

**POMPANO BEACH
COMMUNITY REDEVELOPMENT AGENCY**

**NORTHWEST CRA ADVISORY COMMITTEE
MEETING MINUTES**

Monday, December 4, 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 6:06 p.m.

B. ROLL CALL

PRESENT

Whitney Rawls – Chair
Jay Ghanem – Vice-Chairperson (Late)
Shelton Pooler
Daisy Johnson
Carl Forbes
Velma Flowers

ABSENT

Des Frazier
Open Seat
Open Seat

ALSO PRESENT

Commissioner Sobel
Commissioner Perkins
Kim Briesemeister, Executive Director
David Hasenauer – Project Manager
Jordan Pace – Project Manager
Dahlia Baker – Program Director
Idella Grisset – Cultural Communications Director
Laura Atria – Public Art Program Manager
Judith Niswonger – ECRA Advisory Committee
Marsha Carmichael – CRA Clerk

Whitney Rawls presented a plaque of appreciation to Jeanette Copeland for her years of service on the NWCRA Advisory Committee.

C. ADDITIONS / DELETIONS / REORDERING

Whitney Rawls announced there is an unsolicited proposal item to be added under New Business - Item G 2. **David Hasenauer** requested item F 2 – Delphos be pulled from the agenda.

D. APPROVAL OF MINUTES

1. November 6, 2017

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MOTION made by Velma Flowers to approve the November 6, 2017 NWCRA Advisory Committee Meeting minutes. Seconded by Shelton Pooler. Motion was approved unanimously.

E. AUDIENCE TO BE HEARD

Hazel Armbrister, 1808 NW 6th Avenue, thanked everyone who came to the first exhibit “The Legacy: A Commemoration of Esther Elizabeth Rolle”, at the Historic Ali Cultural Arts presented by Rock Road Restoration Historic Group. She said the exhibit is set to close tomorrow, December 5, 2017.

F. OLD BUSINESS

1. Il Portico Update

David Hasenauer said Henry Crockett’s firm who retained 5% ownership of the project has withdrawn from the group and the remaining partners are currently reorganizing. **Whitney Rawls** said this is a red flag and he hopes the CRA Board will take this into consideration when moving forward on this project.

G. NEW BUSINESS

1. Public Art Presentation

Laura Atria, Public Art Program Manager, gave a presentation on the City’s Public Art program and took the opportunity to thank the Public Arts Committee and the sub-committees for their participation in the program.

Daisy Johnson asked about the mural for the E. Pat Larkins building. **Laura Atria** responded that although there was one originally planned for the building, it was moved to the artist alley behind the Bailey and currently there is not a project earmarked for that location. **Whitney Rawls** said the community was not in favor of the mural for E. Pat Larkins, and the first mural for MLK will be on the Saxon and Wall building.

2. Unsolicited Proposal – Pompano Beach Community Development & Benefits, LLC

David Hasenauer explained an unsolicited proposal was received to construct 6 single-family homes on infill lots owned by the CRA. He said staff has not reviewed or vetted the proposal as it was received today.

George Rich, managing member/partner on the development team made of GO Eco Homes, SteelHomes, Franklin Mortgage Holdings, and Pompano Beach Community Development & Benefits, LLC, provided an overview on the unsolicited proposal request to construct 6 single-family 3 bedroom/2 bath infill homes on the vacant lots owned by the CRA on NW 8th and NW 9th Streets and NW 19th Avenue. **Karim Lakhdar** GO

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Homes, LLC explained the modular homes will be constructed on site. They are durable, safe, site-built steel frames with a modern design which can withstand a category 5 hurricane and are termite proof because of the materials used for construction.

Linela Hunter, 1250 NW 27th Avenue, asked about the pricing of the homes. **Mr. Rich** responded they are anticipated to cost between \$200,000 - \$225,000.

Discussion ensued by the Committee about the design of the homes and compatibility with the neighborhood, the need for a pitched (hip) roof and a garage. The Committee recommended the homes be a minimum of 3 bedroom/2 bathrooms, priced at an affordable market rate and the developer should prequalify buyers prior to construction. **George Rich** said generally they do not have preapproved buyers prior to construction but market the homes during the construction phase. He provided locations of other homes they have constructed in Fort Lauderdale.

