



City of Lauderdale Lakes

Office of the City Clerk

4300 Northwest 36 Street - Lauderdale Lakes, Florida 33319-5599

(954) 535-2705 - Fax (954) 535-0573

COMMUNITY REDEVELOPMENT AGENCY MEETING MINUTES

Commission Chambers

January 17, 2017

5:30 PM

1. CALL TO ORDER

Chairperson Beverly Williams called the Community Redevelopment Agency meeting to order at 5:30 p.m. in the Commission Chambers located at 4300 N.W. 36th Street, Lauderdale Lakes, Florida 33319.

2. ROLL CALL

PRESENT

Chairperson Beverly Williams

Vice-Chairperson Sandra Davey

Commissioner Gloria Lewis (Arrived 5:37 p.m.)

Commissioner Veronica Edwards Phillips

Commissioner Hazelle Rogers

ALSO PRESENT

CRA Administrator Phil Alleyne

CRA Attorney Michael Haygood

CRA Secretary Sharon Houslin

City Staff

Members of the Public

3. MINUTES FROM PREVIOUS MEETING

A. OCTOBER 18, 2016 CRA MEETING MINUTES

Commissioner Hazelle Rogers made a motion to approve the October 18, 2016 CRA Meeting Minutes. Commissioner Veronica Edwards Phillips seconded the motion. There was a unanimous voice vote of approval.

The Minutes were approved unanimously.

4. PUBLIC COMMENT (LIMITED TO 2 MINUTES-MUST SIGN IN WITH CLERK)

A. PETITIONS FROM THE PUBLIC

All petitioners must sign in with the CRA Secretary and will be seated in a designated area. Petitioners will be allowed to speak for two (2) minutes.

There were no petitioners

5. EXECUTIVE DIRECTOR REPORT

A. EXECUTIVE REPORT FROM THE CRA EXECUTIVE DIRECTOR

This report provides a summary of the Community Redevelopment Agency related activities.

Executive Director J. Gary Rogers advised that the Executive Director Report will be submitted each month but will not be read. Mr. Rogers advised that if there are specific questions he will answer them.

6. FINANCE DIRECTOR REPORT

A. CRA RESOLUTION 2017-001 OF THE LAUDERDALE LAKES COMMUNITY REDEVELOPMENT AGENCY ('AGENCY') RATIFYING THE CITY MANAGERS FILING OF THE AGENCY'S FISCAL YEAR 2017, PERIOD 1 (OCTOBER) FINANCIAL ACTIVITY REPORT

This Resolution serves to ratify the October 2016 - (Period 1) Financial Activity Report provided by the Financial Services Department.

CRA Attorney Michael Haygood read the following Resolution by title only:

CRA RESOLUTION 2017-001

A RESOLUTION OF THE LAUDERDALE LAKES COMMUNITY REDEVELOPMENT AGENCY ('AGENCY') RATIFYING THE CITY MANAGERS FILING OF THE AGENCY'S FISCAL YEAR 2017, PERIOD 1 (OCTOBER) FINANCIAL ACTIVITY REPORT, AS PREPARED BY THE DEPARTMENT OF FINANCIAL SERVICES, FOR THE PURPOSE OF CONFORMING TO THE AGENCY'S ADOPTED FINANCIAL INTEGRITY PRINCIPALS AND FISCAL POLICIES; PROVIDING FOR THE ADOPTION OF REPRESENTATIONS; PROVIDING AN EFFECTIVE DATE.

Financial Services Director, Susan Gooding-Liburd presented the October and November FY 2017 Financial Activity Reports.

Commissioner Gloria Lewis made a motion to move CRA Resolution 2017-001 to the floor approval. Commissioner Hazelle Rogers seconded the motion. There was a unanimous voice vote of approval.

Chairperson Beverly Williams requested a roll call:

FOR: Chairperson Beverly Williams, Vice-Chairperson Sandra Davey, Commissioner Gloria Lewis, Commissioner Veronica Edwards Phillips, Commissioner Hazelle Rogers.

