

**POMPANO BEACH  
COMMUNITY REDEVELOPMENT AGENCY**

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**NORTHWEST CRA ADVISORY COMMITTEE**

Monday, May 4, 2015

E. Pat Larkins Community Center

6:00 p.m.

**MOTION COVER SHEET OF MINUTES**

1. **MOTION made by Jay Ghanem to approve the April 6, 2015 NW CRA Meeting Minutes. Seconded by Richard McFadden. On roll call vote, motion passed unanimously.**

2. **MOTION made by Patricia Davis and seconded by Jeanette Copeland to table the selection of a tenant until the group has time to view the Lambert Economic Development Strategy Report and more financials from both tenants. On roll call motion was approved unanimously.**

3. **MOTION made by Patricia Davis and seconded by Shelton Pooler to expand the target area to include businesses from Dixie Highway as far west as the money will last. On roll call motion was approved unanimously.**

4. **MOTION made by Jeanette Copeland and seconded by Patricia Davis to always use MLK as the name of the street when Hammondville Road is concerned for consistency when addressing the committee. On roll call motion was approved unanimously.**

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**NORTHWEST CRA ADVISORY COMMITTEE**

**MEETING MINUTES**

Monday, May 4, 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 6:01 p.m.

**B. ROLL CALL**

**PRESENT**

Whitney Rawls – Chairman  
Jay Ghanem – Vice Chair  
Shelton Pooler  
Patricia Davis  
Gail DeAngelis  
Jeanette Copeland  
Richard McFadden

**ABSENT**

Gail DeAngelis  
Daisy Johnson  
Carl Forbes

**ALSO PRESENT**

Commissioner Ed Phillips  
Nguyen Tran – NW CRA Director  
Adriane Esteban - CRA Project Manager  
Jahlisa Harvey – CRA  
Victoria Vitale – CRA Project Coordinator  
Courtney Easley – CRA Clerk  
Cathy Trenkle – CRA Clerk

**C. ADDITIONS / DELETIONS / REORDERING - None**

**D. APPROVAL OF MINUTES**

1. April 6, 2015

**MOTION made by Jay Ghanem to approve the April 6, 2015 NW CRA Meeting Minutes. Seconded by Richard McFadden. On roll call vote, motion passed unanimously.**

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## E. AUDIENCE TO BE HEARD

**Vicente Thrower**, 1890 NW 6th Avenue, reported he would like to see the items on the agenda be the same items that are on the CRA Board's Agenda.

**Whitney Rawls** expressed that they are moving toward doing just that.

**Commissioner Ed Phillips** encouraged the Advisory Board to listen closely to the items being discussed, ask questions and make comments. Commissioner Phillips offered his help with anything to the committee.

**Hazel Armbrister**, Pompano Beach, spoke about the article in Sunday's Paper in reference to the "historical areas" of Pompano Beach and it didn't mention any areas West of Dixie which are also historical including MLK and NW 6<sup>th</sup> street. She reported the article was overall extremely informative on what is taking place on MLK.

**Whitney Rawls** asked staff to include more areas in the West when addressing Pompano Beach and especially "historical" areas.

## F. NEW BUSINESS

### 1. Public Arts Masterplan

**Glenn Weiss**, presented a power point presentation on the Public Arts Masterplan which is scheduled out over the next ten years. The report including information on

- Several small sculptures placed in strategic areas
- Pier Gateway
- Mosaic Honey Bee
- Domino/Chess tables
- Murals
- Ali Building Sculpture
- Future Rail Station Art
- The Cultural Center
- Mosaic Team of Artists
- And much more.

**Jay Ghanem** asked if the youth could be involved in order to give them a sense of ownership therefore discouraging vandalism of the pieces. He also pointed out that the sculptures in the power point were more expensive than the ones that were included in the budget for Pompano.

**Whitney Rawls** explained to the group that this is a City Initiative Project totally funded by the City and the presentation is an FYI for the group.

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**Vincente Thrower**, 1890 NW 6th Avenue, remarked this area is known for tigers not honey bees and stressed partnering with businesses, making the area more diverse reflecting the future, not the past. Developers should be involved in any of these art related decisions.

**Jeanette Copeland** inquired as to who will decide on what murals will be painted on the buildings. Glenn replied there will be a process put into place in regard to selection of the art and artist.

**Whitney Rawls** expressed concern regarding getting artists from the Northwest area involved in the process.

**Patricia Davis** inquired as to what area is included in "downtown Pompano". She is concerned that it is not inclusive of MLK and the Northwest area is excluded.

