

City of Lauderdale

*City Commission Chambers at City Hall
5581 W. Oakland Park Blvd.
Lauderhill, FL, 33313
www.lauderhill-fl.gov*



Meeting Minutes - Draft

Monday, May 13, 2024

5:00 PM

City Commission Chambers

Community Redevelopment Agency Meeting (CRA)

CRA Executive Director Sean Henderson

LAUDERHILL CITY COMMISSION

Mayor Ken Thurston

Vice Mayor Lawrence Martin

Commissioner Melissa P. Dunn

Commissioner Denise D. Grant

Commissioner Sarai Martin

Desorae Giles-Smith, City Manager

Andrea M. Anderson, City Clerk

Angel Petti Rosenberg, City Attorney

I CALL TO ORDER

Mayor Thurston called to order the Community Redevelopment Agency (CRA) Meeting at 5:00 PM.

II ROLL CALL

Present: 5 - Commissioner Melissa P. Dunn, Commissioner Denise D. Grant, Vice Mayor Lawrence Martin, Commissioner Sarai Martin, and Mayor Ken Thurston

Vice Mayor L. Martin arrived at 5:05 PM.

ALSO PRESENT:

Sean Henderson, Executive Director
Angel Petti Rosenberg, City Attorney
Constance Stanley, Police Chief
Andrea M. Anderson, City Clerk

III CONSIDERATION OF CONSENT AGENDA

A motion was made by Vice Mayor L. Martin, seconded by Commissioner S, Martin, that this Consent Agenda was approved. The motion carried by the following vote:

Yes: 5 - Commissioner M. Dunn, Commissioner D. Grant, Vice Mayor L. Martin, Commissioner S. Martin and Mayor K. Thurston

Abstain: 0

IV APPROVAL OF MINUTES

V THIS WILL BE A LIMITED AGENDA MEETING. THE ONLY ITEMS TO BE DISCUSSED WILL BE:

ORDINANCES - SECOND READING

1. CRA ORDINANCE NO. CRA-24O-04-103: AN ORDINANCE OF THE LAUDERHILL COMMUNITY REDEVELOPMENT AGENCY (CRA) ACCEPTING THE TRANSFER OF LAND LOCATED AT 5730 N.W. 28th STREET, AS MORE PARTICULARLY DESCRIBED IN THE ATTACHED QUIT-CLAIM DEED TO BE TRANSFERRED FROM THE CITY OF LAUDERHILL TO THE CRA; APPROVING AND ACCEPTING THE QUIT-CLAIM DEED REGARDING THE TRANSFER; PROVIDING FOR AN EFFECTIVE DATE (REQUESTED BY EXECUTIVE DIRECTOR, SEAN HENDERSON).

Attachments: [CRA-Ord-24O-04-103-Deed 5730 NW 28 St](#)
[AR CRA-24O-04-103](#)
[Deed-5730 NW 28 St City to CRA.pdf](#)

This Ordinance was approved on the Consent Agenda. (See Consideration of Consent Agenda for vote tally.)

2. CRA ORDINANCE NO. CRA-24O-04-104: AN ORDINANCE OF THE LAUDERHILL COMMUNITY REDEVELOPMENT AGENCY (CRA) ACCEPTING THE TRANSFER OF LAND LOCATED AT 5740 N.W. 28th STREET, AS MORE PARTICULARLY DESCRIBED IN THE ATTACHED QUIT-CLAIM DEED TO BE TRANSFERRED FROM THE CITY OF LAUDERHILL TO THE CRA; APPROVING AND ACCEPTING THE QUIT-CLAIM DEED REGARDING THE TRANSFER; PROVIDING FOR AN EFFECTIVE DATE (REQUESTED BY EXECUTIVE DIRECTOR, SEAN HENDERSON).

Attachments: [CRA-Ord-24O-04-104-Deed 5740 NW 28 St.pdf](#)
[AR CRA-24O-04-104](#)
[Deed-5740 NW 28 St City to CRA.pdf](#)

This Ordinance was approved on the Consent Agenda. (See Consideration of Consent Agenda for vote tally.)