David Hasenauer stated it could take approximately 3 months for a staff review and to negotiate an agreement with the developer.

MOTION by Carl Forbes to approve moving forward with the unsolicited proposal with the conditions as proposed by the Committee. Seconded by Jay Ghanem.

Daisy Johnson said she cannot make an informed decision tonight and would like to review the materials provided and see the other homes built by this developer. Discussion ensued and the consensus of the Committee was they liked the product but would like to see a modified design as discussed prior to recommending approval of the project.

MOTION by Carl Forbes restating his prior motion to table the item to the next NWCRA Advisory Board meeting. Seconded by Shelton Pooler. Motion was approved unanimously.

H. DIRECTOR/STAFF REPORT

1. Cultural Arts/Marketing Update

Idella Grisset, Cultural Communications Director, provided an overview of the past weekend activities including:

CRA: Old Town Untapped

Green Market – Yoga classes and Brunch and Bubbly have been added to the weekly market.

Light up MLK – Thanked **Ms. Flowers** and Ms. Hunter for participating and assisting with the event. **Ms. Grisset** reported this was the 8th annual event and there were several activities, local vendors and businesses, music and food. The turnout was great and thanked the community for their participation.

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Jay Ghanem said this was the best MLK event held since its inception 8 years ago. **Velma Flowers** said their organization had a booth and during the event they disbursed 250 blessing bags. **Commissioner Perkins** complimented staff and the Committee on a great event. She said the community really enjoyed themselves.

2. **Dahlia Baker**, Program Director, reported on the following;

Culinary Kitchen Incubator Program - An RFP was issued in September for 30 days and no responses were received. Prior to issuance, two unsolicited proposals were received and after closure one additional unsolicited proposal was received. They will be reviewed by the selection committee who will make a recommendation.

November Job Fair – Was held November 7, 2017, with 20 employers and 5 resources. **Job Seeker Orientation** – Will be on Wednesday, December 6, 2017 and the employer is the Living Green Market and Café.

Rebuilding Broward County Program – The last event was November 4, 2017, and they did 6 homes in Collier City off of 27th Avenue.

David Hasenauer reported on the Annie Gillis Park redesign. The surveys are completed and preliminary sketches have been prepared. He said they gathered additional input from attendees at the Light Up MLK event and another community meeting will be held in January.

David Hasenauer said there will be a public input meeting in early February on the Atlantic Boulevard /Dixie Highway intersection complete street redesign.

I. KEY PROJECTS

1. MLK Blvd.

- MLK Streetscape
- MLK Blvd Resurfacing Project (Phase II)
- MLK Blvd Resurfacing Project (Phase III)

Whitney Rawls reported the MLK Boulevard west improvements from Powerline to the Turnpike are almost completed. **Carl Forbes** asked about the traffic light at 27th Avenue and MLK Boulevard. **Whitney Rawls** responded the County is still doing their analysis and County Commissioner Bogen is working on it for the community.

2. Innovation District

David Hasenauer said they met with FAU engineering students who presented their semester project about the Innovation District to staff.

3. Legacy II Town House Development

David Hasenauer reported the development project is on the January DRC agenda for review.

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4. City Vista

David Hasenauer reported the co-working space lease is almost complete.

5. 731 MLK Blvd.

David Hasenauer reported Norman's Photo will be leasing the space vacated by the salon.

6. City/County Lawsuit

David Hasenauer informed the Committee the lawsuit is on the January County Commission Agenda to discuss the settlement.

J. COMMITTEE MEMBER REPORTS

Carl Forbes said he enjoyed himself Friday night at the Old Town Untapped event.

Whitney Rawls announced he will be absent at the next meeting.

K. NEXT MEETING – Monday, January 8, 2018, 6:00 p.m. at E. Pat Larkins

L. ADJOURNMENT

There being no other business, the meeting of the NW CRA Advisory Committee adjourned at 7:45 p.m.