

**POMPANO BEACH
COMMUNITY REDEVELOPMENT AGENCY**

**EAST CRA ADVISORY COMMITTEE
MEETING MINUTES**

Thursday, April 5, 2018
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
David Mingus
Fred Stacer
Ray Lubomski
Rafael Katz

ABSENT

Ray Lubomski
Robert Shelley
Stephen Purkiss

ALSO PRESENT

Kim Briesemeister – Co-Executive Director
Chris Brown- CRA Co-Executive Director
Adriane Esteban – CRA Project Manager
Horacio Danovich, CIP Manager
Max Wemyss – Planner, RMA
Dahlia Baker, Program Director
Kim Vazquez – CRA Clerk

C. ADDITIONS/DELETIONS/REORDERING

None.

D. APPROVAL OF MINUTES

Motion made by Fred Stacer to approve the minutes from the ECRA Advisory Committee Meeting of March 1, 2018. Seconded by Judith Niswonger. Motion was approved unanimously.

E. NEW BUSINESS

1. Professional Security Consultants (PSC) Report of Activities

Rodney Wright of PSC, provided an overview of the Officer's Daily Activity Report and the problem areas in which they patrol. He said Broward Sheriff's Office (BSO) is taking

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a little more of an aggressive approach than in the past on trespassing and loitering issues.

Rafael Katz said the reports provided by PSC are lacking in detail such as dates or time of day when incidents occur. In the report it states "multiple" but it is unclear if multiple means incidents with the same individual(s) or multiple of the same type of incidents. Based on the information provided, he is unsure of the value of the services provided by PSC.

Jack Rogerson said the daily reports are lacking in quantitative detail and asked if observations by the officers could be provided such as additional lighting needed or removal of benches to assist the Committee to make recommendations for ongoing issues. **Mr. Rogerson** said of consideration, is PSC's contract which is due for a one (1) year renewal at the end of April.

Kim Briesemeister, Co-Executive Director, said PSC was hired to provide services based on the Scope of Services written in their contract. Based on the input by the Committee they would like PSC to provide more detailed information in their reports including the area, date, time and type of incident and the interaction with BSO.

Motion made by Rafael Katz to recommend to renew the PSC contract on a month-to-month basis. Seconded by Jack Rogerson. Motion was approved unanimously.

E. OLD BUSINESS

1. County Lawsuit

Kim Briesemeister provided an update on the last counter offer approved by the CRA Board will go back to the County for final approval. She reviewed some of the key points and explained \$10 million will be dedicated for neighborhood improvements in Districts 4 and 5 and overseen by a nine (9) member advisory group, approximately \$12 million will be paid in increments between FY2020-FY2025 for the downtown area and the ECRA district will remain as is.

2. Mobile Vending/Beach Concessions

Adriane Esteban, Project Manager explained at the last meeting, the Committee reviewed the regulations in the ordinance which defines the operational standards, design guidelines and requires the pier developer to submit a master plan depicting the location, type of equipment and operational issues including waste, storage, hours and a loading and unloading plan. The amendment to the ordinance does not require Planning and Zoning Board review or approval as previously thought.

Rafael Katz said the information provided is too vague regarding design and location and asked if a decision on this matter could be delayed.

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Adriane Esteban said the pier development agreement states regulations would be in place ninety (90) days after the opening of the restaurant. The amendment to the ordinance, which the Committee is making a recommendation on today, stipulates the pier developer must submit a master plan outlining operational issues and design for Committee review and recommendation prior to going to the CRA Board for approval.

Motion made by Fred Stacer to approve the regulations as presented for Pier Area Vending on the beach. Seconded by Jack Rogerson. Motion was approved 5-1.

**Aye – Mingus, Stacer, Seleski, Niswonger, Rogerson
Nay - Katz**

3. 119 S. Federal Highway

Adriane Esteban said a Phase I environmental analysis was completed and there is recommendation to do a Phase II environmental due to a tank closure and removal from the site in 1995 to confirm the presence or absence of contamination as regulations were not as stringent when removal took place.

