

**POMPANO BEACH
COMMUNITY REDEVELOPMENT AGENCY**

**NORTHWEST CRA ADVISORY COMMITTEE
DRAFT MEETING MINUTES**

Monday, February 5, 2018

E. Pat Larkins Community Center 5:30 p.m.

A. CALL TO ORDER

Chairman Whitney Rawls called the meeting of the NW CRA Advisory Committee to order at 5:31 p.m.

B. ROLL CALL

PRESENT

Whitney Rawls – Chair
Jay Ghanem – Vice-Chairperson
Shelton Pooler
Carl Forbes
Velma Flowers
Veronica Thomas
Phyllis Smith

ALSO PRESENT

Commissioner Beverly Perkins	Greg Harrison, City Manager
David Hasenauer – Project Manager	Suzette Sibbles, Asst. City Manager
Jordan Pace – Project Manager	Mike Hohl, Assistant Fire Chief
Dahlia Baker – Program Director	Thomas DiGiorgio, EDC Chairman
Danielle Sabat, Cultural Arts Marketing Manager	Roy Rogers
Marsha Carmichael – CRA Clerk	
Kim Vazquez – CRA Clerk/Project Coordinator	
Sandra King, Marketing and Public Communications Director	
Mark Beaudreau, Recreation Programs Administrator	

C. ADDITIONS / DELETIONS / REORDERING

None.

D. PRESENTATION – G.O. POMPANO

City staff presented information on the General Obligation Bonds (G.O. Pompano). Immediately following the presentation, there was a question and answer session with the audience and city staff.

Whitney Rawls called a five (5) minute recess at 6:55 P.M.

Whitney Rawls called the meeting back to order at 7:02 P.M.

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Whitney Rawls welcomed Veronica Thomas, Phyllis Smith and Velma Flowers to the Committee.

E. APPROVAL OF MINUTES

1. December 4, 2018

MOTION made by Velma Flowers to approve the December 4, 2017, NWCRA Advisory Committee Meeting minutes. Seconded by Carl Forbes. Motion was approved unanimously.

F. AUDIENCE TO BE HEARD

Vincente Thrower asked the Committee to consider a policy for developer(s) to offer a community benefit when coming before the CRA to do a project. **Whitney Rawls** asked staff to research and schedule a future workshop to discuss.

Jocelyn Jackson requested clarification on leasing at City Vista and if they are renting to artists. **Whitney Rawls** responded City Vista is an affordable housing credit project and they cannot lease just to artists but to anyone who may qualify under the affordable housing guidelines. He said the CRA marketed and encouraged artists to apply for residency there and it is unknown how many have applied. **Ms. Jackson** suggested a workshop with the leasing agent to assist citizens with the application process.

Sharon Stevenson said the leasing agent is located next to BaCA at 37 NE 1st Street and recommended anyone interested in seeking an application to reside in City Vista visit their office.

G. OLD BUSINESS

1. Delphos Update

MOTION made by Velma Flowers to table this item until such time as Delphos comes back with the information requested. Seconded by Jay Ghanem. Motion was approved unanimously.

H. NEW BUSINESS

1. MLK Corridor Camera System

Jordan Pace provided an overview for the proposed locations of the security cameras monitoring systems which will cover a broad area including Annie Gillis, Ali and 731 MLK Boulevard. Mr. Pace said he received three (3) quotes and the cost is estimated at \$69,000 for the equipment and installation.

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Jocelyn Jackson asked why just those particular areas. **Jordan Pace** responded the CRA owns the property or received permission to mount the cameras. **Ms. Jackson** brought up the issues of illegal dumping on the CRA vacant lots.

Further discussion by the Committee included the placement of berms on the vacant lots, cost of the cameras, the private security services contracted by the CRA and encouraged staff to speak with the City regarding policing efforts in the district. **David Hasenauer** responded PSC has one person covering a 3,000 acre district and the addition of cameras will assist as a deterrent to crime activities in the area.

2. GO Eco Homes Unsolicited Proposal

David Hasenauer said the Committee vetted the unsolicited proposal at the last meeting which includes six (6) steel frame modular single family homes. The Committee requested the developer come back with qualified buyers and suggested modifications to the design including a pitched roof and the addition of a garage.

George Rich, GO Eco Homes, said the roof has additional drainage and longer life span than the traditional flat top roof. The buyer will have the option of either a brick paver driveway or the addition of a carport in lieu of a garage. He explained a redesign of the homes would require approval at a state level which is a lengthy process.

MOTION made by Jay Ghanem to approve the GoEco Homes project. Seconded by Carl Forbes. Motion was approved 5-2.

Aye – Velma Flowers, Carl Forbes, Phyllis Smith, Jay Ghanem, Whitney Rawls
Nay – Veronica Thomas, Shelton Pooler

3. Multiple Unsolicited Proposals for Ortanique Lots (3 total)

David Hasenauer said three (3) unsolicited proposals were received for single family homes on seven (7) lots in the Ortanique neighborhood. He said two (2) of the developers (AMH and Capital Group) are in attendance to present their proposals. The third developer submitted an incomplete proposal and based on their absence at tonight's meeting, staff is withdrawing the HRM Investment's proposal.

