

**POMPANO BEACH  
COMMUNITY REDEVELOPMENT AGENCY**

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**EAST CRA ADVISORY COMMITTEE**

Emma Lou Olson Civic Center  
Thursday, June 4, 2015 – 6:00 P.M.

**MOTION COVER SHEET OF MINUTES**

**Motion made by Robert Shelley to approve the April 4, 2015 East CRA Meeting Amended Minutes. Seconded by Barbara Gordon. Motion passed unanimously.**

**Motion made by Rod Trzcinski to approve of the CIP for the Foundry. Seconded by Robert Shelley. Motion passed unanimously.**

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**EAST CRA ADVISORY COMMITTEE  
MEETING MINUTES**

Thursday, June 4, 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  
Rafael Katz  
Rod Trzcinski  
David Arlein  
Robert Lubowski  
Robert Shelley  
Barbara Gordon

**ALSO PRESENT**

Commissioner Barry Moss  
Commissioner Barry Dockswell  
Kim Briesemeister – CRA Co-Executive Director  
Chris Brown – CRA Co-Executive Director  
Horacio Danovich – CRA Engineer  
Adriane Esteban – CRA Project Manager  
Victoria Vitale – CRA Project Coordinator  
Cathy Trenkle – CRA Clerk

**C. ADDITIONS/DELETIONS/REORDERING**

None

**D. APPROVAL OF MINUTES**

1. May 7, 2015

**Motion made by Robert Shelley to approve the May 7, 2015 East CRA Meeting Amended Minutes. Seconded by Barbara Gordon. Motion passed unanimously.**

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**E. NEW BUSINESS**

1. Foundry

**Victoria Vitale** reported to the committee the Foundry has applied for the Strategic Investment Program (SIP) grant of \$50,000 and staff recommends approval. The total cost of capital improvements \$633,668, the total cost is \$1.3 million.

**Frank Grieco**, 2749 1<sup>st</sup> Street, reported The Foundry should be open in about eight weeks. **Rod Trzcinski** asked if the \$50,000 included any code violations. **Victoria** answered those were from the previous occupants of the property and will be settled on June 24<sup>th</sup> with the Magistrate. **Rod** asked if a change of control would call for the grant to be paid back. **Kim** answered the sale of the property, not the sale of the business, would call for the repayment of the grant. After the improvement he building will be worth more therefore, the investment rises in price. **Barbara Gordon** asked about the paperwork where there was a handwritten amount and indicated in the future, she would like more explanation so the public can understand the document more clearly.

**Harry Patel** spoke of the plans of the Foundry in reference to the outside dining. **Barbara** asked if they would make sure there is plenty of clearance on the sidewalks for patrons to enter the restaurant. **Harry Patel** replied that zoning and coding are taking those plans into consideration. The group complimented the business plan the Foundry put together for them.

**Fred Stacer** asked if they thought they were going to do \$400,000 in the first month. **Harry** explained how they came up with that projection and it is a conservative estimate.

**Rafael Katz** asked about the business being able to get the "incentive" money when they are already in the process of beginning a business. **Kim Briesemeister** answered the SIP money can be accessed at any time before the business is open. The businesses cannot apply for SIP money when they are finished and ready to open. **Rafael Katz** expressed his concern from businesses in the past. **Kim** said the building will be worth more because of the improvements that have been made by the SIP funds. The money is used on the building itself not on fixtures, such as, chairs and tables inside the building. Staff makes sure the money is being used on exactly what it is supposed to be spent on. There is \$2m left in the bond and \$400,000 in tiff. **Robert Shelley** complimented the Foundry on their presentation.

**Motion made by Rod Trzcinski to approve of the CIP for the Foundry. Seconded by Robert Shelley. Motion passed unanimously.**

2. Atlantic Square

**Kim Briesemeister** framed the presentation explaining this is merely one of the preliminary meetings out of many this project will bring before the committee. **Kim** reviewed the roles of the CRA staff, the CRA Advisory Committees and the CRA Board.

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She explained there will be many more meetings and adjustments before this project is completed.

**Hope Calhoun**, consultant, introduced Tara Patton, Project Planner, Yuri Gurfel, developer, Peter Stromberg, architect. She showed boards of the project in its secondary stage. She reiterated this is a conceptual discussion and it is very early in the process. Hope showed drafts of the space including retail on the ground floor, two floors of parking and 7 stories of residential. 26 degrees will remain and the façade will be reconstructed to mesh into this design. There will be three buildings with space in-between as to not disrupt the view of the existing residents. The goal of this site will be inviting to the public.

**Kay McGinn**, 2463 E 5<sup>th</sup>, thanked Commissioner Doskswell for inviting the homeowners to this meeting. She briefed the group on flex units and how they work when developers come into a project along with her concern of the property values. Kay complimented the CRA on the work they have done in the Northwest without putting in tall buildings. She loved the redevelopment of Delray Beach, specifically the way they did it without any tall buildings.