Horacio Danovich, CIP Manager provided an email received from Maria Paituvi, ESciences on March 12, 2018 and read it into the record regarding 119 S. Federal Highway regarding the recommendation for a Phase II environmental (attached hereto as part of minutes).

F. KEY PROJECTS

1. Innovation District

Kim Briesemeister reported Cushman and Wakefield is under contract to market the Innovation District to potential developers. She announced there is a Complete Streets conceptual design presentation scheduled for April 23rd at 6:00p.m. and explained the importance of the initiative and connectivity the complete street initiative will have to the East, Downtown and Innovation District.

2. ETOC

Max Wemyss reported the ETOC is still under the State review and will be returned to the County for their final review and recertification. **Kim Briesemeister** commended **Mr. Wemyss** on his hard work on the ETOC initiative.

3. Atlantic Blvd. Bridge

Horacio Danovich, CIP Manager reported the improvements to the bridge are moving forward and on time.

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4. Fishing Pier

Horacio Danovich reported the pier construction lost eight (8) days due to unforeseen circumstances but construction is still within the projected timeframe for completion.

5. Pier Hotel & Retail Development

Adriane Esteban reported;

- The Beach House Restaurant is open.
- Oceanic has resubmitted for permits.
- R2-R3 - have addressed comments and is on the second round of permit submittals.
- Parcel E - the Tiki Hut bar area passed for permits and they plan to have construction completed by year end.
- R 5 - is in for DRC review.

STAFF REPORTS

Chris Brown, Co-Executive Director reported now that the Beach House Restaurant is open, the parking garage was filled to capacity. The City recognizes another parking garage is needed and plan to hire a consultant to provide a study based on future demand of uses.

Dahlia Baker, Program Director provided an overview on the Culinary Kitchen program and explained the CRA has issued a second Request For Proposal (RFP) to manage the operations of the facility.

COMMITTEE COMMENTS

Rafael Katz said he is proud to be a part of the initiatives taking place within the ECRA District as well as the entire City.

Jack Rogerson commended the leadership provided by the Co-Executive Directors of the CRA.

NEXT MEETING – Thursday, May 3, 2018 at 6:00 p.m. at Emma Lou Olson Civic Center.

K. ADJOURNMENT

There being no other business, the meeting of the East CRA Advisory Committee adjourned at 7:41 p.m.

Adriane Esteban

From: Maria Paituvi <mpaituvi@esciencesinc.com>
Sent: Monday, March 12, 2018 3:23 PM
To: Adriane Esteban; Horacio Danovich
Cc: Nadia Locke
Subject: RE: Proposal needed- Phase I at 119 S. Federal Hwy.

Good afternoon,

We are wrapping up the report and will have it ready tomorrow morning for your review, if not this evening. However, based on the time crunch, we wanted to bring our findings to your attention.

A petroleum discharge was documented at the Site on February 23, 1995. Following tank closure and source removal efforts conducted in 1995, the FDEP stated that no additional assessment was required. Assessment activities conducted at that time were based on regulatory criteria in place at that time. A Site Rehabilitation Completion Order (SRCO) for this historical discharge was issued on July 1, 2010. Based on the documentation reviewed, the historical delineation and removal of petroleum impacted soil was based on the use of field screening technology. Regulatory standards have since been modified to require laboratory analysis to determine the presence or absence of contaminated. Additionally, we did not identify records of groundwater testing to determine if the groundwater was impacted by the release. As such, it is our opinion that the assessment information documented at that time would not meet current regulatory criteria. Therefore, based on current standards, residual contamination may remain onsite. We conclude that this historical discharge is a recognized environmental condition in connection with the Site. As you know, environmental testing will be necessary to confirm the presence or absence of contamination onsite.

Please let me know if you have any questions at this time. You can reach me on my cell at 305-984-9162.

Thank you,

Maria Paituvi, P.E.
Senior Engineer



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ENVIRONMENTAL
ECOLOGICAL