Earl Lawrence, AMH Family Homes, Inc. said they are proposing three (3) models averaging 1,800–2,000 sq. ft., three (3) bedroom/two (2) bath single family homes selling for approximately \$240,000. The company is self-funded and they have experience in renovation, remodeling and new construction of single family homes. If approved, they anticipate permits and construction will take approximately five (5) months. He said their company supports the community working with PAL and offering scholarships to local students. If warranted, they will assist buyer(s) with down payment and closing cost assistance.

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Mario Caprini, Capital Group, said they offer a superior, quality green affordable home in the price range of \$250,000. The American model is a three (3) bedroom/two (2) bathroom, energy efficient, hurricane, water, fire, bug, sound and mold resistant. **Mr. Caprini** said they work with the community and local churches on clean up and crime issues within the area. In addition, they educate potential first time home buyers on the process and counsel them on how to improve their credit scores.

Vincente Thrower asked the status of the current construction of the single-family home project by Mr. Caprini. **David Hasenauer** responded one home is completed and is a high quality product and another home is currently under construction. **Mr. Thrower** asked if they hired locally. **Mr. Caprini** responded they have two (2) trainees who are working on becoming certified from the general area.

Jocelyn Jackson asked how long it has taken Mr. Caprini to construct the current homes on the four (4) lots previously awarded. **Mr. Caprini** responded they were awarded the lots in May 2017. **Ms. Jackson** said she would be in favor of awarding the lots for the infill housing to AMH Family Homes, Inc. for the community benefit they will offer.

Whitney Rawls said the Committee imposes a requirement for prequalified buyers on the infill lot projects. He said he would ask for both developers to come back with qualified buyers prior to approving and asked staff to explore the possibility of splitting the lots between the two (2) proposers.

MOTION made by Jay Ghanem to table the item to the next meeting. Seconded by Velma Flowers. Motion was approved unanimously.

4. Hunter's Manor RFP

David Hasenauer explained with the pending litigation and potential settlement offer by the County, he recommended tabling the item and not moving forward on issuance of an RFP at this time.

MOTION made by Jay Ghanem to table the item. Seconded by Velma Flowers. Motion was approved unanimously.

5. Tax Deed Auctions

Jordan Pace explained the following four (4) properties are on the Broward County Property Tax deed auction scheduled for February 21, 2018; 236 MLK Boulevard, 316 NW 7 Avenue, 409 NW 7 Avenue and 690 MLK Boulevard. All the properties are located around or adjacent to Annie Gillis Park. He said the assessed value of the properties is \$160,000 and staff would request the Board to authorize an expenditure of up to \$250,000.

Vincente Thrower asked for clarification on the location of the properties.

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Jocelyn Jackson asked if any of the properties contained structures. **Jordan Pace** responded there is a single family home on one of the properties and the rest are vacant. **Ms. Jackson** asked staff to be mindful and to assist the homeowner or tenant to relocate if necessary.

Earl Lawrence stated if the City would pass a resolution to eliminate the code liens on tax deed properties it would make it more desirable for people to bid on those properties.

MOTION made by Phyllis Smith to approve to bid on the tax deed auction properties. Seconded by Velma Flowers. Motion was approved unanimously with Carl Forbes and Shelton Pooler absent for the vote.

H. DIRECTOR/STAFF REPORT

Dahlia Baker, Program Director reported on the following;
Culinary Kitchen RFP is in Purchasing to put back out to the market.
Job Seeker Orientation is scheduled for February 7th
Meet and Greet will be on February 7th at 6:00 P.M.
Neighborhood Ambassador Program kick-off event is scheduled for February 28th.

Danielle Sabat, Cultural Arts Marketing Manager reported on the events, collateral material produced, newsletters and social media for the months of October – December 2017.

Kim Vazquez, Clerk/Project Manager said a Sunshine Law training session needs to be scheduled with the Committee. **Whitney Rawls** replied he would like to schedule a workshop separate from a regular Committee meeting.

I. KEY PROJECTS

David Hasenauer reported the Legacy II Town House project is planning to break ground tentatively on February 16, 2018, invitations will be sent out. The Co-Working space lease for City Vista is almost finalized.

Whitney Rawls reported the MLK Boulevard west improvements from Powerline to the Turnpike are almost completed and Phase II should begin shortly thereafter.

J. COMMITTEE MEMBER REPORTS

Phyllis Smith reported on the January 29th, groundbreaking for the pop up police station at the former site of the 450 building.

Whitney Rawls reported RMA submitted a letter terminating their contract with the City effective February 1, with a ninety (90) day transition phase. He said there have been preliminary discussions regarding staffing and potentially putting all cultural activities under the City's purview.

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Jay Gahnem spoke in reference to the CRA transition, the forensic audit and the County settlement offer. He said he would like to review the marketing reports as the liaison to the NW CRA Committee on marketing activities prior to the meetings.

K. NEXT MEETING – Monday, March 5, 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 9:35 p.m.