

**POMPANO BEACH
COMMUNITY REDEVELOPMENT AGENCY**

NORTHWEST CRA ADVISORY COMMITTEE

Monday, October 5, 2016
E. Pat Larkins Community Center
6:00 p.m.

MOTION COVER SHEET OF MINUTES

MOTION made by Daisy Johnson to approve the October 5, 2015 NW CRA Meeting Minutes. Seconded by Jay Ghanem. On roll call vote, motion passed unanimously.

MOTION made by Patricia Davis to reappoint Whitney Rawls as Chairperson. Seconded by Daisy Johnson. On roll call, motion passed unanimously.

MOTION made by Patricia Davis to reappoint Jay Ghanem as Vice-Chairperson. Seconded by Daisy Johnson. On roll call, motion passed unanimously.

MOTION made by Jeanette Copeland to consider this mural on another place in the Northwest. Motion failed.

MOTION made by Patricia Davis that the mural will not be placed anywhere on the Ali property. Seconded by Richard McFadden. On roll call, motion passed 4-3.

"Yes" – McFadden, Davis, Pooler, Rawls

"No" – Copeland, Johnson, Ghanem

MOTION made by Jeanette Copeland to approve the acquisition of Belle Commerce 2. Seconded by Daisy Johnson. On roll call, motion passed unanimously.

MOTION made by Daisy Johnson to approve the acquisition of Belle Commerce 2. Seconded by Jay Ghanem. On roll call, motion passed.

"Yes" – Copeland, McFadden, Johnson, Pooler, Ghanem, Rawls

"Abstain" – Davis (Relative)

MOTION made by Janet Copeland to table the rest of the agenda with the exception of the Job Placement Report. Seconded by Daisy Johnson. On roll call, motion passed unanimously.

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NORTHWEST CRA ADVISORY COMMITTEE

MEETING MINUTES

Monday, October 5, 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 6:05 p.m.

B. ROLL CALL

PRESENT

Whitney Rawls – Chairman
Jay Ghanem–Vice-Chair
Jeanette Copeland
Patricia Davis
Richard McFadden
Daisy Johnson
Shelton Pooler

ABSENT

Carl Forbes (Excused)
Gail DeAngelis

ALSO PRESENT

Commissioner Ed Phillips
Nguyen Tran – NW CRA Director
Shanna Benson – Senior Marketing Manager
Dahlia Baker – Program Director
Jahlisa Harvey – Facilities and Operations Coordinator
Sara Benichou – Director
Cathy Trenkle – CRA Clerk

C. ADDITIONS / DELETIONS / REORDERING

Shanna Benson will give her Marketing report first followed by Horacio Danovich and the CIP Spreadsheet. Also, the BaCA will present after Kenny Davis.

D. APPROVAL OF MINUTES

1. September 14, 2015

MOTION made by Daisy Johnson to approve the September 14, 2015 NW CRA Meeting Minutes. Seconded by Jay Ghanem. On roll call, motion passed unanimously.

E. AUDIENCE TO BE HEARD

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Jacelyne Jackson, Serenity Center for the Arts, 1903 Players Place, introduced herself and Serenity to the NW Advisory. She expressed her desire to partner with the Ali Cultural Center to bring more types of art to the community.

Latoya Almonord, 501 NE McNabb, introduced herself and Embracing Team Inc and the BEAT Program and its desire to bring more arts to the community by partnering with the Ali Cultural Arts Center.

F. NEW BUSINESS

1. Election of Officers

MOTION made by Patricia Davis to reappoint Whitney Rawls as Chairperson. Seconded by Daisy Johnson. On roll call, motion passed unanimously.

MOTION made by Patricia Davis to reappoint Jay Ghanem as Vice-Chairperson. Seconded by Daisy Johnson. On roll call, motion passed unanimously.

2. Artist Mural

Nguyen Tran reported two years ago Ms. Linda Jones applied for a grant from Community Foundation of the Arts and wants to move forward with the project. At this time there is no process in place to approve such a project. There is no artwork allowed on the Ali building itself but it could be placed on other walls on the Ali grounds.

Nguyen Tran asked for the Committee's guidance in the following:

- Would the Committee want a mural on this site and if not where would be an appropriate place for the mural to reside.
- Should this mural project be forwarded to the Art Council and what is the maintenance and lifespan for this project.

Jay Ghanem expressed the mural should have an African American theme. **Ms. Davis** said she does not like an outsider coming into the community and deciding the type of art that will be exhibited. **Mr. Tran** asked if the Committee will consider it somewhere else in the Northwest District. **Ms. Copeland** asked if there were more choices on the drawing selections. **Mr. Pooler** would like to see more options as far as the drawings with colors. **Mr. Ghanem** suggested moveable art.

MOTION made by Jeanette Copeland to consider this mural on another place in the Northwest. Motion failed.

MOTION made by Patricia Davis that the mural will not be placed anywhere on the Ali property. Seconded by Richard McFadden. On roll call, motion passed 4-3.

