

POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY

EAST CRA ADVISORY COMMITTEE

Emma Lou Olson Civic Center

Thursday, September 3, 2015 – 6:00 P.M.

MOTION COVER SHEET OF MINUTES

Motion made by Judith Niswonger to approve the July 16, 2015 East CRA Meeting Minutes with one correction. Seconded by Robert Shelley. Motion passed unanimously.

Motion made by Rod Trzcinski to approve the Façade/SIP Program with the General Contractor Recordable Affidavit addition. Seconded by Judy Niswonger. Motion passed unanimously.

Motion made by Rod Trzcinski to approve the ECRA Fiscal Year Budget for 2016. Seconded by Ray Lubomski. Motion passed unanimously.

Motion made by Rafael Katz recommended CRA Staff to make the owner of 103 S. Federal Highway a formal offer on paper of the appraised price of \$295,000. Seconded by Fred Stacer. Motion passed unanimously.

Motion made by Robert Shelley recommended the Beach Concession item be tabled for the time being. Seconded by Fred Stacer. Motion passed unanimously.

Motion made by Robert Shelley to recommend the flex units be allocated to a specific developer for the Atlantic Square project with the condition the flex units will be utilized within specific time frame and may not be assigned, sold or passed on to a subsequent or future buyer of the project or project site. Seconded by Ray Lubomski. Motion passed.

"Yes" – 6 (Lubomski, Shelley, Stacer, Katz, Niswonger, Rogerson)

"Abstain" – 1 (Trzcinski due to conflict of interest with the residential investor)

**POMPANO BEACH
COMMUNITY REDEVELOPMENT AGENCY**

**EAST CRA ADVISORY COMMITTEE
MEETING MINUTES**

Thursday, September 3, 2015
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
Fred Stacer
Rod Trzcinski
Rafael Katz
Robert Lubomski
Robert Shelley

ABSENT

David Arlein
Barbara Gordon

ALSO PRESENT

Commissioner Barry Dockswell
Kim Briesemeister – CRA Co-Executive Director
Horacio Danovich – CRA Engineer
Adriane Esteban – CRA Project Manager
Cathy Trenkle – CRA Clerk

C. ADDITIONS/DELETIONS/REORDERING

Atlantic Square will be heard first.

D. APPROVAL OF MINUTES

1. July 16, 2015

Motion made by Judith Niswonger to approve the July 16, 2015 East CRA Meeting Minutes with one correction. Seconded by Robert Shelley. Motion passed unanimously.

E. NEW BUSINESS

1. Façade and SIP Program

Adriane Esteban reported the only changes in the Façade and SIP Program clarifying what types of businesses will be restaurant or retail and the SIP disbursement clarification.

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Rod Trzcinski suggested the General Contractor sign a recordable affidavit/waiver for the final release.

Motion made by Rod Trzcinski to approve the Façade/SIP Program with the General Contractor Recordable Affidavit addition. Seconded by Judy Niswonger. Motion passed unanimously.

2. FY Budget 2016

Adriane Esteban reported the only update was for month end changes and implementation of infrastructure projects; waterfront promenade and public parking improvements.

Motion made by Rod Trzcinski to approve the ECRA Fiscal Year Budget for 2016. Seconded by Ray Lubomski. Motion passed unanimously.

3. 103 S. Federal Highway

Adriane Esteban gave an update stating Phase I and II were done with no problems. Staff is recommending approval of purchasing the property for \$339,250 which is below the property assessment amount \$353,000. **Rafael Katz** stated he would like the CRA Staff to make a new offer of \$295,000 (as appraised) to the owner in a formal paper format and see if he accepts that offer. The Advisory Members asked to have a copy of the appraisal from Calloway & Price.

Motion made by Rafael Katz recommended CRA Staff to make the owner of 103 S. Federal Highway a formal offer on paper of the appraised price of \$295,000. Seconded by Fred Stacer. Motion passed unanimously.