**Kim** stated there were 233 flex units available and anticipates the developer will ask for more from the county in order for this project to be successful. This project is going to ask for a total of 360. Basically there is a need for more residential units, more people to support the shops, etc. If the developer gets the 360 the 233 will go back to the city.

**David Ventura**, 2501 SE 1<sup>st</sup> Court and 2501 2<sup>nd</sup> Court, voiced his concern about traffic coming from this project when it is bad already. He asked if the alley behind the project is public and Jack responded it is privately owned.

**Judy Miller**, 2660 SE 2<sup>nd</sup> Street, 2<sup>nd</sup> Street is already a cut through street. **Hope** mentioned again this is conceptual and many more changes will take place before this project is completed.

**Tom Miller**, 2660 SE 2<sup>nd</sup> Street also mentioned there is not enough parking now, even before this project is built.

**Cary Goldberg**, 1400 S. Powerline, said this project is a definite enhancement. He asked how much money CRA will be putting into this project. **Kim** explained the CRA will not be funding this project. **Kim** explained how the CRA is funded to build parking, streets, etc. CRA acts as a conduit on this project. This project is completely privately funded and 10 floors can be built.

**Boston Talbert**, 2325 SE 2<sup>nd</sup>, said this discussion is misleading because the developer cannot build an office building or hotel without approval from the city, zoning and permitting.

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**Yuri Gurfel**, developer, voiced Pompano Beach is a place where there is nothing happening at night to draw people and businesses. He mentioned there will be a two way street that will help traffic flow. He is listening to the public and the CRA and wants to make Pompano a place people want to come and live. It's time for Pompano to be brought up to the same level as Fort Lauderdale and Boca Raton. Atlantic Square is the largest most expensive property in Pompano. **Mr. Gurfel** thinks project is the best thing for Pompano.

**Diane Perkins**, 2585 SE 4<sup>th</sup> Street, asked what kind of time frame this project will take to complete.

**Yuri Gurfel** said the first phase will be breaking ground about December 2016. The reason it will take this long is because of construction plans, permitting, zoning, etc.

**Diane Alford**, 2660 SE 2<sup>nd</sup> Court, thanked the builder for presenting a beautiful project. She voiced traffic is an incredibly important detail because of the traffic blocked when the bridge is up. Every time she leaves her home she has to be concerned as to the route she will take.

**Yuri** said the street behind will help the traffic move.

**Robert Hall**, 2600 SE 6<sup>th</sup> Street, asked about the wall. **Yuri** said the wall is privately owned and it is not in the plan.

**Tim Gallee**, 2650 SE 5<sup>th</sup> Court, asked if the turning lane will ever be replaced and **Jack Rogerson** answered that it is a state road and it will remain the way it is.

**Moca Magee**, 961 NE 27<sup>th</sup> Ave, said she thinks the project is great and can't wait to see it finished. She believes it is a great plan.

**Rafael Katz** said he doesn't like it, he loves it and that the problems expressed here are good problems to have. Traffic means growth and Pompano needs growth to move forward. Population equals growth with thriving business.

**David Arlein** wants Pompano Beach to be able to compete with surrounding cities as far as desirability for new residents and businesses. He asked about how long it will take to finish this project and **Yuri** answered approximately 5 years. The project will be in three phases because some of the existing tenants have long leases.

**Barbara Gordon** said she was not happy in the beginning but she is much more pleased with this presentation. The population in Pompano will have to increase to support businesses and attract new comers. There will be many other meetings before the project is finalized and she asked for more input from the public.

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**Judy Niswonger** asked how many square feet the residential units will be and the answer was 900-1300 sq ft. It is undecided if there will be rentals and property for sale at this time.

**Ray Lubomski** asked about the existing and new businesses that will be in the space. Explained the façade will be redone to marry to this project.

**Rod Trzcinski** wanted to know the height of the buildings in feet. **Mr. Gurfel** responded 105' and will start 20-25' from the front property line. **Rod Trzcinski** loves the project and thanked the builder for listening to the prior opinions.

**Fred Stacer** asked how many access roads the property will have and **Mr. Gurfel** answered three because it was three separate properties in the past. This was approved by FDOT.

**Jack Rogerson** thinks the project is probably a little bigger than he would like but he likes it. He is concerned about traffic and parking. He looks forward to working these items out.

### 3. NE 1<sup>st</sup> Street

**Horacio Danovich** presented a Power Point on the parking lot on NE 1<sup>st</sup> Street between NE 26<sup>th</sup> and NE 28<sup>th</sup> Aves. He showed the group two options: Option 1 would cost \$1.231 million and have the addition of 18 parking spaces. Option 2 cost \$656k and the parking will remain as is. Both options include paving, landscaping, lights etc.