Motion passed: 5-0

B. CRA RESOLUTION 2017-002 OF THE LAUDERDALE LAKES COMMUNITY REDEVELOPMENT AGENCY ('AGENCY') RATIFYING THE CITY MANAGERS FILING OF THE AGENCY'S FISCAL YEAR 2017, PERIOD 2 - (NOVEMBER) FINANCIAL ACTIVITY REPORT

This Resolution serves to ratify the November 2016 - (Period 2) Financial Activity Report provided by the Financial Services Department.

CRA Attorney Michael Haygood read the following Resolution by title only:

CRA RESOLUTION 2017-002

A RESOLUTION OF THE LAUDERDALE LAKES COMMUNITY REDEVELOPMENT AGENCY ('AGENCY') RATIFYING THE CITY MANAGERS FILING OF THE AGENCY'S FISCAL YEAR 2017, PERIOD 2 (NOVEMBER) FINANCIAL ACTIVITY REPORT, AS PREPARED BY THE DEPARTMENT OF FINANCIAL SERVICES, FOR THE PURPOSE OF CONFORMING TO THE AGENCY'S ADOPTED FINANCIAL INTEGRITY PRINCIPALS AND FISCAL POLICIES; PROVIDING FOR THE ADOPTION OF REPRESENTATIONS; PROVIDING AN EFFECTIVE DATE.

Commissioner Gloria Lewis made a motion to move CRA Resolution 2017-002 to the floor approval. Commissioner Veronica Edwards Phillips seconded the motion. There was a unanimous voice vote of approval.

Chairperson Beverly Williams requested a roll call:

FOR: Chairperson Beverly Williams, Vice-Chairperson Sandra Davey, Commissioner Gloria Lewis, Commissioner Veronica Edwards Phillips, Commissioner Hazelle Rogers.

Motion passed: 5-0

7. CHAIRMAN REPORT

8. COMMITTEE REPORTS : STANDING

9. COMMITTEE REPORTS : AD HOC

10. LEGAL REPORT

11. OLD BUSINESS

A. CRA RESOLUTION 2017-003 OF THE LAUDERDALE LAKES COMMUNITY REDEVELOPMENT AGENCY ("CRA"), PROVIDING AN OFFER TO THE CITY OF LAUDERDALE LAKES FOR THE DEDICATION OF THAT CERTAIN ROADWAY KNOWN AS "SOMERSET"

This Resolution approves the dedication of certain land to the City of Lauderdale Lakes. Approval by the CRA would be consistent with the adopted CRA Plan, the original intent reflected within the language found in the recorded access easement that Somerset Drive improvements would ultimately be dedicated as a public roadway, and to accommodate the release of the land through dedication to the City of Lauderdale Lakes by the current property owners - Lauderdale Lakes CRA.

CRA Attorney Michael Haygood read the following Resolution by title only:

CRA RESOLUTION 2017-003

A RESOLUTION OF THE LAUDERDALE LAKES COMMUNITY REDEVELOPMENT AGENCY ("CRA"), PROVIDING AN OFFER TO THE CITY OF LAUDERDALE LAKES FOR THE DEDICATION OF THAT CERTAIN ROADWAY KNOWN AS "SOMERSET DRIVE;" PROVIDING FOR THE ADOPTION OF REPRESENTATIONS; PROVIDING AN EFFECTIVE DATE.

Commissioner Hazelle Rogers made a motion to move CRA Resolution 2017-002 to the floor discussion. Commissioner Gloria Lewis seconded the motion. There was a unanimous voice vote of approval.

CRA Executive J. Gary Rogers explained the item to the CRA Board.

