

**POMPANO BEACH  
COMMUNITY REDEVELOPMENT AGENCY**

**EAST CRA ADVISORY COMMITTEE  
AGENDA**

**Thursday, May 7, 2015  
Emma Lou Olson Civic Center  
6:00 p.m.**

- A. CALL TO ORDER**
- B. ROLL CALL**
  - Jack Rogerson — Chairman
  - Judy Niswonger— Vice Chair
  - David Arlein
  - Barbara Gordon
  - Rafael Katz
  - Ray Lubomski
  - Fred Stacer
  - Rod Trzcinski
  - Robert Shelley
- C. ADDITIONS/DELETIONS/REORDERING**
- D. APPROVAL OF MINUTES**
  - 1. April 2, 2015
- E. NEW BUSINESS**
  - 1. Beach Community Center
  - 2. Public Arts Masterplan
- F. OLD BUSINESS**
  - 1. Atlantic Blvd. Bridge
  - 2. Beach Garage
- G. KEY PROJECTS**
  - 1. Pier Development
  - 2. Fishing Pier
- H. STAFF REPORT**
  - 1. Fire Station
  - 2. NWCRA Conflict Resolution
  - 3. ECRA Incentive Status Report
- I. COMMITTEE COMMENTS**
- J. NEXT MEETING - Thursday, June 4, 2015**
- K. ADJOURNMENT**

**POMPANO BEACH  
COMMUNITY REDEVELOPMENT AGENCY**

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**EAST CRA ADVISORY COMMITTEE**

Emma Lou Olson Civic Center  
Thursday, April 9, 2015 – 6:00 P.M.

**MOTION COVER SHEET OF MINUTES**

**1. Motion made by Robert Shelly to approve the March 5, 2015 East CRA Meeting Amended Minutes. Seconded by Barbara Gordon. Motion passed unanimously.**

**POMPANO BEACH  
COMMUNITY REDEVELOPMENT AGENCY**

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**EAST CRA ADVISORY COMMITTEE**

**MEETING MINUTES**

Thursday, April 4, 2015

Emma Lou Olson Civic Center

6:00 p.m.

**A. CALL TO ORDER**

Jack Rogerson called the meeting of the East CRA Advisory Committee to order at 6:00 p.m.

**B. ROLL CALL**

**PRESENT**

Jack Rogerson – Chairman

Judy Niswonger – Vice Chair

Fred Stacer

Robert Shelley

Rafael Katz

Rod Trzcinski

David Arlein

Barbara Gordon

Ray Lubomski

**ALSO PRESENT**

Commissioner Barry Dockswell – District 1

Kim Briesemeister – CRA Co-Executive Director

Chris Brown – CRA Co-Executive Director

Horacio Danovich – CRA Engineer

Jahlisa Harvey – CRA Marketing Intern

Adriane Esteban – CRA Project Manager

Courtney Easley – CRA Clerk

**C. ADDITIONS/DELETIONS/REORDERING**

Jack Rogerson removed the Signage Code discussion item from the agenda.

**D. APPROVAL OF MINUTES**

1. March 5, 2015

**Motion made by Robert Shelly to approve the March 5, 2015 East CRA Meeting Amended Minutes. Seconded by Barbara Gordon. Motion passed unanimously.**

# POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY

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## E. NEW BUSINESS

None

## F. OLD BUSINESS

### 1. Atlantic Blvd. Bridge

**Jack Rogerson** reported that the developer is still working on prices and the design of the bridge.

### 2. Beach Garage

**Peter Flotz** updated the progress on the roof of the garage. His team is currently working toward guaranteed maximum price and adding pieces of scope. He reminded the group of the original roof design with the aluminum system with vines growing to cover the shades. In terms of the vines, it has been changed to a canopy system and any corners or empty spaces will contain greenery or trees for added visual benefit.

