

POMPANO BEACH
COMMUNITY REDEVELOPMENT AGENCY BOARD
AMENDED AGENDA
Tuesday, July 18, 2017
CITY COMMISSION CHAMBERS
5:30 P.M.

I. CALL TO ORDER

II. ROLL CALL

Lamar Fisher, Chairperson
Charlotte Burrie, Vice Chair
Rex Hardin
Barry Moss
Beverly Perkins
Michael Sobel

III. PLEDGE OF ALLEGIANCE

IV. APPROVAL OF MINUTES

- CRA Board Meeting of June 20, 2017

V. CONSENT AGENDA DISCUSSION

The CRA Board may pull items from the Consent Agenda. During Audience To Be Heard, a person may speak on any item on the Consent Agenda, which has not been pulled.

VI. APPROVAL OF THE AGENDA

VII. AUDIENCE TO BE HEARD

All persons interested in speaking during "Audience To Be Heard" must fill out a request form and turn it in to the CRA Clerk prior to the meeting.

VIII. PRESENTATION

Historic Northwest Rising West Palm Beach Presentation – Jon Ward and Alisha Winn

IX. CONSENT AGENDA

1. A RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY (CRA) APPROVING AND AUTHORIZING THE PROPER OFFICIALS TO EXECUTE A SATISFACTION OF MORTGAGE PERTAINING TO A DEFERRED PAYMENT LOAN GIVEN

BY THE CRA TO WESLEY R. INNOCENT AND MICHELE N. INNOCENT FOR PROPERTY LOCATED AT 2031 NW 6TH COURT; PROVIDING AN EFFECTIVE DATE.

Summary of Purpose and Why:

Staff recommends that the CRA Board approve this Satisfaction of Mortgage for the sum of \$63,000.00. The property is located in Pompano Springs Replat and as a requirement of the Deferred Payment Loan, the homeowners must care for, maintain and hold title to the property for at least 10 years. The original loan agreement was executed on June 29, 2007 and modified on August 23, 2011, and the owner has met this obligation.

2. A RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY (CRA) APPROVING AND AUTHORIZING THE PROPER OFFICIALS TO EXECUTE A FIRST AMENDMENT TO SUBLEASE AGREEMENT AND A FIRST AMENDMENT TO PATIO GROUND LEASE AGREEMENT BETWEEN THE CRA AND ATLANTIC HOSPITALITY GROUP II, LLC, RELATING TO PROPERTY LOCATED AT 44 NORTHEAST 1ST STREET, POMPANO BEACH, FLORIDA; PROVIDING AN EFFECTIVE DATE.

Summary of Purpose and Why:

In May 2016, the CRA Board approved a Sublease Agreement and Patio Ground Lease Agreement between the CRA and Atlantic Hospitality Group II, LLC, via Resolution 2016-44. Since that time, the restaurateur has been working on their concept and also the construction drawings. Although the AHG II has submitted for permit, the coordination required for this project being situated on two separate parcels has been extensive and requires more time in the project schedule. Therefore, staff is recommending the Project Schedule exhibit be amended to provide additional time for AHG II to get their permits and commence construction.

X. REGULAR AGENDA

3. A RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY (CRA), APPROVING AND AUTHORIZING THE PROPER OFFICIALS TO EXECUTE A SERVICE CONTRACT BETWEEN THE CRA AND THE FRUITFUL FIELD, INC. TO ESTABLISH AND SERVE AS THE OPERATOR OF A COMMUNITY GARDEN IN THE NORTHWEST COMMUNITY REDEVELOPMENT AREA; PROVIDING AN EFFECTIVE DATE.

Summary of Purpose and Why:

A qualified and experienced operator has been needed to establish, manage, and oversee a community garden located at 1099 NW 6th Ave. Professional management ensures the sustainability and success of a community garden, and gives community members access to hands-on

assistance and training. The CRA has previously issued Request for Qualifications, placed advertisements in local newspapers, posted positions on the CRA website and reached out through the advisory committees and other venues to find a person or firm to operate the garden, with no success. The Fruitful Field, Inc., a local 501(c)3 non-profit organization, currently operates a successful community-oriented production garden in nearby Deerfield Beach. An unsolicited proposal was submitted by The Fruitful Field to the CRA to manage the Pompano Beach community garden. The unsolicited proposal outlines six major operational components: 1) community plots for individuals and families in the neighborhood, 2) shared herb & flower plots and fruit trees, 3) urban farm rows focused on producing season vegetables, 4) social community events focused on education, gardening and healthy eating/cooking, 5) community participation and involvement through the formation of a Community Garden Guidance Group, and 6) youth training and employment opportunities. The NW CRA Advisory Committee voted to approve the proposal at the July 10th meeting. Staff recommends approval of the contract with The Fruitful Fields.