## 2. 737 Hammondville Road

**Nguyen Tran** reported there are two offers for the space on the table: Two Sistas' Bakery and a contractor's office for Tommy Butts. Tran gave the report on 737 and asked the Committee for guidance on the following three areas: 1) will the property be donated, sold or retained and leased; 2) how will the selection of the occupant be determined; and 3) what type of businesses does the Committee want the space to contain.

**Vicente Thrower** reported he thought there are too many restaurants right now and the city needs more businesses that produce more jobs for the citizens. Mr. Thrower pointed out there will be a lot more space that will be coming available.

**Deidre Wiles**, 2881 NE Terrace, with Two Sistas' Bakery gave a report of what they will be serving out of the space, the number of employees needed along with their experience in the industry. The family has been in the area all their lives and wants to invest in the community.

**Patricia Davis** inquired as to whether there has been an assessment done on what type of tenant the group should take when choosing a tenant.

**Nguyen Tran** replied there is the Lambert report. **Patricia Davis** and **Whitney Rawls** said the report was not received the report and requested it from staff. **Nguyen Tran** will forward this report to the group.

**Richard McFadden** recommended a bank or credit union be scouted as a tenant. **Nguyen Tran** reported they have approached this type of institution and they did not desire a location in that area. **Richard McFadden** expressed his concern the selection of a tenant be a Pompano citizen.

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**Jeanette Copeland** asked how much money this will cost. **Nguyen Tran** explained the CRA will be paying to remodel the shell and façade of the building and the tenant will pay for any interior enhancements or design. **Jeanette Copeland** stated that she would like to see 2 Sistas' be chosen as the tenant since they are interested and the committee can move forward in getting the building renovated and occupied. Neither potential tenant wanted the smaller space at 741. **Jay Ghanem** suggested the tenant that is not chosen for 741 be housed in another property the group is looking to redevelop.

**Jeanette Copeland** expressed concern in having another delay, by not making a decision now between the two tenants, moving forward, and getting the property rented.

Mr. Butts was not present for questions.

The Committee discussed the possible donation of the property and it was decided the property will be held and leased by the CRA.

**MOTION** made by **Patricia Davis** and seconded by **Jeanette Copeland** to table the selection of a tenant until the group has time to view the Lambert Economic Development Strategy Report and more financials from both tenants. On roll call motion was approved unanimously.

## G. OLD BUSINESS

### 1. Northwest CRA Bond Update

**Nguyen Tran** reported the case of CRA vs. Broward Summary Judgment Case is Wednesday, May 6, 2015 at 2 PM located at 201 SE 6th Street, Court Room 780, Ft. Lauderdale, FL 33301. Staff will email the information to the Advisory Committee.

**Whitney Rawls** suggested as much attendance as possible from the Advisory Committee and the community.

## H. DIRECTOR'S/STAFF REPORT

### 1. Pompano Beach Arts

**Alyona Ushe** introduced **Idella Grisset** and she reported on the Pastor's meeting and the strategy partnering with them. June 20<sup>th</sup> is Christian movie night "Do you believe?" and at the Ali Building there will be a Gospel session every other week when the building is open. **Jay Ghanem** inquired as to the Spring Break Camp at BaCA and was told there were unable to get the students. **Jeannette Copeland** asked for information on the upcoming events. **Whitney Rawls** asked staff to provide this information to the Advisory Committee. **Shelton Pooler** asked about how often there will be free movies for the public. The response was twice a month.

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Information on their events is sent through the mail, facebook and email to other business owners that will post and promote the events.

**Rachael Lucas**, Pompano Beach, asked how they are reaching the local elementary schools. **Patricia Davis** inquired about the blues night. The Gospel night will be the second Saturday of each month and the blues will be the last Saturday of the month at the Ali Building. All dates, etc. will be forthcoming once the Alli building comes into fruition. **Jay Ghanem** asked for BaCA posters and flyers on upcoming events be provided to businesses that can help promote the activities. **Vincente Thrower** asked that all events be added to the calendar on facebook.

**Whitney Rawls** asked that the record show **Ms. Grisset** will attend all monthly NW meetings and asked that the elementary schools in the NW be targeted by BaCA. He also asked that the NW be invited to all events the Board is invited to as far as BaCA is involved as they have been overlooked in the past. She assured him she would.

