

**POMPANO BEACH
COMMUNITY REDEVELOPMENT AGENCY**

**NORTHWEST CRA ADVISORY COMMITTEE
MEETING MINUTES**

**Monday, December 7, 2015
E. Pat Larkins Civic 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. and wished everyone Happy Holidays.

B. ROLL CALL

PRESENT

Whitney Rawls – Chair
Jay Ghanem – Vice Chair
Patricia Davis
Bridget Jackson
Daisy Johnson
Shelton Pooler
Carl Forbes
Gail DeAngelis

ABSENT

Jeanette Copeland

ALSO PRESENT

Commissioner Ed Phillips
Nguyen Tran – NW CRA Director
Horacio Danovich – CIP Engineer
Cathy Trenkle – CRA Clerk

C. ADDITIONS / DELETIONS / REORDERING

Whitney Rawls allowed **Horacio Danovich** to present first.

D. APPROVAL OF MINUTES

1. November 2, 2015

MOTION made by **Jay Ghanem** to approve the November 2, 2015 NW CRA Meeting Minutes. Seconded by **Gail DeAngelis**. On roll call, motion passed unanimously.

E. AUDIENCE TO BE HEARD

Janet Ward, PIRC, 817 N. Dixie Highway, Pompano Beach, FL, reported PIRC is a mental health facility that serves both adults and children and is looking to expand in employees and office space. **Jay Ghanem** suggested she come back to the Committee

POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY

with a specific need that may be able to be addressed. **Whitney Rawls** suggested **Nguyen Tran** meet with her to see if the CRA can be of any assistance.

Jacqueline Reed, Oasis of Hope, 1305 NW 2nd Ave., announced there will be a grand opening of Carlee's Village of Hope on December 8, 2015 at 11 am – 1 pm and invited everyone to attend.

Julia Simeton, 1851 NW 1st Terrace, author of "*The Town Santa Almost Missed*" introduced herself and asked the committee to help buy her book for different schools in the area. **Nguyen Tran** will put her in touch with Shanna Benson.

Commissioner Ed Phillips, 384 NW 19th St., asked the committee to develop more interest in the health, safety and welfare of the Northwest District. **Whitney Rawls** suggested a sub-committee to approach this issue. **Bridget Jackson, Jay Ghanem, Carl Forbes and Patricia Davis** agreed to meet in February on this issue. **Whitney Rawls** is meeting with the Director of the Miami CRA on the same matter.

F. PRESENTATIONS

1. Member Award

The NW CRA Advisory Committee presented Richard McFadden with a plaque in appreciation of his service to the Northwest CRA Advisory Committee.

2. City Vista - Landmark Development

Nguyen Tran introduced **Oliver Pfeffer** and **Francisco Rojas** with Landmark. They gave a presentation on the following:

- Location
- Preliminary Site Plan
- 111 units of 1 and 2 bedrooms (800 – 1,000 sq. ft.) residences
- 130 parking spots plus 55 around the outside
- Fitness room
- Possible Business Incubator
- Employing local citizens and contractors

Anne Siren, 1500 E. Atlantic Ave., asked if they were rental units and if it was affordable housing and the answer was yes to both.

Vicente Thrower, 1890 NW 6th Ave., voiced his concern that the public wasn't polled on this development since he felt it will set the pace for the future of the other development in the area. **Nguyen Tran** answered there are no design guidelines in place at this time for this development.

POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY

Francisco Rojas replied this design will be something the Pompano Beach can look up to because of its contemporary sophisticated design. They plan to break ground summer 2016.

Vicente Thrower, 1890 NW 6th Ave., wanted to go on the record saying the colors were drab. **Janet Ward** agreed with him.

Jay Ghanem asked if the seventh level was just a façade or if it were functional? The answer was there will be residential units on the seventh floor.

Whitney Rawls asked why there was a change from the garage to open parking. **Francisco Rojas** answered there were drainage studies done since the inception and there was a need to change from a parking garage to flat parking as well as the dark spaces it would create, etc. **Carl Forbes** asked where the retention area and the answer was it is underneath the parking area. **Whitney Rawls** thanked them for their 20% employment commitment.

Bridget Jackson asked if the one bedrooms could be any larger and **Nguyen Tran** explained the one bedrooms started smaller and were enlarged to the 800 feet.

3. 3D Printing

Nguyen Tran introduced **Wolfgang Tweraser** and explained the zoning codes in the area where **Mr. Tweraser** wants to build this project. His presentation covered the following:

- 3 buildings (3D printing, business incubator, business accelerator)
- Nothing like it in the area
- Expanding furnished office space in Pompano Beach in the business accelerator
- Conference Rooms
- More retail and restaurants
- Partner with Kinko's and Fedex to provide 3D printing to them
- Local hires and supplies

Whitney Rawls asked if there would be financial assistance provided to small businesses. **Mr. Tweraser** replied no but the state has different problems. **Mr. Tweraser** is asking for the three pieces of land.

G. NEW BUSINESS

1. Unsolicited Proposal from Capital Group Development

Nguyen Tran introduced Mario Caprini with Capital Group Enterprises and Jerry Gillman from Innova ECO Building System, LLC. Mario Caprini spoke first and covered the following:

- Green is in

POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY

- New environmentally friendly product
- Energy efficient
- New local labor skill

Vincente Thrower was concerned about the price point.

Andy Cherenfant inquired as to when this was approved by the county and how many buildings have been built. Dade County just approved the material in April and there are 12 jobs in permitting now and the first project was the penguin exhibit for Dade County.

MOTION made by Jay Ghanem to approve the unsolicited proposal from Captial Group Development. Seconded by Gail DeAngelis. On roll call, motion passed.

“Yes” – Ghanem, DeAngelis, Jackson, Johnson, Forbes, Rawls and Pooler

“No” – Davis

H. OLD BUSINESS

I. DIRECTOR'S/STAFF REPORT

MOTION made by Patricia Davis to table Key Projects due to the lack of time. Seconded by Jay Ghanem. On roll call, motion passed unanimously.

I. KEY PROJECTS

MOTION made by Patricia Davis to table Committee Reports due to the lack of time. Seconded by Jay Ghanem. On roll call, motion passed unanimously.

J. COMMITTEE REPORTS

K. NEXT MEETING – Monday, January 4, 2016, 6:00 p.m.

L. ADJOURNMENT

There being no other business, the meeting of the NW CRA Advisory Committee adjourned at 9:05 p.m.