4. A RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY (CRA), APPROVING AND AUTHORIZING THE PROPER OFFICIALS TO EXECUTE A LEASE AGREEMENT BETWEEN THE CRA AND MG PAVANI REMODELING CORP FOR PROPERTY LOCATED AT 100 SE 20TH AVENUE, POMPANO BEACH, FLORIDA; PROVIDING AN EFFECTIVE DATE.

Summary of Purpose and Why:

The CRA Board recently approved the purchase of the property located at 100 SE 20th Avenue on May 16, 2017, per Resolution 2017-35. The CRA has already received interest from an interior designer about renting a space in this property. MG Pavini Corp is an interior design company that would like to be located in Pompano Beach. This agenda item provides for a short term lease agreement with MG Pavani for the south bay of the property with an initial term of one year and a rent amount of \$1,750 per month. The approval of this agenda item will bring a new business to Pompano Beach and provide additional revenue to the CRA while the long term plan for South Federal Highway is implemented.

5. A RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY (CRA) APPROVING AND AUTHORIZING THE PROPER OFFICIALS TO EXECUTE A REVISED LICENSE AGREEMENT BETWEEN THE CRA AND THE CITY OF POMPANO BEACH RELATING TO USE OF THE COMMERCIAL KITCHEN AT THE E. PAT LARKINS COMMUNITY CENTER, 520 MLK JR. BOULEVARD, POMPANO BEACH, FLORIDA, FOR A CULINARY KITCHEN INCUBATOR PROGRAM; PROVIDING AN EFFECTIVE DATE.

Summary of Purpose and Why:

The Culinary Kitchen Incubator Program (KIP) has been created to support upcoming chefs and bakers venturing into their own food businesses. It will offer a shared workspace, equipment and business advice for small catering companies, food vendors, bakers and specialty-food makers. It is an opportunity to operate a food business legally out of a fully licensed commercial kitchen. This will create self-sufficient businesses that benefit themselves, their families, their community, and the whole city. The Culinary Incubator will also be a workforce development tool for future talent needs with programs designed to get kids excited about careers in the culinary industry.

The Premises to be used for development and operation of a culinary kitchen incubator program for the period of three (3) years. In order to operate the Program out of a City facility by the CRA, a license agreement is required to be executed by both the City and the CRA. The companion item will come before you at the Commission meeting for City approval.

6. INNOVATION DISTRICT REPORT – URBAN LAND INSTITUTE SYMPOSIUM UPDATE.

Summary of Purpose and Why:

On Friday June 23rd the internationally acclaimed Urban Land Institute (ULI) held a symposium at the Pompano Beach Cultural Center to introduce developers and real estate professionals to the half-billion-dollar investment opportunity that is the Pompano Beach Downtown Innovation District. ULI scheduled an esteemed lineup of over 15 speakers, including Mayor Lamar Fisher, City Manager Greg Harrison, key developers, and Mitchell Weiss, now a Harvard lecturer, who was the Chief of Staff under Mayor Thomas Menino of Boston during the creation of their city's Innovation District. The event was a major success, with more than 200 individuals attending and multiple press outlets reporting on it. A key piece of advice imparted by Mitch Weiss was for the CRA to construct some form of visible improvement, in the Downtown within the next eight – twelve months to demonstrate the viability of and commitment towards the redevelopment concept. Staff is exploring having an open public space created within the next year on site at the Innovation District where the public can meet to gather information about the downtown development, as well as learn how they can participate and become an active player in the future of the city's growth.

7. PRESENTATION OF FINANCING AND IMPLEMENTATION PLANS (FY2018-2021) FOR THE NORTHWEST AND EAST CRA DISTRICTS.

Summary of Purpose and Why:

The CRA must approve its annual budget by September 30, 2017. This item provides an introduction of the draft budget for consideration by the CRA Board. An amended and final budget will be presented to the CRA Board at the September meeting.

XI. REPORTS

A. EXECUTIVE DIRECTOR(S)

1. Idea Accelerator Workshop

Attachments - For Informational Purposes

- Northwest CRA Advisory Committee Minutes/Incentives
- East CRA Advisory Committee Minutes/Incentives
- Staff Assignments

B. CRA ATTORNEY

C. FINANCIAL SUMMARIES

D. NEXT MEETING DATE, September 19, 2017

E. CRA BOARD

XII. ADJOURNMENT