3. CRA ORDINANCE NO. CRA-24O-04-105: AN ORDINANCE OF THE LAUDERHILL COMMUNITY REDEVELOPMENT AGENCY (CRA) ACCEPTING THE TRANSFER OF LAND LOCATED AT 5800 N.W. 28th STREET, AS MORE PARTICULARLY DESCRIBED IN THE ATTACHED QUIT-CLAIM DEED TO BE TRANSFERRED FROM THE CITY OF LAUDERHILL TO THE CRA; APPROVING AND ACCEPTING THE QUIT-CLAIM DEED REGARDING THE TRANSFER; PROVIDING FOR AN EFFECTIVE DATE (REQUESTED BY EXECUTIVE DIRECTOR, SEAN HENDERSON).

Attachments: [CRA-Ord-24O-04-105-Deed 5800 NW 28 St.pdf](#)
[AR CRA-24O-04-105](#)
[Deed-5800 NW 28 St City to CRA.pdf](#)

This Ordinance was approved on the Consent Agenda. (See Consideration of Consent Agenda for vote tally.)

4. CRA ORDINANCE NO. CRA-24O-04-106: AN ORDINANCE OF THE LAUDERHILL COMMUNITY REDEVELOPMENT AGENCY (CRA) ACCEPTING THE TRANSFER OF LAND LOCATED AT 5810 N.W. 28th STREET, AS MORE PARTICULARLY DESCRIBED IN THE ATTACHED QUIT-CLAIM DEED TO BE TRANSFERRED FROM THE CITY OF LAUDERHILL TO THE CRA; APPROVING AND ACCEPTING THE QUIT-CLAIM DEED REGARDING THE TRANSFER; PROVIDING FOR

AN EFFECTIVE DATE (REQUESTED BY EXECUTIVE DIRECTOR, SEAN HENDERSON).

Attachments: [CRA-Ord-24O-04-106-Deed 5810 NW 28 St.pdf](#)

[AR CRA-24O-04-106](#)

[Deed-5810 NW 28 St City to CRA.pdf](#)

This Ordinance was approved on the Consent Agenda. (See Consideration of Consent Agenda for vote tally.)

RESOLUTIONS

5. RESOLUTION NO. CRA-24R-05-12: A RESOLUTION OF THE CITY OF LAUDERHILL COMMUNITY REDEVELOPMENT AGENCY (CRA) AUTHORIZING A CHANGE ORDER TO THE PRISM ARCHITECTURE, LLC. CONTRACT TO AMEND AND UPDATE THE ARCHITECTURAL DESIGN AND CONSTRUCTION DRAWINGS FOR VALUE ENGINEERING REVISIONS AND TO BRING THEM UP TO CODE FOR THE 2 MODEL B HOMES CURRENTLY BEING BUILT AND REPEATER FEES FOR THE FOUR (4) ADDITIONAL LOTS TO BE CONSTRUCTED IN THE TOTAL AMOUNT NOT TO EXCEED \$15,240.00; PROVIDING FOR PAYMENT FROM THE APPROPRIATE BUDGET CODE NUMBER(S); PROVIDING FOR AN EFFECTIVE DATE (REQUESTED BY CRA DIRECTOR, SEAN HENDERSON).

Attachments: [CRA-24R-05-12-Change Order Prism Architect.pdf](#)

[AR CRA-24R-05-12](#)

[CRA Prism Cannon Point estimate 04.30.24.pdf](#)

This Resolution was approved on the Consent Agenda. (See Consideration of Consent Agenda for vote tally.)

6. RESOLUTION NO. CRA-24R-05-13: A RESOLUTION OF THE LAUDERHILL COMMUNITY REDEVELOPMENT AGENCY (CRA) CREATING THE NEW JOB POSITION OF DEPUTY CRA DIRECTOR; APPROVING THE JOB DESCRIPTION FOR THE NEW POSITION OF DEPUTY CRA DIRECTOR; PROVIDING FOR AN EFFECTIVE DATE (REQUESTED BY CRA DIRECTOR, SEAN HENDERSON).