**Barbara Gordon** asked for a side by side view of the prior design and the present design. **Peter Flotz** reminded the group the number of parking spaces remain the same. The group discussed the differences in the designs. **Rod Trzcinski** expressed concern about the height of the outside wall; however there will be plants with thorns blocking the access of the outside wall. **Barbara Gordon** voiced concern about the height the plants will be allowed to grow and the maintenance thereof. **Peter Flotz** explained there could be a spec on plant maintenance included in the contract. **Rod Trzcinski** asked if the idea of having shade structures or planters is still an option. **Peter Flotz** responded there are planters along the edge of the rooftop. **Barbara Gordon** asked that the vegetation is allowed to grow to at least 18 inches. **David Arlein** commented the building looks great and is a nice structure. **Judy Niswonger** asked what is needed to have a venue on the roof of the garage. **Peter Flotz** responded the garage load is not structured to hold events on the roof top.

The group commented on the overall attractive design of the garage project. There will be 37 cameras installed into the garage. The group discussed parking fees, pay by phone and parking enforcement. License plate recognition will be available.

**Horacio Danovich** asked who is coordinating the towing as there have been complaints on the overnight parking at the Beach Library because there is no enforcement. Dennison will be the company behind the parking enforcement.

**Barbara Gordon** asked about how people will know which zones are in at any time. **Peter Flotz** responded there will be lots of signage.

# POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY

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**Lisa King** of Kaufman Lynn Construction, reported on the collaboration of Lynn Construction, Pompano Beach and the CRA regarding local participation and employment in the garage project. An initiative called Pompano Go Program has

been implemented. The event will be held on May 7, 2015 from 5:00 – 7:00pm. The city has been blanketed with news about this Job Connection/Program. In the RFP there were two requests were given for 15% small business enterprise participation and 10% local participation in employment and both goals were exceeded.

## G. KEY PROJECTS

1. Pier Development – No Report
2. Beach Library

**Jahlisa Harvey** reported on the Beach Library with pictures and narrative. All present were invited to the Grand Opening. **Horacio Danovich** reported a soft opening has been scheduled for April 14<sup>th</sup> and on the 29<sup>th</sup> will be the Grand Opening at 10am.

3. Fishing Pier

**Horacio Danovich** reported plans are moving forward and two firms have been interviewed for construction. The important part is that merchant's business will not be interrupted due to the building of the Pier. The design will be forthcoming shortly. **Barbara Gordon** inquired on the completion time of the package of all three projects. **Horacio Danovich** reported the Pier will take approximately one year. They will try to get the materials in very quickly and systematically. The garage will be approximately 12 months of construction and the Pier will take 12 to 16 months once the permit is obtained. The target completion date is the end of 2017.

## H. STAFF REPORT

1. Fire Station

**Horacio Danovich** reported about the two elements preventing the finish. The planter drainage and the elevator are still left. The building will be finished by the end of April once the traffic signal is installed. The Fire Station may not be able to operate without the signal being installed. It is possible they can operate from another facility in order for the other projects to begin.

**Rafael Katz** inquired about the delay in the developer change and the rot of the equipment and supplies brought by the prior developer which is holding up the other projects. **Horacio Danovich** replied it was out of the control of the CRA.

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2. NWCRA Conflict Resolution

**Kim Briesemeister** reported the summary judgment hearing is set for July 8, 2015 and the CRA case against the County is scheduled for May 7, 2015.

3. ECRA Incentive Status Report – no report

**I. COMMITTEE COMMENTS**

**Commissioner Dockswell** - No report

**Kim Briesemeister** reported that Tim Hernandez has a letter of intent which is about to turn into a lease and there are three others as well. It is unknown about the status of Christina's restaurant.

**Robert Shelley** reported the Annual Pompano Beach Fishing Tournament will be held on May 9, 2015.

**Barbara Gordon** remarked that it was a pleasant surprise to read the New Yorker and find a full page ad of the Cultural Arts in Pompano Beach co- sponsored by the CRA and the City of Pompano which puts our City in a different league. The garage project will beautify the area even more.

**David Arlein** - No report

**Fred Stacer** - No report

**Rod Trzcinski** – No report

**Judy Niswonger** - No report

**Jack Rogerson** reported Madison's restaurant is starting to move forward and the Foundry is about to open. Many people are showing interests in multiple sites that are available in the East CRA District.