Chairperson Beverly Williams requested a roll call:

FOR: Vice-Chairperson Sandra Davey, Commissioner Gloria Lewis, Commissioner Veronica Edwards Phillips, Commissioner Hazelle Rogers. AGAINST: Chairperson Beverly Williams

Motion passed: 4-1

B. CRA RESOLUTION 2017-004 OF THE LAUDERDALE LAKES COMMUNITY REDEVELOPMENT AGENCY ("AGENCY") AUTHORIZING THE EXECUTION OF THE FIRST MODIFICATION TO A

PROFESSIONAL SERVICE AGREEMENT BY AND BETWEEN THE AGENCY AND CARRAS COMMUNITY INVESTMENT, INC. TO PROVIDE REAL ESTATE ADVISORY SERVICES TO THE AGENCY FOR THE COMMERCE PARK PROJECT TO INCREASE THE COMPENSATION FOR AN AMOUNT NOT TO EXCEED \$10,000 AND INCREASE THE TERM

This Resolution serves to provide for added funding, and time of performance extension, for continuing Community Redevelopment Agency Financial Advisory Services in relation to the negotiation, development and approval of a Development Agreement for the development and sale of the CRA owned Commerce Park property by Carras Community Investments, Inc.

CRA Attorney Michael Haygood read the following Resolution by title only:

CRA RESOLUTION 2017-004

A RESOLUTION OF THE LAUDERDALE LAKES COMMUNITY REDEVELOPMENT AGENCY ("AGENCY") AUTHORIZING THE EXECUTION OF THE FIRST MODIFICATION TO A PROFESSIONAL SERVICE AGREEMENT BY AND BETWEEN THE AGENCY AND CARRAS COMMUNITY INVESTMENT, INC. TO PROVIDE REAL ESTATE ADVISORY SERVICES TO THE AGENCY FOR THE COMMERCE PARK PROJECT TO INCREASE THE COMPENSATION FOR AN AMOUNT NOT TO EXCEED \$10,000 AND INCREASE THE TERM THROUGH THE FIRST OF May 17, 2017 OR APPROVAL OF DEVELOPMENT AND DISPOSITION AGREEMENT BY CRA BOARD; DIRECTING AND AUTHORIZING THE CHAIRMAN AND SECRETARY TO TAKE SUCH ACTIONS AS SHALL BE NECESSARY AND CONSISTENT TO CARRY OUT THE INTENT AND DESIRE OF THE AGENCY; ADOPTING REPRESENTATIONS; PROVIDING AN EFFECTIVE DATE.

Commissioner Hazelle Rogers made a motion to move CRA Resolution 2017-004 to the floor for discussion. Vice Chair-person Sandra Davey seconded the motion. There was a unanimous voice vote of approval.

Discussion ensued regarding the current project and the money that has been spent.

Chairperson Beverly Williams requested a roll call:

FOR: Chairperson Beverly Williams, Commissioner Veronica Edwards Phillips. AGAINST: Vice-Chairperson Sandra Davey, Commissioner Gloria Lewis, Commissioner Hazelle Rogers

Motion failed: 2-3

Mayor Hazelle Rogers requested a motion for reconsideration. Commissioner Gloria Lewis seconded the motion and made a friendly amendment that if the Investment Company does not have anything in by next month, the CRA Board goes with second bidder.

Chairperson Beverly Williams asked for a roll call on the reconsideration.

FOR: Chairperson Beverly Williams, Commissioner Gloria Lewis, Commissioner Veronica Edwards Phillips, Commissioner Hazelle Rogers. AGAINST: Vice-Chairperson Sandra Davey

Motion to reconsider passed: 4-1

Chairperson Beverly Williams asked for a roll call on the amendment.

FOR: Chairperson Beverly Williams, Vice-Chairperson Sandra Davey, Commissioner Gloria Lewis, Commissioner Veronica Edwards, Commissioner Hazelle Rogers.

