which is attached to these minutes for the public record.

## **VII. Program and Project Status Updates**

### **1. Commercial Incentives Program**

Ms. Omengabar noted there was more interest this year than in past years.

Mr. Liggett asked about the funding for incentives and Ms. Omengabar explained they had amended the budget for this program. Chair Thrower said it was exciting that so many applicants were on Sunrise Boulevard. Ms. Omengabar said the Business Improvement Program had a maximum of \$225,000. Businesses along the Sunrise Blvd., NE 4<sup>th</sup> Ave. or NE 13<sup>th</sup> Street “focus areas,” were eligible for up to 90% of improvement costs, to a maximum of \$225,000 and \$125,000 for the façade.

### **2. Façade and Landscape Program**

Ms. Omengabar had distributed a list of participants, and said numbers one through seven, except number three, which was completed, had been approved. Three multi-family properties had applications but had not submitted them yet. She noted that last year, she had only received two applications. Mr. Catalano stated he and Ms. Robinson had handed out flyers.

### **3. NE 4<sup>th</sup> Avenue Streetscape Improvement Project**

Mr. Catalano reported the sidewalk was almost finished.

### **4. Rezoning Project**

Ms. Omengabar said they would make a presentation at the March meeting. They were still seeking a venue for the public presentation.

### **5. Road Closure Lights Installation Project**

Mr. Omengebar said procurement had created the purchase order, enabling them to buy the lights. Corey Collier in the Parks Department was working with FPL. She said the process could take six to 12 months.

### **VIII. Communication to City Commission**

None

### **IX. Old/New Business**

- CRA 101 & CIP Workshop Status

Mr. Fajardo described the difficulty of identifying appropriate spaces for meetings since the loss of City Hall. Ms. Omengebar said they would also hold the special workshop meeting regarding the Capital Improvement Plan in a larger venue between the Board's February and March meetings.

**Motion** made by Mr. Liggett, seconded by Mr. Catalano to move the public meeting on the rezoning to 6:00 PM. [Motion was never voted on]

Mr. Liggett asked for the records of public input regarding the rezoning project and Mr. Fajardo agreed to speak with staff to find the materials. Ms. Omengebar said the backup documents and minutes from all these meetings were on the City's website.

- March Agenda Recommendations
  1. Presentation on the Capital Improvement Plan

Ms. Omengebar said she was seeking a space for February 21 or 22 at the usual time. Mr. Liggett said the Plan was supposed to be updated every five years and it had not been since 2018. The existing Plan centered on a rail station on 13<sup>th</sup> Street but that was probably not going to happen. Ms. Omengebar said it would be best to consider updating the Plan at a future meeting.

2. Nominate and Select Chair and Vice Chair

This item was moved to the March agenda.

- Miscellaneous
  1. Public Comments

Doug Mayer, First Church of God, 1242 N. Andrews Ave., said they owned property within the CRA and they wanted to do some mixed-use development on site, including affordable housing, but current zoning did not allow it. He asked the Board to support including the church's property in the rezoning to convert it to RM-25. Verol Mangaroo, First Church of God, said since Covid, the church had been undergoing renovations. Mr. Catalano said the Planning and Zoning Board would want Mr. Mayer to make a presentation to the South Middle River Civic Association [SMRCA]. He stated approval from SMRCA would be needed for approval from Planning and Zoning and Mr. Mayer agreed to do this. Mr. Catalano advised Mr. Mangaroo that HOPE South Florida was working on a similar project and he would send information to him.

### **X. Adjournment**

There being no further business, the meeting was adjourned at 5:08 p.m.

The next meeting will be held on March 6, 2024.