

**POMPANO BEACH
COMMUNITY REDEVELOPMENT AGENCY**

NORTHWEST CRA ADVISORY COMMITTEE

Monday, September 14, 2016
E. Pat Larkins Community Center
6:00 p.m.

MOTION COVER SHEET OF MINUTES

MOTION made by Richard McFadden to approve the July 6, 2015 NW CRA Meeting Minutes. Seconded by Gail DeAngelis. On roll call vote, motion passed unanimously.

MOTION made by Gail DeAngelis to approve Façade and SIP Program. Seconded by Carl Forbes. On roll call vote, motion passed.

"No" = McFadden

"Yes" = Rawls, Davis, Johnson, Forbes, DeAngelis

MOTION made by Richard McFadden to approve the allocation of \$50,000 to be placed in the NW Emergency Funds budget line item. Seconded by Carl Forbes. On roll call vote, motion passed unanimously.

MOTION made by Carl Forbes to approve FY NW Budget. Seconded by Daisy Johnson. On roll call vote, motion passed.

"No" = Davis

"Yes" = Rawls, McFadden, Johnson, Forbes, DeAngelis

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**NORTHWEST CRA ADVISORY COMMITTEE
MEETING MINUTES**

**Monday, September 14, 2015
E. Pat Larkins Center
6:00 p.m.**

A. CALL TO ORDER

Chairman Whitney Rawls called the meeting of the NW CRA Advisory Committee to order at 6:09 p.m.

B. ROLL CALL

PRESENT

Whitney Rawls – Chairman
Patricia Davis
Richard McFadden
Gail DeAngelis
Daisy Johnson
Carl Forbes
Shelton Pooler

ABSENT

Jeanette Copeland (Excused)
Jay Ghanem–Vice-Chair (Excused)

ALSO PRESENT

Nguyen Tran – NW CRA Director
Alberta Perry-McCarthy, Training Director of IED
Cathy Trenkle – CRA Clerk

C. ADDITIONS / DELETIONS / REORDERING

D. APPROVAL OF MINUTES

1. July 6, 2015

MOTION made by Richard McFadden to approve the July 6, 2015 NW CRA Meeting Minutes. Seconded by Gail DeAngelis. On roll call vote, motion passed unanimously.

E. AUDIENCE TO BE HEARD

Hazel Armbrister, President of the Rock Road Historical Group, asked about the two items on the Agenda regarding the Ali and will present if she is still present as she has a meeting at 7:00pm.

F. PRESENTATIONS

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Nguyen Tran reported there is no presentation for the Community Garden but the land is cleared already and the fence will be completed next week. The concrete pad for the shed and other items will start in November.

G. NEW BUSINESS

1. Façade & SIP Program

Adriane Esteban reviewed the three main changes in the program: First, the incentive program eligible categories have been narrowed down to restaurants and retail, secondly, the CRA has better defined the disbursement process to the SIP program with a General Contractor Waiver and lastly, the both programs have expanded the target area along MLK from West of 95 to Powerline.

Whitney Rawls inquired as to why offices are not included in the programs and **Ms. Esteban** explained that businesses like restaurants and retail encourage all day foot traffic and offices are closed at night and have little traffic during the day. **Gail DeAngelis** stated she understood why offices are excluded.

MOTION made by Gail DeAngelis to approve Façade and SIP Program. Seconded by Carl Forbes. On roll call vote, motion passed.

"No" = McFadden

"Yes" = Rawls, Davis, Johnson, Forbes, DeAngelis, Pooler

2. FY 2016 Budget

Adriane Esteban reviewed the updates in the Budget with the Committee. **Patricia Davis** asked about the marketing line item, specifically, branding. **Whitney Rawls** questioned the operations part of the budget and the cultural arts operations section regarding staff. The members discussed this part of the budget. **Ms. Davis** expressed concern about items getting taken to the Board without bringing the information to the Advisory Committee's first i.e. Cultural Arts Salaries line item. **Mr. Tran** explained the cultural art work authorization did come before the Advisory Committee in July before the item went to the CRA Board. **Drew Tucker** was introduced to the Advisory Committee then. Several members had questions about the salary of the staff at the Bailey and the Ali especially **Sharon McCormick's** oversight of the two facilities. **Mr. Rawls** made it clear that he wants only the NW Director overseeing the Cultural Arts Center in the Northwest.

Whitney Rawls asked if this budget would be going in front of the Board on Wednesday, the 16th of September, 2015. **Whitney Rawls** inquired about the budgeted item for the (Paint, Pave, Plant and Train) apprenticeship program in Collier City. **Mr. Rawls** suggested this program be named differently such as "On the Job Training". **Mr. Rawls** questioned what was happening with the Emergency Housing. **Nguyen Tran** explained that the City budgets Emergency Housing and once that funding is gone

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OHUI can come to the CRA for additional funding. Mr. Tran stated that we are not a housing department and our funding could go to other places and properties to help the neighborhood. However, the members wanted to make access to additional funding easier and recommended \$50,000 in the budget for Emergency Housing Repair.

MOTION made by Richard McFadden to approve the allocation of \$50,000 to be placed in the NW Emergency Funds budget line item. Seconded by Carl Forbes. On roll call vote, motion passed unanimously.

Whitney Rawls asked for the Job Placement reports and **Adriane Esteban** will forward those to him.

MOTION made by Carl Forbes to approve FY NW Budget. Seconded by Daisy Johnson. On roll call vote, motion passed.