Attachments: [CRA-RES-24R-05-13-JOB-creation-CRA Deputy Director.pdf](#)

[AR CRA-24R-05-13](#)

[CRA Deputy Director Job Description.pdf](#)

This Resolution was approved on the Consent Agenda. (See Consideration of Consent Agenda for vote tally.)

7. RESOLUTION NO. CRA-24R-05-14: A RESOLUTION OF THE LAUDERHILL COMMUNITY REDEVELOPMENT AGENCY (CRA)

CREATING THE NEW JOB POSITION OF PROPERTY MANAGER FOR THE CRA; APPROVING THE JOB DESCRIPTION FOR THE NEW POSITION OF PROPERTY MANAGER FOR THE CRA; PROVIDING FOR AN EFFECTIVE DATE (REQUESTED BY CRA DIRECTOR, SEAN HENDERSON).

Attachments: [CRA-RES-24R-05-14-JOB-creation-CRA Property Manager.pdf](#)
[AR CRA-24R-05-14](#)
[Property Manager Job Description CRA.pdf](#)

CRA Executive Director Sean Henderson remarked, with the expansion of the CRA to Broward Boulevard and NW 31st Avenue, it was felt a few skill sets were needed to complement those of the current staff to enhance the management of properties the CRA acquired. The CRA sought to create a presence at the properties to manage complaints, observation of safety, etc., matters that could be clearly communicated back to CRA management to allow for such activities as doing repairs. He noted the importance of having a visible person on the property for customer service, such as the payment of rents, etc. This post was a part-time position.

A motion was made by Commissioner D. Grant, seconded by Commissioner S. Martin, that this Resolution be approved. The motion carried by the following vote:

Yes: 5 - Commissioner M. Dunn, Commissioner D. Grant, Vice Mayor L. Martin, Commissioner S. Martin and Mayor K. Thurston

Abstain: 0

8. RESOLUTION NO. CRA-24R-05-15: A RESOLUTION OF THE LAUDERHILL COMMUNITY REDEVELOPMENT AGENCY (CRA) CREATING THE NEW JOB POSITION OF PROGRAMS MANAGER FOR THE CRA; APPROVING THE JOB DESCRIPTION FOR THE NEW POSITION OF PROGRAMS MANAGER FOR THE CRA; PROVIDING FOR AN EFFECTIVE DATE (REQUESTED BY CRA DIRECTOR, SEAN HENDERSON).

Attachments: [CRA-RES-24R-05-15-JOB-creation-CRA Programs Manager.pdf](#)
[AR CRA-24R-05-15](#)
[CRA Programs Manager Job Description.pdf](#)

This Resolution was approved on the Consent Agenda. (See Consideration of Consent Agenda for vote tally.)

9. RESOLUTION NO. CRA-24R-05-16: A RESOLUTION OF THE LAUDERHILL COMMUNITY REDEVELOPMENT AGENCY (CRA) CREATING THE NEW JOB POSITION OF FACILITIES CONSTRUCTION SPECIALIST FOR THE CRA; APPROVING THE JOB DESCRIPTION FOR THE NEW POSITION OF FACILITIES CONSTRUCTION SPECIALIST FOR THE CRA; PROVIDING FOR AN EFFECTIVE DATE

(REQUESTED BY CRA DIRECTOR, SEAN HENDERSON).

Attachments: [CRA-RES-24R-05-16-JOB-creation-CRA Facilities Construction Specialist.pdf](#)
[AR CRA-24R-05-16 Facilities Construction Specialist Job Description.pdf](#)

This Resolution was approved on the Consent Agenda. (See Consideration of Consent Agenda for vote tally.)

10. RESOLUTION NO. CRA- 24R-05-17: A RESOLUTION OF THE LAUDERHILL COMMUNITY REDEVELOPMENT AGENCY (CRA) APPROVING THE CRA PAY PLAN; PROVIDING VARIOUS POSITIONS, CATEGORIES, AND PAY GRADES; PROVIDING FOR AN EFFECTIVE DATE (REQUESTED BY CRA DIRECTOR, SEAN HENDERSON).