**J. NEXT MEETING – Thursday, May 7, 2015, 2015 at 6:00 p.m.**

**K. ADJOURNMENT**

There being no other business, the meeting of the East CRA Advisory Committee adjourned at 7:05 p.m.

**EAST CRA – INCENTIVES**  
**Status Report – Approved Applications**

Date: 4/28/2015

Applicant	Business	Owner/ Tenant	Location	Grant Type	Grant Award (Public Investment)	Grant Disbursement to date	Balance to be Paid	Private Investment	Total Project Cost	Application Approved	Project Start Date (approximate)	Current Status	Jobs Created (Construction & Permanent)	New Business	Vacant Property	Agreement Expires
<b>COMPLETED OR CLOSED PROJECTS</b>																
YONG Realty Holdings, LLC	Retail	Owner	2715 E. Atlantic Blvd	Facade SIP			\$0.00	\$300.00	\$15,200.00	7/20/2010	8/15/2010	Agreements terminated due to owner name change.				11/15/2011 & 12/14/2011
Mattione Mens Wear	Retail	Tenant	2615 E. Atlantic Blvd	Mini MAP								Agreement terminated due to grantee no longer willing to participate per program criteria.				3/9/2013
Arlana, LLC (Christina's Cafe)	Restaurant	Tenant	2208 E. Atlantic Blvd	MAP (revised 9/21/10)	\$15,000.00	\$15,000.00	\$0.00	\$300.00	\$15,300.00	7/20/2010	8/15/2010	Completed Paid 10/20/10		N/A	N/A	7/20/2012
Maure Restaurant Group, Inc. (Checker's Old Klunchen)	Restaurant	Tenant	2279 E. Atlantic Blvd	MAP	\$15,000.00	\$15,000.00	\$0.00	\$2,550.00	\$17,550.00	10/19/2010	12/1/2010	Completed Paid 01/20/11		N/A	N/A	10/19/2012
H.L. Prupano, LLC	Restaurant Retail	Owner	2701, 2305, 2279 E. Atlantic Blvd	Facade	\$60,000.00	\$60,000.00	\$0.00	\$54,151.00	\$114,151.00	7/20/2010	11/22/2010	Completed Paid 05/20/11		N/A	N/A	7/20/2012
Phil's Calzone Factory (Phil's Heavenly Pizza)	Restaurant	Tenant	1647 E. Atlantic Blvd	MAP	\$14,250.00	\$14,250.00	\$0.00	\$28,164	\$42,314.61	2/15/2011	3/15/2011	Completed Paid 12/20/11		N/A	N/A	2/15/2013
Montagna, Inc. (Frank's Restaurant)	Restaurant	Owner/ Tenant	1428 & 1432 E. Atlantic Blvd	MAP	\$10,000.00	\$10,000.00	\$0.00	\$0.00	\$10,000.00	1/18/2011	9/12/2011	Completed Paid 12/20/11 (Note business closed 03/2014)		N/A	N/A	1/18/2013
Jukebox Diner, Inc.	Restaurant	Tenant	2771 E. Atlantic Blvd	SIP	\$4,500.00	\$4,500.00	\$0.00	\$25,391.00	\$30,000.00	9/20/2011	9/21/2011	Completed Paid 01/20/12	6	1	Utilizing Previously Vacant Property	9/20/2013
Beach Road Coffee and Tea Co.	Cafe	Tenant	2659 E. Atlantic Blvd	SIP	\$2,720.00	\$2,045.98		\$12,929.98	\$14,975.96	7/19/2013	8/20/2013	Completed Paid partial reimbursement 01/20/12. Note: business closed 08/2012				7/19/2013
Shive, Inc.	Retail Lounge	Tenant	2775 E. Atlantic Blvd	SIP	\$12,480.00	\$12,480.00	\$0.00	\$64,396.00	\$76,876.00	4/17/2012	5/19/2012	Completed Paid 11/20/12	6	1	N/A	4/17/2014
			2777 E. Atlantic Blvd	Mini MAP	\$7,500.00	\$7,500.00	\$0.00	\$1,124.00	\$8,624.00					N/A	N/A	
D'Maria Properties, LLC (Frank's Restaurant)	Restaurant	Owner	1428 & 1432 E. Atlantic Blvd	Facade	\$40,000.00	\$40,000.00	\$0.00	\$43,641.26	\$83,641.26	11/10/2011 Final Amendment 3/15/13	11/22/2012	Completed Paid 02/20/13 (Note business closed 03/2014)		N/A	N/A	11/18/2013
D'Maria Properties, LLC	Retail Restaurant/ Commercial	Owner	1400, 1422 & 1416 E. Atlantic Blvd	Facade	\$100,000.00	\$100,000.00	\$0.00	\$41,966.74	\$201,966.74	11/15/2011	Same as above	Same as above		2	Partially Vacant	11/15/2013