"Yes" – McFadden, Davis, Pooler, Rawls

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"No" – Copeland, Johnson, Ghanem

3. Belle Commerce 2 – Property Acquisition

Nguyen Tran explained to the Committee this is the last large piece of property to acquire in order to complete the first phase of the Commerce Park. After working with the property owner since 2010 the CRA has finally reached an agreement on the price of the vacant property. **Mr. Rawls** pointed out some of the benefits of purchasing this land now in order to complete the Commerce Park Development, the site is vacant, the environmental issues have been cleaned up, etc.

MOTION made by Jeanette Copeland to approve the acquisition of Belle Commerce 2. Seconded by Daisy Johnson. On roll call, motion passed unanimously.

4. Kenny Davis Unsolicited Proposal

Nguyen Tran reported on the unsolicited proposal to acquire seven lots to build single family homes. **Kenny Davis** spoke to the Committee and pointed out that he has not only benefitted homeowners but he has trained some craftsmen in the community. He brought some of the homeowners that have financing for the acquisition of the lots. The Committee expressed their concern that **Kenny Davis** is the only builder taking advantage of the acquisition of these lots. **Mr. Tran** explained that this is open to all builders that can bring their own financing and buyers to the table. Staff recommends these types of deals because it meets the goals and needs of the CRA. The Committee asked staff to advertise the lots that are available to develop and make it accessible to the public without getting into the RFP process. **Nguyen Tran** answered it can be put on the website or the local paper and send out emails. **Mr. Tran** explained there are not many single family lots left. **Mr. Rawls** asked how much income is coming into the community due to the people that he is training. **Mr. Davis** said approximately \$20,000 but he also uses quite a few local licensed contractors on each house built and he will gladly bring them to the next meeting. **Mr. Tran** explained that **Mr. Davis** is not gaining anything by the donation of the lot, it is the homeowner who benefits from this donation because after 10 years, the value of the donation is forgiven. **Mr. Rawls** argued there is a benefit to the developer because he doesn't have to buy the lot on the front end of his deal.

MOTION made by Daisy Johnson to approve the acquisition of Belle Commerce 2. Seconded by Jay Ghanem. On roll call, motion passed.

"Yes" – Copeland, McFadden, Johnson, Pooler, Ghanem, Rawls

"Abstain" – Davis (Relative)

G. OLD BUSINESS

1. NW CRA Bond Update

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Nguyen Tran explained both Summary Judgments came back denied and now the County/CRA will either settle or go to court.

H. DIRECTOR'S/STAFF REPORT

1. Marketing Report

Shanna Benson, Sr. Marketing Manager, gave a detailed report outlining each line item of the \$333,000 that is budgeted for Marketing in 2016.

Shelby Acock, Public Arts, updated the audience that the Inside/Out project is a Broward County project although the public arts committee has recommended sites to put the project. **Mr. Rawls** would like to see more of our older citizens that have made such a difference to participate in the project. **Shanna Benson** asked for assistance from the committee to get these individuals to the Inside Out event.

2. CIP Project Updates

Horacio Danovich reviewed the list of CIP Projects with the Committee and explained the report and report codes. He explained that some of the items have not come to fruition or been funded yet. This report is a forecast and subject to change.

MOTION made by Janet Copeland to table the rest of the agenda with the exception of the Job Placement Report. Seconded by Daisy Johnson. On roll call, motion passed unanimously.

3. Job Placement

Dahlia Baker, Program Director, gave a Power Point presentation encompassing January – September 2015.

I. KEY PROJECTS

Bailey Cultural Arts

Nguyen Tran introduced **Sara Benichou** to the Committee. **Ms. Benichou** outlined the events past and forward since she has been hired as Director of the Bailey. The Bailey is open 10 – 6 Tuesday through Saturday. She spoke of the Paint & Sip program, Inside/Out Project, Clay for Kids and may others including Lyrics Lab, new art exhibits, etc. She reported there have been many new interested artists that have shown interest in the Bailey.

Vincente Thrower, 6th Avenue, voiced his concern that the community has not been polled about any of the programs that are beginning at the Bailey since the

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Northwest Community is paying for the program. **Sara Benichou** assured Mr. Throther the community will be involved in the future of the Bailey.

Ms. Benichou explained that there will be sponsors for the children that cannot afford the program costs. It will take time to get the sponsorships in place. **Mr. Ghanem** would like **Ms. Benichou** to partner with the schools in order to find the children that will benefit through the sponsorships. **Ms. Benichou** expressed how she and **Drew Tucker** are partnering and will be bringing in more art from the community. **Mr. Rawls** asked about how the artist sales are shared with the Bailey. **Ms. Benichou** answered normally, it is a 50/50 split.

Nguyen Tran announced the grand opening of the Ali Cultural Arts is November 5th. The grand opening will go on through the 6th and 7th as well. **Mr. Tran** is currently working on the leases, policies and fee structures. He will send the draft out to the NW Advisory Committee once it is complete. **Ms. Davis** inquired as to who will be leasing the offices/space. **Mr. Tran** answered Rock Road will be leasing one office and some exhibit area and another tenant will lease the other office.

ALL OTHER KEY PROJECTS WERE TABLED UNTIL NEXT MEETING.

J. COMMITTEE REPORTS – TABLED UNTIL NEXT MEETING

K. NEXT MEETING – Monday, November 2, 2015, 6:00 p.m.

L. ADJOURNMENT

There being no other business, the meeting of the NW CRA Advisory Committee adjourned at 9:00 p.m.