Attachments: [CRA-RES-24R-05-17-Pay Plan Resolution.pdf](#)
[AR CRA-24R-05-17 CRA Pay Plan 2024.pdf](#)
[FY 2024 Pay Plan Grades.pdf](#)

This Resolution was approved on the Consent Agenda. (See Consideration of Consent Agenda for vote tally.)

PRESENTATIONS

11. WYNGATE PRESENTATION (REQUESTED BY CRA DIRECTOR, SEAN HENDERSON).

Mr. Henderson gave a PowerPoint presentation on the subject item, as detailed in the backup, highlighting the following:

- Since the CRA took possession of the property, certain actions were taken, such as: stabilize the rental base of the property; removal of trash and debris; removal of homeless persons from the property; a police detail began on April 29, 2024, with officers moving trespassers along off the property; CRA staff's visit to the property revealed such situations were now more in control
- The goal for the tenancy of the plaza was to improve with tenants engaged in uses that surrounding residents felt comfortable going back to the plaza to shop, and do other business
- The CRA was doing business outreach with existing tenants to get a better understanding of their business, which tenants wished to remain or leave, and understanding their lease conditions
- The CRA was working on designs for a police substation, holding dialog with the police on what their needs would be in this regard, consulting with the officers doing the overnight detail to discover their needs policing the subject community; the substation would be considered a cornerstone in the plaza
- The CRA received numerous requests for healthcare facilities; this was a regional interest, and as there were so many health concerns in the subject area of the City, staff would explore the possibility of gaining tenants involved in those business uses

- Demands were also voiced for restaurant uses in the subject plaza; it had not yet been fully communicated that the CRA sought to stabilize the plaza, but the word was getting out in regards to people wishing to locate their business there
- Construction drawings were proceeding with the architect to do construction drawings for the police substation; a scope and review was already done for cameras being placed across the property; CRA was working with IT staff to making that location a hub for future policing innovations for the CRA to allow cameras to feed into that center for the State Road 7 CRA district
- To begin getting construction cost estimates, the CRA reached out to contractors with the construction drawings, and they were getting estimates in the region of \$125.00 a square foot for demolition and construction
- Another position the CRA Board just approved was the hiring of a construction specialist; they sought to do some in house carpentry, electrical, basic handyman skills on staff, so if a lessee had an issue on their property, the CRA could respond quickly; that person would be able to assist with demolition, and some finishing work with the plaza on the exterior and interior
- The plan was to add some of the construction costs in, so the CRA did a bid for preliminary prices on replacing all the glass on the plaza, which they were told had to be done to impact glass standards; the architect's recommendation was to, possibly, reduce some of the windows with plastered walls to save some cost on the windows; there would still be good visibility, as in the existing state, the low level of the window to the wall provided a stoop, so when people sat on the wall, they leaned against the window, sometimes causing it to break' the stoop would be raised to deter anyone sitting there
- A new elevation for the property was planned, making signage more visible, and the plaza looking more modern to attract the type of tenants being sought
- The rental spaces, it was about \$22.00 to \$25.00 per square foot, and with the planned improvements, the higher level of \$25.00 per square foot would be sought
- In the proposed new design, the goal was to include a facility with a restroom for police officers, along with general space to allow them to establish their presence, providing a location for officers to regroup.

Vice Mayor L. Martin mentioned the movie production project literally across the street on NW 31st Avenue; he thought, as much as the CRA sought to move hastily with the subject plaza improvements to produce a wonderful Wyngate Plaza, some consideration should be given to needs for that location that were generated by the presence of the movie production business. The latter was likely to employ upwards of two to 300 people at that location at any given time, and based on the high tech nature of that business, the plaza could include tenants engaged in business that complemented the movie production uses. He said CRA staff should ensure there was ongoing community contact in the plaza's improvement process, asking if staff could give an update on the drainage problem, asking if that was cured, or was this another long-term project, as flooding had always been horrific in that particular plaza. He wished to know if there were any parking concerns, and any long term solutions, asking if the plan was to keep the current configuration of the building, as he believed CRA staff once mentioned the possibility of building up if doing something of a mixed use nature was determined to be a viable choice.

