

**POMPANO BEACH
COMMUNITY REDEVELOPMENT AGENCY**

**NORTHWEST CRA ADVISORY COMMITTEE
MEETING MINUTES**

Monday, October 2, 2017

E. Pat Larkins Community Center 6:00 p.m.

A. CALL TO ORDER

Chairman Whitney Rawls called the meeting of the NW CRA Advisory Committee to order at 6:10 p.m.

B. ROLL CALL

PRESENT

Whitney Rawls – Chair
Jay Ghanem – Vice-Chairperson
Shelton Pooler
Daisy Johnson
Carl Forbes (left at 7.51)

ABSENT

Jeanette Copeland (Excused)
Bridget Jackson
Patricia Davis (Excused)
Des Frazier

ALSO PRESENT

Kim Briesemeister – CRA Co-Executive Director
Chris Brown – CRA Co-Executive Director
Commissioner Perkins
Dahlia Baker – CRA Program Director
Davis Hasenauer – Project Manager
Tiara Striggles – Marketing Events Coordinator
Judith Niswonger – ECRA Advisory Committee
Marsha Carmichael – CRA Clerk

C. ADDITIONS / DELETIONS / REORDERING

None.

D. APPROVAL OF MINUTES

E. AUDIENCE TO BE HEARD

None.

F. OLD BUSINESS

G. NEW BUSINESS

1. Election of Officers

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MOTION made by Carl Forbes to keep Whitney Rawls as Chair and Jay Ghanem as Vice Chair. Seconded by Shelton Pooler. Motion was approved unanimously.

2. Gateway Proposal

Mario Caprini, Capital Group, gave a presentation for IL Portico for the Gateway site. The presentation included a PowerPoint presentation, a handout of the presentation, and a short video of the project.

Vicente Thrower, 890 NW 6th Avenue, commented about how Pompano Beach shouldn't have monopolies and he asked about the financing and brokerage fees regarding the project. **Kim Briesemeister** responded to Mr. Thrower and let him know the details of the deal are still to be worked out and this was a preliminary presentation before the item went before the CRA Board. **Ms. Briesemeister** explained his questions are valid but the timing of the questions is premature. **Velma Flowers** asked if any businesses in the area would be relocated. **Chris Brown** said there would be no displacement. **Vicente Thrower** asked about the other project proposed by Henry Crocket and Cnet. **Whitney Rawls** said that project was disposed of. **Kim Briesemeister** said it wasn't an actual proposal and there was nothing to bring forward because it fell apart.

Jay Ghanem asked about the price per square foot. **Mario Caprini** answered \$350 per square foot for residential and \$25 per square foot for retail, but he explained he is more concerned with price point since this is a new product to the area. **Jay Ghanem** said the project should co-exist with local businesses. **Daisy Johnson** asked if micro-units are successful in other areas. **Mario Caprini** said yes they are very successful with millennials in New York, Los Angeles, and Chicago. **Carl Forbes** said the micro apartments are the modern efficiency and are very popular. **Whitney Rawls** said Fort Lauderdale has two new towers which have several micro units. **Whitney Rawls** asked about local participation for jobs during the development. **Mario Caprini** answered 20% of the jobs will be filled by local residents. **Whitney Rawls** asked about the ownership of the parking garage. **Mario Caprini** said the deal will be structured so the city benefits from the ownership of the parking garage. **Whitney Rawls** asked what type of businesses they are targeting for the retail space. **Mario Caprini** listed some of the types of businesses conducive for this type of project: ice cream parlor, bank, reception hall, cell phone store, salon, and a small foot print restaurant. **Mr. Caprini** said there will also be a lease/purchase program for residents and a business incubator area in the retail space for entrepreneurs. **Kim Briesemeister** stated all of the details of the deal still need to be worked out and this is only a preliminary discussion about the concept. She suggested a "Gateway Site" item be added to the agenda under Key Projects for updates. **Whitney Rawls** asked what happens if another project submits a proposal. **Kim Briesemeister** explained since this is a formal bid process, they can't accept any other proposals while they are working with the current developer. **David Hasenauer** said this is a preliminary discussion of a very long process and he is not asking the Committee to do anything other than provide input to the developer and staff.

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3. 450 Building and Pop-up Project

David Hasenauer said an RFP will be put out for the 450 Building and the Advisory Committee will have a chance to review.

4. Hunters Manor RFP

David Hasenauer said an RFP will be put out for Hunters Manor and the Advisory Committee will have a chance to review.

I. DIRECTOR'S/STAFF REPORT

Whitney Rawls asked if the marketing budget was changed to reflect the suggestion by the Advisory Committee. **David Hasenauer** said there was a separate line item added for Annie Gillis Park. **Mr. Rawls** asked if **Jay Ghanem** can meet with the marketing team. **David Hasenauer** said he will get a meeting scheduled.

J. KEY PROJECTS

Horacio Danovich will provide updates in November on Streetscape and Infrastructure.

1. Innovation District

Kim Briesemeister said **Emily Marcus** has moved to New York and **David Hasenauer** has picked up where she left off. **David Hasenauer** said he is working with the Marketing Team to continue the outreach for the Innovation District and an RFP is going out for a Pop-up center for information regarding the Innovation District. He said staff is exploring the 880 Cities Presentation and will do the work internally for community outreach.

2. Legacy II Town House Development
3. 450 NW 27 Avenue
4. City Vista

David Hasenauer said the building is being painted now and over 100 people have shown interest in living there. The project is on target to be completed in the Fall of 2017.

5. 731 MLK Blvd.
6. 737 MLK Blvd.
7. 741 MLK Blvd. Demo

K. COMMITTEE MEMBER REPORTS

Shelton Pooler asked when the city will start picking up bulk items. **Commissioner Perkins** said she will find out and follow-up.

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Jay Ghanem said the community is changing and residents need to help it move forward. He said he understands the concerns of local businesses but he is committed to making sure everyone is included so new businesses and established businesses can co-exist.

Whitney Rawls said he wants to make sure the meetings retain a certain decorum so everyone's voice can be heard since the Committee is a voice for the community.

L. NEXT MEETING – Monday, November 6, 2017, 6:00 p.m. at E. Pat Larkins

M. ADJOURNMENT

There being no other business, the meeting of the NW CRA Advisory Committee adjourned at 8:11 p.m.