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<b>COMPLETED OR CLOSED PROJECTS- Continued</b>																										
YOMA Versova, LLC	Retail/Restaurant	Owner	2715-2727 E. Atlantic Blvd	SIP	\$31,020,000	\$31,020,000	\$0.00	\$200,605,441	\$231,625,441	12/14/2011	3/15/2012	Completed Paid 02/2013			Vacant	12/14/2013										
TC's Beach Grill	Restaurant	Tenant	3414 E. Atlantic Blvd	SIP	\$11,074,000	\$11,074,000	\$0.00	\$104,732,700	\$115,806,700	5/15/2012	7/16/2012	Completed Paid 02/2013	1	Yes	N/A	5/15/2014										
Pompano Beach Investors, LLC	Office	Owner/ Tenant	2335 E. Atlantic Blvd.	SISP	\$20,000,000	\$20,000,000	\$0.00	\$55,409,161	\$75,409,161	6/21/2011	3/26/2012	Completed Paid 03/2013			Partially Vacant	6/21/2013										
Polish Deli Inc.	Deli/Retail	Tenant	2665 E. Atlantic Blvd	ABR/ MAP	\$7,467,000	\$7,467,000	\$0.00	\$8,784,500	\$8,784,500	9/08/2012	3/12/2013	Completed Paid 04/2013		N/A	N/A	9/18/2014										
I.R. Associates, Inc.	Restaurant/Office/Commercial	Owner	3601-3611 E. Atlantic Blvd	Facade	\$100,000,000	\$100,000,000	\$0.00	\$29,797,451	\$129,797,451	11/15/2011	7/16/2012	Completed Paid 04/2013	45	N/A	N/A	11/15/2013										
Pompano Professional Building, LLC	Commercial Retail/Office	Owner	2633-2641 E. Atlantic Blvd	Facade	\$100,000,000	\$100,000,000	\$0.00	\$44,589,281	\$144,589,281	11/15/2011	8/7/2012	Completed Paid 04/2013	45		Partially Vacant	11/15/2013										
Divino Development, LLC	Retail/Office	Owner	2645-2651 E. Atlantic Blvd.	Facade	\$80,000,000	\$80,000,000	\$0.00	\$23,159,000	\$103,159,000	12/14/2011	7/16/2012	Completed Paid 04/2013	45	N/A	N/A	12/14/2013										
Divino Enterprises Limited Partnership	Retail/Restaurant/Commercial	Owner	2741-2749 E. Atlantic Blvd	Facade	\$80,000,000	\$80,000,000	\$0.00	\$20,000,000	\$100,000,000	12/14/2011	7/5/2012	Completed Paid 04/2013	45		Partially Vacant	12/14/2013										
Melinda Gauthier & Judith Alano	Retail	Owner	2781 & 2791 E. Atlantic Blvd	Facade	\$40,000,000	\$40,000,000	\$0.00	\$50,000,000	\$90,000,000	4/17/2012	7/8/2012	Completed Paid 04/2013	45		N/A	4/17/2014										
Marijane Carbon Reveable Living Trust	Retail/Office	Owner	2655-2667 E. Atlantic Blvd	Facade	\$140,000,000	\$140,000,000	\$0.00	\$44,818,999	\$184,818,999	12/14/2011	7/16/2012	Completed Paid 05/2013	45		Partially Vacant	12/14/2013										
Alexis, LLC	Commercial/Office	Owner	2774-2777 E. Atlantic Blvd	Facade	\$72,665,000	\$72,665,000	\$0.00	\$18,166,000	\$90,831,000	9/18/2012	11/5/2012	Completed Paid 05/2013	45	N/A	N/A	9/18/2014										
YOMA Versova, LLC	Retail/Restaurant	Owner	2715-2727 E. Atlantic Blvd	Facade	\$80,000,000	\$80,000,000	\$0.00	\$20,162,111	\$100,162,111	11/15/2011	7/5/2012	Completed Paid 06/2013	5		Vacant	11/15/2013										
John W. Thayer & Renee R. Thayer	Retail/Commercial/Office	Owner	2781-2787 E. Atlantic Blvd.	Facade	\$80,000,000	\$80,000,000	\$0.00	\$11,000,000	\$111,000,000	12/14/2011	7/5/2012	Completed Paid 06/2013	45		Partially Vacant	12/14/2013										
ARS Remodeling & Glass, Inc.	Commercial	Tenant	2400 E. Atlantic Blvd.	Facade	\$20,000,000	\$15,000,000	\$0.00	\$1,772,000	\$16,772,000	7/17/2012	6/9/2012	Completed Paid 09/2012		N/A	Utilizing Previously Vacant Space	7/17/2014										
CCGJ, Inc. (Lester's Diner)	Restaurant	Owner	1924 E. Atlantic Blvd	Facade	\$20,000,000	\$20,000,000	\$0.00	\$27,216,000	\$47,216,000	9/17/2013	7/15/2013	Completed 10/15/14, Restaurant opened 10/23/14. Paid Disbursement 11/7/14.	10	1	N/A	9/17/2015										
Pompano Diner, Inc. (Dante Donuts)	Restaurant	Tenant	1900 E. Atlantic Blvd	MAP	\$15,000,000	\$15,000,000	\$0.00	26,664,873	41,664,873	11/15/2011	11/16/2011	Project completed 11/17/14. Paid 2/11/15		N/A	N/A	11/17/2014										
<b>COMPLETED OR CLOSED PROJECTS SUBTOTAL</b>																66	5									
<b>COMPLETED OR CLOSED PROJECTS SUBTOTAL</b>																\$1,305,538,000	\$1,299,942,998	\$0.00	\$3,027,357,238	\$3,337,300,161						