Mr. Henderson remarked, regarding the drainage in the plaza, there had yet to be a significant rain event to date, but Public Works staff pumped out the drainage system, and they articulated the structure of the system, looking at the possible obstacles that could be faced. There were some trees in the area that could be interfering with the drainage efficiency, but the degree of the continuing issue after the various abovementioned actions were taken would not be known until the next big rain event. The CRA and Public Works staff were ready to respond quickly, as they would in such situations around the City.

Deputy City Manager/Finance Director Kennis Hobbs commented, initially, when the CRA purchased the property, a two-step process was mentioned; this was step one, addressing short-term needs to put a better face on the property, and deal with the existing plaza tenants; staff was working with the City's legal staff to move some of those tenants out. He said while the CRA went through the community outreach process, which was more for the long-term goal, the idea was to continue generating revenue, and make improvements to the plaza, so it did not become an eyesore in the community. In one of the conversations with the police department (PD) representatives when they were talking about moving tenants out, the police pointed out having an empty building was not a good thing, hence some of the renovations currently taking place without spending a lot of money. Mr. Hobbs directed CRA staff to revisit the CRA Plan done by Kona Gray when there were discussions about expanding the CRA, and staff wished to take that plan, and begin meeting with the community again to help arrive at a long-term vision. Ultimately, the idea was for a plaza with tenants that were more cohesive with what was going on in the surrounding community from a look, feel, and use perspective; this was a similar model the CRA used at the Renaissance property.

Mr. Henderson commented on the complementing uses with the coming movie production studio across the street from the subject plaza, stating CRA staff met with Greg Brewton to identify the type of uses that were compatible with the movie production entity. They explored examples of movie studios, such as in Atlanta, looking at the uses surrounding the studios; however, in those situations, the studios were surrounded by woods.

Mr. Hobbs noted, from the CRA's timetable, looking at a three to five year window, staff began meeting with financial advisors to discuss how to finance the abovementioned improvements. CRA staff believed the timetable could be moved up or back, depending on how things manifested. CRA staff felt this gave them time to go out and have dialog with the surrounding community, and the public, mirroring prior discussions on potential funding options to make those improvements. He said if the construction of the movie production studio appeared to be moving swiftly, then the CRA had to do what was necessary to move up its improvement timeline if needed.

Vice Mayor L. Martin sought confirmation staff was open to the Mayor and Commissioners sending people their way.

Mr. Hobbs affirmed that process already began.

Commissioner Dunn asked staff to share the strategy for transitioning the existing tenants; specifically, the criteria being used.

Mr. Henderson noted there was an assumption that there was a transition, and currently there might be one tenant still under contract, so there were no lease contracts with existing tenants. Francine was very proactive with reaching out to the individual tenants to get a better understanding of their business situation. Some tenants paid rent of \$600.00 a month, other were paying almost \$6,000.00 a month, so there was no consistency to the cost per square foot. He remarked, from a time perspective, CRA staff's approach was to first stabilize the property, see what business the current tenants were engaged in, and the ones that should stay or go; once improvements were completed, the CRA would look at bringing some consistency to the cost per square foot. They had done break evens on a three-year, and a five-year basis based on build out costs, construction, etc., versus allowing a business to sustain.

Mr. Hobbs pointed out, with the exception of one or two businesses, all of the other businesses had expired leases. Some of the present uses were not consistent with what the CRA and the City wished to see at the location.

Commissioner Dunn surmised one of the City's goals was to support local small businesses, and she asked how this was being done, while still wanting to "run a business", so for those businesses with expired leases, staff should discover if they planned to go out of business. If the latter, she wondered if staff could help them find another location, rather than just displacing them.

Mr. Hobbs stated the CRA was using the same model used when the Renaissance Plaza property was acquired; that is, some businesses in that plaza were relocated; this was part of the process when they acquire a property that already had tenants, meeting with them to understand their businesses and the uses. Staff worked with legal and police staff to identify those spaces that were listed as being a business, but there was no actual business; at Wyngate Plaza, there were tenants whose lease expired some three years ago, and no one had seen them for a year or two.