## 2. Business Resource Center

**Alberta Perry McCarthy** spoke to the Group about an update on the loan program and the percentage of loans in default. She informed the group that she took the NW Committee's suggestions back to the IED. There were three troubled loans that were approached about restructuring. Brown Sugar Bakery and New Experience Cleaning are two loans in good standing. Three new loans went out as well to residents of the NW area of the district. Two of the troubled loans have been restructured and are currently paying on their loans. **Patricia Davis** asked how long these loans can be extended. **Ms. McCarthy** said it varied. Staff will schedule some time with **Ms. Davis** to discuss the loan process and **Patricia Davis** will report back to the group.

**Ms. McCarthy** asked the group not to dismiss small and micro businesses because they pay taxes and are an integral part of our community.

**Whitney Rawls** concurred with the comments about micro and small businesses. He expressed hopes that the IED through the CRA would honor some of our small businesses this week since it is small business week. **Ms. McCarthy** responded that the IED was asked not to have any events but to concentrate on loans and the business at hand. However, they have promoted "Small Business Week" at every opportunity.

## 3. NW CRA Incentive Status

**Victoria Vitale** reported the update on the review of the few properties that are eligible for the incentive programs. They have been reached out to but have not applied for the program. In the future the CRA target area may be expanding for eligible additional business. **Adriane Esteban** further explained the streetscapes and how they target those areas for the private investments, because that is where our focus as the CRA has been. There is only one project ongoing which is Dr.

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Cyrus Pettis. All other projects are finished or waiting for remaining payments but the actual facades have been completed.

**Jeanette Copeland** stated she never knew the businesses involved with the incentive program could pay out their payments over time and she didn't think other people understood that process. **Whitney Rawls** asked staff to make sure there is a better understanding of the terms of the recipient's loans in the future.

**MOTION** made by **Patricia Davis** and seconded by **Shelton Pooler** to expand the target area to include businesses from Dixie Highway as far west as the money will last. On roll call motion was approved unanimously.

### **I. KEY PROJECTS**

#### **1. Downtown Pompano Streetscape Improvements**

**Nguyen Tran** reported the improvements are finished.

#### **2. 731 Hammondville Rd./MLK, Jr. Blvd.**

**Jahlisa Harvey** passed out flyer for the 731 Grand Opening on Thursday, May 21, 2015 from 3:00 – 10:00pm with the ribbon cutting at 5:00pm.

**Shelton Poole** said he didn't think a grand opening should take place until all businesses are open. **Victoria Vitale** explained that the committee wanted to establish a grand opening date with no further delay. Betty's and BoJo's representative will be there to talk about their opening dates. Also, a meeting took place between CRA and the 731 tenants and this date was chosen.

**Whitney Rawls** remarked that the businesses could have come and gone and there is no way to ensure a 100% occupancy without continuously delays in having a grand opening.

#### **3. Ali Building**

**Nguyen Tran** reported the CRA is planning a tour this Wednesday, May 6, 2015 at 5:15pm for the committee members. The finished date is now set for mid-June.

#### **4. Landmark Development**

**Whitney Rawls** reported they have received the monies and it is 100% full.

#### **5. 790/800 Hammondville Road**

**Jay Ghaynem** asked if Hammondville Road will be the street name or will it be MLK.

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**MOTION** made by **Jeanette Copeland** and seconded by **Patricia Davis** to always use MLK as the name of the street when Hammondville Road is concerned for consistency when addressing the committee. On roll call motion was approved unanimously.

**Whitney Rawls** asked about the relocation process and **Mr. Tran** said it is going well. **Patricia Davis** inquired as to the rush of moving people out of Jones Quarters and not the business located there. **Mr. Tran** replied there really isn't a rush but CRA is collecting rent on the business and has control over when the business will leave.

## **J. COMMITTEE MEMBER REPORTS**

**Mr. Pooler** remarked on how well the Turner Graduation went and gave kudos to Ms. Dahlia Baker.

**Jeanette Copeland** reported about the homeless problem and that the Broward County Sheriff's office is now involved.

**Patricia Davis** heard BaCA (CCC) was going to take over the management of the Blanche Ely house. **Nuygen Tran** responded if they were to manage this, it would be a city contract and not a CRA contract. Streetscape work is being performed and an aluminum picket fence was installed in the F.E.C. right-of-way. **Patricia Davis** also asked how many meetings a committee member can miss. **Nuygen Tran** said he believed it is three consecutive meetings but will have to verify with **Courtney Easley** about this.

**Whitney Rawls** also commended **Dahlia Baker** on her work on employment efforts for our citizens. Lastly, he asked all to celebrate the small business in the Northwest.

**K. NEXT MEETING – Monday, June 1, 2015, 6:00 p.m.**

## **L. ADJOURNMENT**

There being no other business, the meeting of the NW CRA Advisory Committee adjourned at 8:54 p.m.