4. Pelican Artwork

Horacio Danovich reported the County is bringing this project back and assisting with some of the funding for reconsideration. **Mr. Danovich** reviewed the presentation of the possible choices the Members have to recommend to the Board. The estimated City's cost of six of these pelicans at this time is \$80,000. **Robert Shelley** suggested the Pelicans NOT be placed on or near the great lawn because of the various activities people enjoy on the Great Lawn. **Rod Trzcinski** suggested possibly putting them on the North end of the beach. **Mr. Danovich** mentioned possibly hiring a consultant to make a suggestion of where and if the pelicans should be placed on the beach front. **Rafael Katz** approved of the artwork and thought it would look nice in a formation and possibly get all twelve to keep Pompano Beach unique. **Mr. Danovich** will confirm what cities have been offered the Pelicans and how many are available. **Fred Stacer** asked what part of the budget this expense would come from and **Ms. Esteban** answered Public Art. The Committee is interested in the Pelicans. **Mr. Danovich** will report back to the County and ask for a little more time. **Jack Rogerson** asked staff to come back

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with the number of Pelicans and the placement recommend recommendation along with Hollywood's interest in six of them. **Mr. Danovich** will follow up and present an update in October.

5. Beach Community Center

Horacio Danovich reported this will be a reoccurring item on the agenda but there is not presentation ready at this time.

6. Beach Concession

Kim Briesemeister introduced **Lorri Hall** and gave the members a brief review of her history. **Ms. Briesemeister** reviewed the latest news on the Beach Concessions/Kiosks. When originally discussed there was some concern about the concessions becoming competition with the new restaurants, etc. The City is currently drafting guidelines on the specifications of the stands/kiosks. Originally these concessions were going to be small but now the Development Services Department has said they will be stationary and on the sidewalks. The members decided to table this item until there is more feedback from the new tenants/retail/restaurant, etc. and then make a decision to move forward.

Motion made by Robert Shelley recommended the Beach Concession item be tabled for the time being. Seconded by Fred Stacer. Motion passed unanimously.

F. OLD BUSINESS

1. Atlantic Square Update

Bonnie Miskel, 14 SE 4th Street, Boca Raton, gave an update on the project. **Paul Constantino** hosted a meeting with the neighborhood and the developer. Traffic flow, height and massing was discussed. The location of the buildings hasn't changed but the height has been lowered to 7-9 stories, possibly one seven story and two eight story buildings. **Ms. Miskel** showed the traffic will be forced to go right back towards Atlantic. **Ms. Miskel** reported they should be at the second City Commission meeting this month. She announced **Guy Hart, Jr.** has joined the development team.

Denis Hale, 2500 SE 5th Street, spoke about the jobs this project will bring and the positive impact on property values.

Bill Carlson, 2667 East Atlantic Blvd., stated when Atlantic Blvd. went from six lanes to four it was a positive thing. The traffic problem is because of the bridge and it's a red herring.

Paul Constantino, 390 SE 28th Avenue, feels that eight stories is tall enough and likes the development but is still concerned about the traffic which will need to be addressed. Walkability is extremely important and asked if CRA can address that issue in the

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neighborhood. **Ms. Briesemeister** explained the agency can only spend money inside their district, however, the City could look at addressing that.

Phyllis Nackman, Jamaica House, doesn't feel like the traffic is a red herring and it should be addressed.

Bruce Voelkel, 2700 SE 2nd Street, asked if they are still planning to build 350 units? And **Ms. Miskel** answered yes. **Mr. Voelkel** voiced that he would like to see the height lowered more.

David Ventura, 2501 1st Court, wants some sidewalks from the neighborhood to the development. **Ms. Miskel** said the City requires the developer to have sidewalks moving through the area but no in the neighborhood, the City would have to address the sidewalks in the neighborhood.

Kay McGin, is still concerned about the height being compatible and would like to see a maximum of five stories. **Ms. Miskel** replied that the plan may possibly be tweaked in the future.

Tom DiGiorgio EDC, Economic Development Council, reported they had a great discussion about this project and there was no issue with the height. This project goes North-South and will not create a shadow affect. They took a vote on the allocation of flex units and it passed unanimously. He urged the audience to take a look at what has been done in Boca successfully. The EDC believes in this project.