City Attorney Rosenberg added there was no active certificate of use (COU), etc.

Commissioner Dunn asked if such spaces were considered vacant.

Mr. Hobbs replied some were vacant, while others were not.

Mr. Henderson mentioned when the CRA began its infill housing project, some said the CRA was moving people out, but staff was dealing with empty lots that were dilapidated; the same situation existed at Wyngate Plaza where vacant bays could be improved to generate revenue, so those dollars could go right back into more property improvements. The existing tenants were being allowed to remain in the spaces they currently occupied, but the CRA was always looking at ways help small businesses, whether via the CRA or the City's Small Business Enterprise Program. Thus, staff was amenable to the

situation, thought there were some questionable actions, such as someone going to the tenants to collect rents after the property transitioned from the previous owner to the CRA, so the CRA worked with those tenants to allow them to remain until the next month's rent was due, etc. He said one of the current tenants planned to move their business to NW 38th Avenue.

Commissioner Dunn wished to know more about how staff would be dealing with the homeless situation, noting she could discuss the matter further with staff offline.

Mr. Henderson remarked at the last conference they attended, homelessness was a topic of discussion, and CRA staff sat down with the City Attorney to speak about ideas, looking at the different actions other municipalities were taking.

Commissioner Dunn thought this was a matter that could be added to a future CRA agenda.

Commissioner Grant sought a synopsis of the types of businesses the current tenants were engaged in.

Mr. Henderson replied there was a beauty supply store, a barbershop/female salon, a Haitian eatery, a barbershop, another beauty salon.

City Attorney Rosenberg added there was an ice cream shop, and a meat market.

Commissioner Grant questioned if the CRA would be receptive to businesses in good standing wishing to remain as tenants.

Mr. Henderson answered yes.

Commissioner Grant wished to know what happened to current business tenants who did not want to remain in the plaza, asking if there was an exit interview system.

Mr. Henderson responded that the only businesses that did not want to remain in the plaza was because they could not stay in the plaza, as they were paying no rent. He said most of the owners with established businesses were staying, and no one's rent had been adjusted.

Commissioner Grant felt sure, with regard to the short-term renovations, and the dollars used to accomplish this work, that when the CRA began the more long-term renovations, it would be a case of expanding on the short-term renovations rather than starting all over.

Mr. Hobbs replied the long-term renovations would most likely be an extension of the short-term ones; however, the CRA was charged with making immediate improvements to the plaza, as attached to the property when the CRA took over ownership were code violations, code liens, etc. The short-term renovations

were more of an aesthetic nature, as well as some interior improvements to make spaces more rentable. He said the ultimate goal, which would be presented to the CRA Board for its approval, was something on a more grand scale; the vision was for a multistory, multiuse building. Thus, the immediate improvements were to address certain building issues, as well as improve the area, but, ultimately, the building could be demolished, and then replaced with a new facility. The CRA did not think it fair to the neighborhood for the plaza to exist in its current state while awaiting the fulfillment of the long-term vision, so there needed to be some type of immediate investment, though staff was not going overboard with the improvements.

Vice Mayor L. Martin remarked the Wyngate Plaza was, in a lot of ways, a nightmare for police, as there was a lot of bad activities, and actors on the property, including gambling establishments, more or less, flying under the radar, as they were registered under different places and uses. The property was not a premier establishment in Lauderhill, despite some tenants legitimately trying to make a living. It was a very big positive for the community that the City was able to acquire the property, and the surrounding residents and businesses were very appreciative of this acquisition, looking forward to what would ultimately transpire there. He had no wish for anyone to think the City acquired the property, and it was now throwing legitimate, quality businesses out of their rental spaces, as this was definitely not the case. The Wyngate Plaza property was in need of a major upgrade if its presence was to benefit the surrounding neighborhoods, and be an asset for the City of Lauderhill.

