



City Hall Commission Chambers
3650 NE 12 Avenue
Oakland Park, Florida 33334

DRAFT MINUTES
COMMUNITY REDEVELOPMENT AGENCY MEETING
OCTOBER 6, 2021, 7:18 P.M.

The regular meeting of the Community Redevelopment Agency of the City of Oakland Park, Florida was called to order at 7:18 p.m. by Chair Bolin.

NOTE: Due to COVID-19 precautionary safety measures were in place and access to city facilities was limited to ensure social distancing. The opportunity for Public Participation has been provided by email or by calling the City Clerk's office. Received public comments, if any, were read into the record during that portion of the agenda.

ROLL CALL

Present:

Chair Bolin

Vice Chair Carn

Board Member Gordon

Board Member Rosenwald

Board Member Sparks

Also Present:

Assistant Executive Director Jennifer Frastai

CRA Attorney D J Doody

CRA Clerk Renee M. Shrout

PRESENTATIONS

*October 2021 CRA Update

Dr. Steve Tinsley, Assistant Director of Community and Economic Development, provided a presentation stating on August 2, 2021, the City released a Request for Qualifications (RFQ) for the development of the City-owned Downtown Properties. (Phase 1) The deadline for RFQ submissions was September 14, 2021 with 12 developers responding. Phase 1 includes RFQ submissions reviewed by the Selection Committee on October 7th and qualifying firms(s) from Phase 1 will be invited to submit a detailed development proposal. The project aims to transform the Downtown into a dynamic mixed-use hub that includes high-quality residential, innovative commercial use, living streets, urban green-space, and public parking. The Florida Department of Transportation (FDOT) Technical Analysis team recommended the next commuter rail stop north of Fort Lauderdale to be situated adjacent to the proposed development site.

The Small Business Administration (SBA) improved its Economic Injury Disaster Loan (EIDL) Program increasing loan cap from \$500,000 to \$2 million; proceeds for payment and pre-payment of business non-federal debt incurred at any time (past or future) and payment of federal debt are eligible; Deferment period now 24 months from origination for all loans; Exclusivity Period for loans less than 500K from September 8, 2021 to October 8, 2021; Loans

more than 500K will not be approved and changes not in effect until October 8, 2021; Applications are available at www.sba.gov.

Kaitlyn Collier, External Relations and Communications Specialist, continued the presentation announcing the City will be unveiling its new Downtown banner designs at the October 12, 2021 Downtown Partners Meeting on October 12 at 9:00 AM. The new banners, to be launched early next year, will continue to promote the “Find It In Oakland Park” campaign and “Live Like a LoakL” incentive program.

Oakland Park businesses can not show their support and partnership with the City by posting our “Oakland Park Welcomes ALL” signs within their business. There are fourteen (14) signs posted throughout the City as a reminder of its dedication to equality and inclusion. The proposed Business Incentive Program (BIP) was presented at the February 2020 Downtown Partners Meeting and was well received. It features a simplified application process, clear and concise eligibility requirements, and streamlined documentation protocols implemented through an online platform. Changes will be presented at a future CRA meeting.

Ms. Collier continued announcing Forbes Magazine recognized ChainBridge Distillery, located at 3500 NE 11 Avenue, for its Florida Basil Vodka also dubbed one of the “Best Craft Vodkas” by the American Distilling Institute. For more information, please visit www.chainbridgedistillery.com; Rebel Wine Bar, located at 3520 NE 12 Avenue, held its soft opening September 8. The local wine bar has a unique and intimate vibe and features familiar and exclusive wineries, wine tastings, and local music. For more information, please visit www.rebelwinebar.com; Mission Yoga, located at 3400 NE 12 Avenue, celebrated their grand opening October 6. The business will offer a variety of yoga classes for all skill levels. For more information, please visit www.missionyogafl.com; More Bath & Bedding, located at 1103 NE 34 Court, will celebrate their grand opening October 9. The bedding and bath boutique supplies a variety of high-end products and is the exclusive dealer for Hunter & Douglas. For more information, please visit www.morebeddingandbath.com; the City Commission approved the OP3D Bonus Provision Program September 22 to further Central Park; a mixed-use development to be located at 3301 N. Dixie Highway; Brickbox Enterprises, LTD., New Rock Partners, Spruce S3, Kobi Karp, and First Florida celebrated the Ground Breaking Ceremony of Project O August 30. The development includes 274 residential units, along with a gym, pool, co-working spaces and 19,000 square feet of commercial retail space; Circle House Coffee will celebrate their grand opening October 30 at their second location 119 W. Oakland Park Blvd. The establishment will partner with local organizations to celebrate breast cancer survivors and educate the community. For more information, please visit www.circlehousecoffee.com; Mai-Kai, located at 3599 N. Federal Hwy, announced a joint partnership with the Barlington Group and Mad Room Hospitality. For more information, please visit www.maikai.com; Aldi, to be located at 1033 E. Oakland Park Blvd., is projected to open November 17; the RAM development, to include Sprouts Farmers Market, is expected to open December 15; Pete & Izzie's Social Club, located at 3865 Powerline Rd, is scheduled to open October 15 for dog grooming services. For more information, please visit www.peteandizzies.com.

Dr. Tinsley concluded the presentation announcing the next Downtown Partners Meeting is scheduled for Tuesday, October 12, 2021, via Zoom. All interested parties are encouraged to attend and follow the Oakland Park CRA on all social media platforms FaceBook, TikTok and Instagram.

Board Member Sparks inquired if recipients of other SBA loans are eligible for the Economic Injury Disaster Loan (EIDL) Program and if loans will be forgiven. Dr. Tinsley confirmed recipients of other SBA loans are eligible for the Economic Injury Disaster Loan Program and had no information that EIDL loans would be forgiven at this time.

Board Member Rosenwald thanked staff for their presentation and congratulated Mai Kai on their partnership. He also inquired if historic sites qualified for additional funding streams. Staff is seeking additional funding and encourages businesses to share concerns at Downtown Partners Meeting.

Board Member Gordon thanked staff for their presentation and encouraged businesses to take advantage of available funding. She also looks forward to Mai Kai's new venture. Jennifer Frastai, Assistant City Manager, stated inclusion signs are on order and staff is developing a roll out plan.

Vice Chair Carn inquired if staff is assisting small businesses with the SBA application for funding. Dr. Tinsley encourages small businesses to reach out to staff before they begin the application for assistance and stated other community-based lenders may be available to provide funding. Ms. Collier stated staff intends to present Business Improvement Program (BIP) before the end year and implement on an online platform. Peter Schwarz, Director of Community and Economic Development, added Allied Kitchen & Bath's interior build outs are underway.

1. PUBLIC COMMENTS

At this time any person will be allowed to speak on any matter that pertains to City business for a length of time not to exceed four minutes per person.

None.

CONSENT AGENDA

Board Member Sparks moved to approve the Consent Agenda. Board Member Gordon seconded the motion, which prevailed by the following vote:

YES: Chair Bolin, Vice Chair Carn, Board Member Gordon, Board Member Rosenwald,
Board Member Sparks

2. Approval of CRA Minutes - September 8, 2021; September 22, 2021

Approved on Consent

3. BOARD MEMBER DISCUSSION ITEMS

None.

4. REPORTS FROM BOARD MEMBERS

None.

5. REPORTS FROM EXECUTIVE DIRECTOR

None.

ADJOURN

The meeting adjourned at 7:56 P.M.

CITY OF OAKLAND PARK, FLORIDA

JANE BOLIN, CHAIR

ATTEST:

RENEE M. SHROUT, CMC, CRA CLERK