Motion passed: 5-0

12. NEW BUSINESS

A. CRA RESOLUTION 2017-005 OF THE LAUDERDALE LAKES COMMUNITY REDEVELOPMENT AGENCY AUTHORIZING THE EXECUTION OF THE FIFTH AMENDMENT TO THE AGREEMENT FOR DEVELOPMENT AND DISPOSITION OF PROPERTY BETWEEN OAKLAND DEVELOPMENT PARTNER, LLC TO SUCCESSOR IN TITLE TO UNITED HOMES OF LAUDERDALE LAKES, INC. AND LAUDERDALE LAKES COMMUNITY REDEVELOPMENT AGENCY

This Resolutions authorizes the execution of the Fifth Amendment to the Agreement for development and disposition of property between Oakland Development Partner, LLC to successor in title to United Homes of Lauderdale Lakes, Inc. and Lauderdale Lakes Community Redevelopment Agency.

Chairperson Beverly Williams asked for a motion to move the agenda to hear item 12A at 5:30 p.m. time certain and to have a presentation by Broward County. Commissioner Veronica Edward Phillips made the motion. Chairperson Beverly Williams seconded the motion.

CRA Attorney Michael Haygood read the following Resolution by title only:

CRA RESOLUTION 2017-005

A RESOLUTION OF THE LAUDERDALE LAKES COMMUNITY REDEVELOPMENT AGENCY AUTHORIZING THE EXECUTION OF THE FIFTH AMENDMENT TO THE AGREEMENT FOR DEVELOPMENT AND DISPOSITION OF PROPERTY BETWEEN OAKLAND DEVELOPMENT PARTNER, LLC TO SUCCESSOR IN TITLE TO UNITED HOMES OF LAUDERDALE LAKES, INC. AND LAUDERDALE LAKES COMMUNITY REDEVELOPMENT AGENCY; DIRECTING AND AUTHORIZING THE CHAIRMAN AND SECRETARY TO TAKE SUCH ACTIONS AS SHALL BE NECESSARY AND CONSISTENT TO CARRY OUT THE INTENT AND DESIRE OF THE AGENCY; ADOPTING REPRESENTATIONS; PROVIDING AN EFFECTIVE DATE.

CRA Executive Director Gary Rogers advised that the presenters are stuck in traffic. The CRA Board decided to wait for the presenters.

*Barney McCoy, Broward County Service and Capital Planning Manager presented information regarding the County's Bus Shelter Project. Chairperson Beverly Williams expressed her disappointment with the delay in the project. Commissioner Hazelle Rogers echoed the disappointment with the delay in the project and requested that the CRA Board be notified in writing on all project updates.

Attorney Dennis Mele, representative for Oakland Development Partners LLC presented information regarding the project and asked the Commission to approve to an amendment to the final site plan that reflects a new unit configuration for the Developer's Project to include 319 apartment units, which will be comprised of 42 three bedroom units, 205 two bedroom units and 132 one bedroom units.

Discussion ensued regarding the 319 apartment units, the cost of the units, the upkeep and management of the units, as well as parking and diversity of homes.

Former Commissioner Eric Haynes asked the CRA Board to encourage home ownership and spoke in opposition of rental units.

Commissioner Gloria Lewis made a motion to table the item until the CRA Chair can meet with the developer and the CRA Board receives a copy of the original developers agreement. Vice-Chairperson Sandra Davey seconded the motion. There was a unanimous voice vote of approval.

FOR: Chairperson Beverly Williams, Vice-Chairperson Sandra Davey, Commissioner Gloria Lewis, Commissioner Veronica Edwards Phillips, Commissioner Hazelle Rogers.


Motion passed: 5-0

13. ITEMS FOR FUTURE DISCUSSION/ANNOUNCEMENTS

14. ADJOURNMENT

Meeting was adjourned at 8:14 p.m.

"In accordance with Sec. 2-55 of the Code of Ordinance, the minutes are action minutes and do not record or transcribe debate or argument. The City Clerk maintains an audio recording of the Workshop and Commission Meeting minutes in accordance with state retention regulations. For an audio/video copy of the minutes, please contact the City Clerk's Office at 954-535-2705."


BEVERLY WILLIAMS, CHAIRPERSON

ATTEST:


SHARON HOUSLIN, SECRETARY