Mr. Henderson continued his presentation:

- Architectural illustrations contained in the backup showed the planned police substation with camera enhancements, etc.; the plan was to have the substation morph into a location where residents could come in to give police reports, etc.
- On the site was a 3,000-square foot space that was an old washhouse; it was currently vacant, so the CRA saw this as the space to begin the build out, tasking the architect with designing spaces for medical uses; the build out would begin with a clinic; other uses in that space could include office space, some of which would be occupied by CRA staff, and/or possibly lease to the first tenant
- Dr. Zafar Qureshi, MD, was introduced to him by Commissioner S. Martin; he had a practice in Miami, Florida; he owned a standalone building in which half was used for his personal practice and clinic, and on the other side he ran a free clinic for the community; Dr. Qureshi would speak of his practice, after which he would discuss the possibility of the CRA and he collaborating.

Dr. Zafar Qureshi, MD, Medical Director at the UMC Free Clinic, located on Miami Gardens Drive; this was a 501(c)(3) that ran on donations, and grants. He said the facility opened six days a week, Monday through Saturday, providing medical care to those with no insurance who qualified under federal guidelines of being below 200 percent of the poverty level, irrespective of their legal status, age, race, or religion. They provided some 5,000 patients with free medical

care in 2023. He noted another aspect of their services was a free mobile clinic, taking medical care to homeless persons who did not come to the clinic for treatment; they provided service to persons from the tri-county area. They planned to open another clinic in Broward County along similar lines of the facility in Miami Gardens, providing free medical care to those in need, particularly treating preventable diseases, such as diabetes, hypertension, obesity, sexually transmitted diseases (STD), including supplying free insulin, and other medications. Dr. Qureshi stated they saved close to \$1.8 million by providing free medical care to the community, a business he had been involved with since 2009; it was a long journey that he began after his nine-year-old son died of muscular dystrophy, and he wanted to do something for the community. His desire was not to open another private practice, but to open a solely free medical care facility in Lauderhill, as he hoped to expand the provision of free medical care; he would need a space between 1,800 and 2,000 square feet, for which they would pay to rent.

Commissioner Dunn mentioned having the pleasure of working with Dr. Qureshi and his team in Miami Gardens, as in her personal business she had a marketing company, and City of Miami was one of her clients. She worked with Dr. Qureshi's facility for years, and they always delivered on their promises. She toured the Miami Gardens facility, met with the doctors and nurses there, and referred patients to the facility, as they provided a high level of care.

Vice Mayor L. Martin asked if people with insurance could not be treated at the free clinic.

Dr. Qureshi answered no; their facility only saw patients with no insurance, as they were under the sovereign immunity from the U.S. Health Department; the latter's condition was the treatment of persons with no insurance, and below the 200 percent poverty level. There was no sliding scale, as patients were not asked for their social security number, or their income, and they were not charged for their care, other than paying 20 percent of any charge for tests by the Quest Diagnostics laboratory; there were also charges, such as \$25.00 for X-rays, \$150.00 for CT scans, but these costs were paid directly to the outside contractor the clinic worked with.

Commissioner Grant questioned the various medical equipment that was housed within the medical facility, in light of Dr. Qureshi stating some services had to be received outside the clinic.

Dr. Qureshi replied the free medical clinic was a standard medical clinic with exam rooms to see patients; the only services patients received outside the free clinic was to receive a CT scan, MRI, etc.

Commissioner Grant wished to know if the clinic had a pharmacy section.

Dr. Qureshi affirmed they had a pharmacy in their clinic, and certain organizations provided the clinic with free medications; they had a registration by which free medication was dispensed to their patients. He added the ability to provide medication was based on what medicines they had available. They

used GoodRX to help patients fill their prescriptions when this had to be done by an outside pharmacy.

Mr. Henderson resumed his presentation:

- The CRA sought competent partners to fill the property's rental spaces, businesses that would provide services to the surrounding communities
- CRA staff spoke with residents of the surrounding communities, as they sought to attract businesses to the plaza, getting back to some of the convenient uses that were located around the corner, versus them having to travel far for them
- Illustrations of the preliminary elevations of the plaza included: window renovations; more visible signage; estimates for such improvements would be included in the CRA's 2024/2025 budget; \$200,000.00 of that expense would come through Community Development Block Grant (CDBG) funding that was already secured; due to the age of the property, it required a special environmental that took up to eight months to get
- The improvements would be aesthetically pleasing, and would resolve the slum and blight conditions of the plaza.