Diane Alford, 2660 SE 2nd Court, reported she is concerned about traffic for the pedestrians as far as safety goes. She asked for a traffic report.

Danielle Katz, reported she is in support of the project and likes the plan so far.

Rafael Katz reported he is in support of the project. There is a traffic issue but that is the price you pay for moving forward. **Fred Stacer** explained staff is in the process of doing a traffic study at this time and should be forthcoming shortly. **Mr. Stacer** asked if there were still three exits and the answer was yes. **Mr. Stacer** asked the average square footage of the units and the answer was around 1,000 sq. ft. **Judy Niswonger** asked if the units will be rentals or condos. **Ms. Miskel** answered they will be designed with condo finishes and can be converted to a condo but in the beginning they will be rentals.

Bob Shelley thanked everyone for coming out and encouraged attendance for future meetings. He complimented our police department for cleaning up many of the areas in Pompano Beach. **Rafael Katz** asked about rental rates. **Keith O'Donnell**, Boca Raton, FL answered the rental rates will be middle range, not low-income but to target the Millennials, \$1,300 – \$2,500.

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Jack Rogerson added the traffic is a problem but it will be worked out down the road. He would like to see the project go forward with some restrictions on what can be done with the flex units. This developer is being flexible, at least thus far.

Motion made by Robert Shelley to recommend the flex units be allocated to a specific developer for the Atlantic Square project with the condition the flex units will be utilized within specific time frame and may not be assigned, sold or passed on to a subsequent or future buyer of the project or project site. Seconded by Ray Lubomski.

"Yes" – 6 (Lubomski, Shelley, Stacer, Katz, Niswonger, Rogerson)

"Abstain" – 1 (Trzcinski due to conflict of interest with the residential investor)

2. Beach Garage

Horacio Danovich reported the project is on schedule and securing permits. One issue that needs to be resolved is to try to change the FEMA designation. This is a process and the goal is to have this resolved by the end of September.

3. Atlantic Blvd. Bridge

Horacio Danovich reported as of this morning the plans are in Tallahassee with final comments coming soon. These plans should be back by September 8, 2015.

4. Harbor Village Signage

Horacio Danovich reported the signs are in and we are waiting on the letters to arrive to complete this project.

5. Pier Development Project

Kim Briesemeister reported Tim Hernandez will be at the October meeting with some news.

6. Fishing Pier

Horacio Danovich reported all permits are in except Corps of Engineers. **Mr. Danovich** will bring the renderings to the next meeting. **Kim Briesemeister** reported she will not be at the October meeting and would like the members to keep in mind how important all the details that come through the advisory committee, especially aesthetically, costs and specifically the observation tower. She asked the Committee to pay close attention and completely understand as the proposal comes forward.

I. STAFF REPORTS

Kim Briesemeister – No report.

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Adriane Esteban – No report.

Horacio Danovich –No report.

Lorri Hall – No report

COMMITTEE COMMENTS

Commissioner Dockswell - No report.

Robert Shelley – The fire station is complete and they had a fantastic grand opening.

Rafael Katz – asked about the progress on Frank's restaurant and **Kim Briesemeister** reported there was no recent report on that.

Fred Stacer –When is 26 Degrees – **Kim Briesemeister** replied maybe October, and the Foundry should open in November. **Mr. Stacer** asked about the status of the Grant? **Mr. Danovich** responded it didn't qualify for the grant.

Rod Trzcinski – No report

Judy Niswonger - asked about a tenant for Christina's and **Kim Briesemeister** reported a Greek restaurant is moving into that space. **Ms. Niswonger** asked about the new cultural centers. **Kim Briesemeister** reported CCC's contract is expiring and management of the facilities will be done in house in the CRA.

Jack Rogerson – asked about the Court case and **Ms. Briesemeister** updated the Committee on the issue.

J. NEXT MEETING – Thursday, October 1, 2015, 2015 at 6:00 p.m.

K. ADJOURNMENT

There being no other business, the meeting of the East CRA Advisory Committee adjourned at 8:20 p.m.