The committee realized there is a problem with residents parking in this space because they have more cars than space to park at their homes. The consensus was permit parking could be a solution to this problem. Also the group thought metered parking would discourage the restaurant employees from filling the lots that should be used for the businesses patrons. **Chris Brown** explained how parking needs will be greater as redevelopment continues. More businesses will require more parking. Parking management will be very important. There are discussions about leasing other daytime businesses' parking for restaurant employee parking. Also, if Pompano had a free trolley it would be a tremendous help for employee parking.

The group discussed the options and decided they didn't want either one at this time because down the road this space may change again into a parking garage. **Rafael Katz** stated the cost of each space would be approximately \$66,000. The benefit of this project is not worth the cost of it. **Fred Stacer** asked if this will be part of the parking enterprise fund and the answer was yes. His thoughts were to go for the bigger picture. **Barbara Gordon** mentioned if we want to attract more people and businesses to Pompano the need for adequate parking is essential. **Jack Rogerson** asked if the committee had to use this money for something else. **Chris** asked if the \$600,000 could be used for acquiring other small parking lots. **Horacio** will have to look into this. The committee feels the money may be used in another area.

**Kim Briesemeister** suggested the group consider how that street and parking will be affected by the new restaurants open. When the Foundry opens it will change things.

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We need to start to eliminate people being able to park for free. Then you could possibly make a better decision. These dollars are for streetscape improvements.

### 4. 103 S. Federal

**Adriane Esteban**, presented a slide of the property on 103 S. Federal which the staff recommends acquiring. The use of this property was automotive. By buying this property and possible surrounding properties, the CRA could control the redevelopment of this area. The property has about 2,000 square feet of space with an automotive lift.

**Fred Stacer** mentioned the property next door from that location was for sale for three years and didn't sell. He asked why we would be interested in buying it. **Adriane** answered it is a defensive move since this property has the automotive lift, it can stay as an automotive use. If the CRA acquires it we can control the type of business.

**Chris Brown** explained clean up can be a part of the CRA's role. **Rod Trzcinski** asked why a phase one is only being done and recommended a phase two should be done as well. **Kim** said there is a lot still to do but the CRA recommends continuing moving forward. The CRA staff agreed to move forward with an appraisal and phase 1 and/or 2, etc. The CRA staff strongly suggests moving forward with this acquisition while CRA does its due diligence. The owner can lease or sell this land to another automotive type industry if the CRA is not proactive. The CRA will move forward with the preliminary investigation.

## F. OLD BUSINESS

### 1. Beach Garage

**Horacio Danovich** reported the GMP has been approved and will meet in the near future with everyone in the city. In the meantime he is working on permits. **Jack** asked about the Fire House. **Horacio** said they have moved in but the old building cannot be torn down right now. Demolition may be able to take place by the end of the month.

### 2. Atlantic Blvd. Bridge

**Horacio Danovich** stated some preliminary dollar figures. The group asked him to the information on paper with a time line before the next meeting.

## G. KEY PROJECTS

### 1. Fishing Pier

**Horacio Danovich** reported the pier is in permitting.

**Barbara Selepin**, 801 Briny Ave., asked when the Briny Road would be start. **Jack Rogerson** explained Briny is not a CRA project but would like to know when groundbreaking will begin. **Horacio** said towards the later part of this year.

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## I. STAFF REPORTS

**Kim Briesemeister** reported Pompano Pier Associates now has the two tenants on the beach side. A press release will be going out tomorrow. One is Oceanic, seafood restaurant, with 150 seats with room for banquets and weddings. They are owned by LM Restaurants which owns 32 restaurants which gives them credit tenant status. Brimstone Woodfire Grill, steaks, chops, etc. owned by Anderson Real Estate which will be located just north of Oceanic. Same operators as 401 Grill on Las Olas Boulevard. Now that there are two anchor tenants this will set the prices up and give us quality tenants in 1, 2 and 3. There are a series of press releases that will be going out in collaboration with our marketing department at CRA.

**Chris Brown** – no report

**Horacio Danovich** – no report

## COMMITTEE COMMENTS

**Commissioner Dockswell** - No report

**David Arlein** – asked about our next meeting. Since quite a few members will be out of town the group decided the next meeting will be July 16, 2015 at the Beach Location.

**Raphael Katz** – thinks the name Parking Ambassadors is a horrible name for the parking enforcement. **Kim** explained that is the name of the parking company.

**Fred Stacer** - asked staff for a master schedule of projects, both private and public. **Horacio** will work on that for the next meeting.

**Rod Trzcinski** – No report

**Judy Niswonger** - reported that the 731 Grand Opening was a great success. She asked when Betty's will be open.

**Jack Rogerson** – remarked next time the Atlantic Blvd. was on the agenda a larger room will be needed. Jack said he knows the acquisition of 103 and the Atlantic Square are both worthwhile projects but there will be many things to be worked out.

**J. NEXT MEETING – Thursday, July 16, 2015, 2015 at 6:00 p.m.**

**K. ADJOURNMENT**

There being no other business, the meeting of the East CRA Advisory Committee adjourned at 8:50 p.m.