**EAST CRA – INCENTIVES  
Status Report - Approved Applications**

Date: 4/28/2015

Applicant	Business	Owner/ Tenant	Location	Grant Type	Grant Award (Public Investment)	Grant Disbursement to date	Balance to be Paid	Private Investment	Total Project Cost	Application Approved	Project Start Date (approximate)	Current Status	Jobs Created (Construction & Permanent)	New Buildings	Vacant Property	Agreement Expires	
<b>OPEN PROJECTS</b>																	
36th Degree Brewing Company, LLC	Brewery	Tenant	2600 E. Atlantic Blvd	SIP	\$50,000.00	\$0.00	\$50,000.00	\$78,230.00	\$78,230.00	1/20/2015	12/19/2014	Completing interior buildout, equipment delivered & installed Anticipated completion Summer 2015	10	1	Utilizing Previously Vacant Space	1/20/2017	
<b>OPEN PROJECTS SUBTOTAL</b>					\$50,000.00	\$0.00	\$50,000.00	\$78,230.00	\$78,230.00				10	1			
<b>COMPLETED &amp; OPEN PROJECTS TOTAL</b>					\$1,555,538.00	\$1,299,942.98	\$50,000.00	\$1,745,482.98	\$4,095,430.26					76	6		

CRA FACADE IMPRV & INCENT Account 160-1970-539-83-42 Information for FY2015

Budget \$432,889.00  
Actual \$13,750.00  
Balance \$419,139.00

CRA FACADE IMPRV & INCENT Account 314-1960-539-83-42 Information for FY2015

Budget \$ 2,102,003.00  
Actual \$ -  
Balance \$ 2,102,003.00

N/A = Not Applicable