

**POMPANO BEACH
COMMUNITY REDEVELOPMENT AGENCY**

**NORTHWEST CRA ADVISORY COMMITTEE
MEETING MINUTES**

Monday, November 6, 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 6:01 p.m. **Whitney Rawls** welcomed **Velma Flowers** to the Committee and asked for a moment of silence for **Patricia Davis**.

B. ROLL CALL

PRESENT

Whitney Rawls – Chair
Jay Ghanem – Vice-Chairperson
Velma Flowers
Daisy Johnson
Carl Forbes (late 6:03)

ABSENT

Shelton Pooler (Excused)
Des Frazier
Open Seat
Open Seat

ALSO PRESENT

Commissioner Hardin
Commissioner Perkins
Horacio Danovich – CIP Manager
Davis Hasenauer – Project Manager
Jordan Pace – Project Manager
Jody Leshinsky – Cultural Arts Director
Maggie Barszewski – City Planner
Judith Niswonger – ECRA Advisory Committee
Marsha Carmichael – CRA Clerk

C. ADDITIONS / DELETIONS / REORDERING

None.

D. APPROVAL OF MINUTES

1. September 18, 2017

MOTION made by Jay Ghanem to approve the September 18, 2017 NWCRA Advisory Committee Meeting minutes. Seconded by Daisy Johnson. Motion was approved unanimously.

2. October 2, 2017

POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY

MOTION made by Carl Forbes to approve the October 2, 2017 NWCRA Advisory Committee Meeting minutes. Seconded by Jay Ghanem. Motion was approved unanimously.

E. AUDIENCE TO BE HEARD

Hazel Armbrister, 1808 NW 6th Avenue, announced an exhibit, "The Legacy: A Commemoration of Esther Elizabeth Rolle", at Historic Ali Cultural Arts presented by Rock Road Restoration Historic Group. The exhibit will run from November 1, 2017 to December 2, 2017. **Whitney Rawls** said he attended the opening of the exhibit and encouraged everyone to attend.

F. OLD BUSINESS

1. City Vista Co-Working Space Lease

David Hasenauer said the lease will be complete by the end of the week and go before the CRA Board in December.

2. 450 Building

David Hasenauer explained the RFP will go out but won't include the option of renovating the building as it is too expensive. He said the building will be demolished and shipping containers will be used on the site until something permanent is there.

3. Community Garden

David Hasenauer reported the build-out will be complete in the next few weeks and the seedlings have been planted. He said the grand opening will be announced in the next few weeks.

Vicente Thrower, 1890 NW 6th Avenue, asked the committee to name the Community Garden after Pat Davis in her honor because she led the charge for this project.

MOTION made by Jay Ghanem to name the Community Garden after Patricia Davis. Seconded by Velma Flowers. On roll call, motion was approved unanimously.

G. NEW BUSINESS

1. Delphos Unsolicited Proposal

Juan Perez with Delphos gave a PowerPoint presentation regarding a three phase development.

POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY

Phyllis Smith, President of the Collier City Civic Association, 2437 NW 4th Court, said she supports the development.

Wayne Vereen, 2420 NW 7th Street, asked about the cost of the units. Mr. Perez answered approximately \$250,000.

Velma Flowers asked how many square feet. Juan Perez answered approximately 1500 square feet. **Daisy Johnson** asked how long the project will take. Mr. Perez answered 30 months. **Whitney Rawls** asked about the construction cost per unit. Mr. Perez answered \$150 square foot. **Whitney Rawls** asked about the zoning on Powerline. **David Hasenauer** said the zoning is fine for residential on Powerline and Keith and Associates has done a feasibility study. **Mr. Hasenauer** explained a full analysis hasn't been done but he wanted the input from the Advisory Committee before moving forward. He said the developer has already expended money acquiring the assemblage and the item will be presented to the CRA Board in December in order to move forward.

MOTION made by Jay Ghanem to move the Delphos Project forward. Seconded by Carl Forbes. On roll call, motion was approved unanimously.

2. Cultural Arts/Marketing Update

Jody Leshinsky reviewed the monthly events and classes for the CRA, Historic Ali Cultural Arts, and BaCA.

CRA: Old Town Untapped, Green Market, and Pier Food Truck Round Up

Ali Monthly Programming: Soulful Sunday and Brunch After Dark, Ali Slam n' Jam

Ali Classes: Ashanti Dance Classes, Independent Filmmaking Workshop, Miss Masters Audio Engineering Class, Music Is Your Ali, Acting Out!