"No" = Davis

"Yes" = Rawls, McFadden, Johnson, Forbes, DeAngelis, Pooler

3. 11 NE 1st Street

Adriane Esteban updated the members on the property. There is a very exciting new tenant, Native Brewing partnering with Riverside Market, will be coming soon.

4. Cultural Arts Fest

Whitney Rawls asked the staff to consider putting together a Cultural Arts Fest on MLK Boulevard. **Drew Tucker** suggested a window of at least 12-16 months to plan this type of event. **Drew Tucker** asked the members for the references the members mentioned on this subject.

B. OLD BUSINESS

1. NW CRA Bond Update

Nguyen Tran explained both Summary Judgments came back denied and now the County/CRA will either settle or go to court. **Ms. Davis** asked for the amount of legal fees that have been spent so far on this issue. **Nguyen Tran** said that he does not know the exact figure and will forward the amount to the Committee once obtained.

C. DIRECTOR'S/STAFF REPORT

1. Absences

Nguyen Tran reported the resolution states after two consecutive absences the Advisory Committee can recommend to the Board the unexcused member be removed, however to date, the absences have not been excused or unexcused on the record. Therefore Cathy Trenkle will keep this information on the record in the future. **Whitney Rawls** shared **Commissioner Phillips** views on this issue. **Mr. Rawls** said as of now

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the slate is wiped clean and we will go forward with these things in time. **Carl Forbes** reported he will be out of town for the next meeting. This will be an excused absence for him.

2. CIP Projects

Horacio Danovich was not present but provided the backup on this item and he will update the members at the next meeting.

3. Meeting Date Changes

Cathy Trenkle reviewed the dates for next year when the E. Pat Larkins Center will not be available for the meetings in February and September. **Mr. Rawls** suggested we have the meetings at an alternative location. **Cathy Trenkle**, will check on other locations, possibly the Ali or the Bailey.

F. KEY PROJECTS

1. Downtown Pompano Streetscape Improvements

Horacio Danovich will report on this next month.

2. Bailey Cultural Arts

Nguyen Tran reported the last day of CCC's contract was September 5, 2015. The number of offices that were used for CCC's management will be replaced with artist studios leaving only two of the spaces to be used for actual offices. With CRA bringing the management in house, **Sarah Benichou** will be the director of the Bailey with **Victoria Vitale** as Project Coordinator.

3. Ali Cultural Arts Center

Nguyen Tran reported CRA staff is working on a fee schedule for the tenants and general public, operations and procedures manual along with furnishing the building and finalizing the Rock Road and Ashanti leases. These items will be brought to the CRA Board in October. **Nguyen Tran** explained the terms of Rock Road's lease. **Whitney Rawls** asked for some recognition at the Ali Grand Opening for the NW Advisory Members.

4. Ali Building Phase II (Site Work)

Nguyen Tran reported the outside work has been completed and they are waiting on final inspections from the city.

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5. BLVD Art Lofts

Nguyen Tran reported Don Patterson is entering into a Development Agreement to build Artists' Lofts so that he can go forward with the funding. If the funding does not go through the Development Agreement becomes null and void. **Ms. Davis** asked if it was going to be adjacent to Ali and **Mr. Tran** answered yes. Mr. Patterson will replace any parking spaces that will be encumbered by his development.

6. 731 MLK Blvd.

Nguyen Tran reported the Marketing program is working on a signage and coupon program. **Ms. Davis** asked if BoJo's is open yet and **Mr. Tran** answered no.

7. 737 MLK Blvd.

Nguyen Tran reported this building is going to be gutted and new doors, windows, ac will be installed. Permits will be submitted to the city for interior demolition.

8. 741 MLK Blvd.

Nguyen Tran reported the CRA is still trying to close on the property because there are some open city liens on the property.

9. Landmark Development

Nguyen Tran reported site plans are being prepared to submit to the city.

10. MLK/Gateway

Nothing new to report.

11. 790/800 MLK (HBJ Holdings/Jones Quarters)

Nguyen Tran reported all utilities have been capped off and the asbestos survey is being done now. Once these items are completed the property buildings will be demolished. Before demolition Ms. Armbrister will document the structures and possibly BSO will do some training.

12. Eta Nu Education Center

Nguyen Tran reported the groundbreaking was August 27th and the facility is under construction.

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13. Commerce Park

Nguyen Tran reported the last of the largest acquisition is about to happen. Once this land is acquired massing will be done and an RFP will go out for the Commerce Park. The CRA is also looking to acquire some property on 9th street. The members inquired as to whether this building could be moved and rented out. The property is in very poor condition and not feasible to move.

Ms. Alberta Perry McCarthy, IED Trainer reported Dr. Allison was originally scheduled to attend this meeting but is celebrating Rosh Hashanah holiday. She reviewed the past 10 years of the outreach and partnerships of the BRC and the IED programs and thanked the Advisory Committee for the opportunity. **Whitney Rawls** asked for a loan report and **Ms. Perry McCarthy** will forward. **Ms. Davis** asked if we are in discussions about collecting on the loans. **Mr. Tran** reported they are looking into that once they get a comprehensive report.

J. COMMITTEE MEMBER REPORTS

Richard McFadden – reported this is his last meeting as an Advisory Member and he would like to see his replacement come from Collier City to be specific, District 5.

Gail DeAngelis – no report

Daisy Johnson – no report.

Patricia Davis – no report

Whitney Rawls – thanked everyone.

Shelton Pooler – no report

K. NEXT MEETING – Monday, October 5, 2015, 6:00 p.m.

L. ADJOURNMENT

There being no other business, the meeting of the NW CRA Advisory Committee adjourned at 9:10 p.m.