12. BCEX SMALL BUSINESS ACCELERATOR ACADEMY (SBAA) PRESENTATION (REQUESTED BY CRA DIRECTOR, SEAN HENDERSON).

Administrative Manager Lahoma Scarlette gave a PowerPoint presentation, recapping the CRA's BCEx SBAA, recognizing the presence of the first students who completed the first six-week program, many of whom were Lauderhill Shines participants. Accumulatively, the students completed over 300 hours of classroom time in sessions that spanned six weeks in two and a half-hour increments, though sometimes the classes ran a little longer. She said the hours for the classroom did not include the individual study groups they formed amongst themselves, including creating WhatsApp groups, along with the additional hours they spent with Bryan Cunningham, their business mentor, who was present to share a few words about the program. They had nearly 30 applicants, from which 20 were selected; the pool of businesses included brick and mortar, and virtual; some were existing businesses, while others were new and emerging; it was a nice mixture of not only Lauderhill businesses, but the types of services they provided. A listing of the businesses included categories such as beauty salons, seafood supply, technology, education, media, automotive; they had a 100 percent completion rate. She noted the program involved attendance to sessions, completing homework assignments, and presentations; at the last class, students had to present their business plan to Mr. Terrence Bentley, the program's business consultant.

Martha Rios, Broward College (BC), remarked the 20 students went through the entire program, and were able to successfully validate their business idea; they were not only listening, but executing and implementing. BC was excited to partner with the CRA through the BC Institution and Entrepreneurship program, which they hoped to continue.

Terrence Bentley remarked after retiring, he wished to give back to people,

working with them to do something that was practically useful, and this expressed itself as a course architecture called Lean Launchpad that taught people how to build a company, and how to express themselves as they built their company. He said the course was normally 12 weeks long, and each student, in addition to the course work, might have to do 20 hours a week of homework, work in teams, and build things, such that they delivered something every week, with each successive delivery becoming more complex and more useful. He was currently doing this at BC and other venues. Mr. Bentley stated he was asked to help with the CRA/BC partnership on the six-week program on building a business plan, a very tough thing to do in that timeframe. The students in the classes worked very hard, and did very, very well to learn how to build a bank-credible business plan, and they learned a lot about how to express the qualities of what they learned. He looked forward to the next round of the program.

Bryan Cunningham, program mentor, commended the students who turned up every Tuesday for class, as well as for meetings with him on Wednesdays; they did one-on-ones and group interactions, and he thought the group dynamics helped students understand more, getting answers to questions, etc. He mainly worked with them on their financial projections, cashflow analysis, etc. to help them understand what the next level would be coming out of the class. It was a wonderful program, with great partnership between BC, and the CRA team; he commended the CRA for the great job they did.

Commissioner Dunn said she heard good feedback about the program, giving kudos to the program team; someone shared with her the program used, the LivePlan; she said she was in the process of updating her own business plan, and used LivePlan to do this. The feedback she received confirmed Mr. Henderson's position that the subject program was a great second step, and their going through Lauderhill Shines prepared the participants to execute what was needed during the six-week program.

Vice Mayor L. Martin felt very encouraged by the diversity of business participants, and the fact that they all completed the six-week program. He urged the participants to put the \$10,000.00 to good use, as the hope was the board would see them ten years from now helping other small business make similar achievements. All these programs being offered by the City and its CRA were intentional in helping local businesses thrive.

Commissioner Grant congratulated the CRA team and partners for creating and executing a successful program, as well as to the businesses that successfully completed the program. She asked when the next round of sessions would begin.

Ms. Scarlett believed the program would continue, the CRA needed to decide on the timing.

City Attorney Rosenberg said the CRA Board approved a contract for the pilot program.

Mr. Hobbs concurred, it was a one-term contract, so the funding for the next round would be included in the 2024/2025 CRA budget.

Mayor Thurston thanked Mr. Henderson and his staff for executing a great program, and for all the work they did.

VI ADJOURNMENT - 5:58 PM