BaCA Monthly Programming: Fresh Air with Byrd, Lyrics Lab, Open Studio with a Model, Lunch with Art, Tour with Terry

Upcoming Events: Historic Ali Cultural Arts 2nd Anniversary Celebration, Tony Khawam: Aleppo Urban Landscapes Exhibit, The Legacy: A Commemoration of Esther Elizabeth Rolle, Light Up MLK, Ali After Hours

Jay Ghanem said he chose to chair the Marketing Sub-Committee 6 months ago and they haven't received any communication from staff. He said he hasn't heard anything from **David Hasenauer** about the reports he requested. **Mr. Ghanem** said by the December meeting he wants a report about how many people are attending each event and how many employees are working in Marketing. **Whitney Rawls** said the Advisory Committee has had a difficult time getting the Marketing Subcommittee off the ground because they can't get meetings with Marketing staff. He said he thinks there is enough Marketing staff to do some of the tasks that are being outsourced. **Mr. Rawls** asked **Jody Leshinsky** to please setup a time to meet with the Subcommittee. **Whitney Rawls** said he is concerned about the turnover within the Marketing and Cultural Arts staff and he thinks the Marketing department spends too much. **Whitney Rawls** would like to move forward setting up meetings with the Marketing Team.

POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY

3. Candidate Projects for MPO Grant in the NWCRA District

Horacio Danovich explained he is not asking for a vote and just wanted to advise the Committee of upcoming opportunities. He said the Metropolitan Planning Organization makes funding available every year for sidewalks, creating connectivity by adding bicycle lanes, providing opportunities for traffic calming, and helping to resurface some areas. He explained they are working on a plan that will be designed in 2024. **Mr. Danovich** reported he has identified two projects that fit the criteria: NW 16th Avenue between Atlantic Blvd. and MLK Blvd. and NW 15th Street between Dixie Highway and NW 3rd Avenue.

Vicente Thrower, 1890 NW 6th Avenue, asked how the projects were decided and suggested **Horacio Danovich** reach out to the churches for input. **Horacio Danovich** said he looked at areas that are scheduled to be resurfaced between 2022-2024. **Mr. Danovich** explained this is just the first discussion of the projects and the public, including the churches, will be included in future discussions for their input. **Phyllis Smith**, 2437 NW 4th Court, said Powerline Road to 18th Avenue does not have sidewalks and the east side of Powerline doesn't have street lights. She said the road is dangerous. **Horacio Danovich** said Powerline doesn't qualify under the criteria but he will reach out to Florida Department of Transportation and ask them to evaluate Powerline Road.

I. DIRECTOR'S/STAFF REPORT

David Hasenauer gave an update on the Annie Gillis Park design event that was held. He said the community gave a lot of feedback for making the park a usable space and staff is compiling that information to bring before the Committee. **Whitney Rawls** said he would like to give people as much notice as possible for upcoming events. **Jordan Pace** said the Gillis Family attended the event and would like to see the park benefit their grandchildren and children in the community.

J. KEY PROJECTS

1. MLK Blvd.
 - MLK Streetscape
 - MLK Blvd Resurfacing Project (Phase II)

Horacio Danovich reported the project is substantially complete and will be complete by December 15th.

- MLK Blvd Resurfacing Project (Phase III)

Horacio Danovich said they just had their first kickoff meeting and in the next 2-3 months the firm retained by the MPO will start preparing a design criteria to do MLK between 95 and Powerline Road.

2. Innovation District

POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY

David Hasenauer said the discussions with Cushman and Wakefield are continuing and progressing. **Whitney Rawls** said once the contract is solidified, he would like them to come and present to the Committee. He said he wants to see the community included in the process to get their input.

3. Legacy II Town House Development

David Hasenauer reported the deed was just transferred and they should be in Planning and Zoning in December.

4. City Vista

Horacio Danovich said the streetscape work will be complete in December.

5. 731 MLK Blvd.

No update.

6. 737 MLK Blvd.

7. 741 MLK Blvd. Demo

David Hasenauer informed the Committee someone moved into the abandoned building but they have been given proper notice to vacate.

8. Gateway Project:II Portico

David Hasenauer said the discussions are still moving forward regarding the finances and the submission. He said they will come back before the committee after there is a full staff analysis. **Whitney Rawls** said he heard the developer had problems with an infill lot for a home for a veteran. **David Hasenauer** said staff has been involved to gather information about what happened in that incident.

K. COMMITTEE MEMBER REPORTS

Carl Forbes said the Committee should give **Jeanette Copeland** a plaque for her service on the Committee. The entire Committee agreed. **Mr. Forbes** invited everyone to 61 NE 1st during the Old Town Untapped event for chicken wings.

Jay Ghanem welcomed **Velma Flowers** to the Committee and encouraged others to submit an application to join the Committee. He said the CRA attorney came to the NWCRA meeting and gave wrong information. **Mr. Ghanem** said he appreciates **David Hasenauer** taking his job to heart and he knows **Mr. Hasenauer** will make a difference.

Whitney Rawls asked **Marsha Carmichael** to bring applications to the next meeting. **Marsha Carmichael** said the current openings are accepting applications through November 30th but people can submit an application by email or stop by City Hall to fill out an application. **Whitney Rawls** hopes the City will invest in the Atlantic Blvd. and Dixie corridor and not just the CRA because the NWCRA has invested a lot of money into MLK Blvd and will be out a lot of money for the Innovation District.

L. NEXT MEETING – Monday, December 4, 2017, 6:00 p.m. at E. Pat Larkins

**POMPANO BEACH
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M. ADJOURNMENT

There being no other business, the meeting of the NW CRA Advisory Committee adjourned at 7:57 p.m.