

**POMPANO BEACH  
COMMUNITY REDEVELOPMENT AGENCY**

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**NORTHWEST CRA ADVISORY COMMITTEE**

Monday, June 1, 2015

E. Pat Larkins Community Center

6:00 p.m.

**MOTION COVER SHEET OF MINUTES**

1. **MOTION** made by **Jeanette Copeland** to approve the May 4, 2015 with three changes NW CRA Meeting Minutes. Seconded by **Gail DeAngelis**. On roll call vote, motion passed unanimously.

2. **MOTION** made by **Jay Ghanem** and seconded by **Jeanette Copeland** to approve the unsolicited proposal from Oasis of Hope. On roll call motion was approved unanimously.

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**NORTHWEST CRA ADVISORY COMMITTEE**

**MEETING MINUTES**

Monday, June 1, 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  
Jeanette Copeland  
Richard McFadden  
Gail DeAngelis  
Daisy Johnson

**ABSENT**

Carl Forbes

**ALSO PRESENT**

Commissioner Barry Moss  
ECRA Advisory Member Judy Niswonger  
Nguyen Tran – NW CRA Director  
Dahlia Baker – CRA Program Director  
Horacio Danovich – CIP Engineer  
Alberta Perry-McCarthy, Training Director of IED  
Suzanne Holtzmann, Marketing Director of CCC  
Idella Grisset, Liaison, Pompano Beach Arts  
Cathy Trenkle – CRA Clerk

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

**D. APPROVAL OF MINUTES**

1. May 4, 2015

**MOTION made by Jeanette Copeland to approve the May 4, 2015 with three changes NW CRA Meeting Minutes. Seconded by Gail DeAngelis. On roll call vote, motion passed unanimously.**

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## E. AUDIENCE TO BE HEARD

**Judy Niswonger**, ECRA Advisory Committee Member, complimented everyone on the successful grand opening of 731 MLK.

**Whitney Rawls** gave an extra thank you to Jahlisa Harvey for her work on the grand opening.

## F. NEW BUSINESS

### 1. Oasis of Hope Unsolicited Proposals

**Nguyen Tran** reported CRA received an unsolicited proposal from Oasis of Hope to build two single family homes on two of CRA's lots. Oasis is requesting the lots be donated. One is in Collier City and the other is in Old Collier City.

**Daisy Johnson** asked how the donation will be accounted for in the records.

**Nguyen Tran** explained the new owner can't make any more than \$85,000 as a family of four. The lots will be restricted for a period of 10 years and then the lot value will be reduced at a rate of 1/120<sup>th</sup> per month so that in 10 years, the value of the lot is forgiven. If it is sold before the 10 year term, the value of the lot will have to be paid by the new buyer

**Jay Ghanem** asked if that will be explained to the buyer and **Nguyen Tran** replied yes.

**Jacqueline Reed**, CEO, Oasis of Hope, shared the history of the company with the members. Oasis is a non-profit organization that has been in business for the last six years. Three of those years they have been located at the BRC in Pompano Beach. The company has assisted with relocations and foreclosures as well as first time home buyer programs. Oasis also provides an eight hour HUD approved presentation for new buyers' longevity of ownership. .

**Shelton Pooler** asked if the two families approved for the houses were from Pompano Beach. **Ms. Reed** replied that one was from Pompano and the other family is close friends with the family from Pompano and wants to live near them.

**Gail Deangelis** asked if the two new houses will have concrete driveways. **Ms. Reed** responded yes and a garage as well. **Jay Ghanem** asked if Oasis has any background as a builder. **Ms. Reed** explained these will be the first houses built under the name of Oasis but **Ms. Reed** has built 50 plus houses in the past. **Jay Ghanem** asked where Oasis got their funding. **Ms. Reed** explained it comes from the fees Oasis generates, grants, and fee for service programs.

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**Janette Copeland** asked if the builder involved will be competent on this project if a problem arises. **Nguyen** explained they will be vetted in the agreement of the transfer of the lot with a reconveyance clause. **Ms. Reed** explained all parties involved has insurance and the General Contractor carries Builders Risk Insurance.

**Whitney Rawls** explained why the Advisory Members are concerned about integrity. **Ms. Reed** has already has a chosen a builder and will try to make sure a minimum of 15% of the work force will be citizens from the Pompano area. **Nguyen** will make sure a clause referencing this will be in the agreement. **Jeanette Copeland** wanted to make sure the record reflects this.

**MOTION made by Jay Ghanem to approve the unsolicited proposal from Oasis of Hope. Seconded by Jeanette Copeland. On roll call vote, motion passed unanimously.**

## B. OLD BUSINESS

### 1. Northwest CRA Bond Update

**Nguyen Tran** reported the Judge has taken the matter under advisement and will render a decision after further review on the Summary Judgment. No update to report.

## C. DIRECTOR'S/STAFF REPORT

### 1. Workforce Development

**Dahlia Baker** gave an update on the workforce development. She covered the following events that have taken place or will in the near future:

- Construction Industry Connection - 2
- Turner School of Construction 100 enrollment /79 certification graduates
- Job Fair – 2
- Workshops – 2/month
- One-on-One Technical Assistance – Series of 3
- On-going – Team up with the City on Sheltered Market Program
- Upcoming – 2

**Jay Ghanem** asked if there are any qualifications needed to get the training. **Dahlia Baker** replied none are required as these classes are for educating people on these clerical skills.

**Ester Notion**, 2881 NE 12<sup>th</sup> Terrace, asked what is being done to help the 55 and older job seekers and if job seekers are hired on the spot at the job fairs. **Dahlia** explained most employers don't hire at the job fair because of their in-house hiring policies and

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procedures. **Whitney Rawls** explained the businesses are encouraged to hire at the fairs so that the numbers can be collected as quickly as possible.

**Richard McFadden** inquired about possibly offering nursing education. **Whitney Rawls** explained the focus on training was originally construction, then clerical and after that the program will broaden. **Patricia Davis** asked who will be doing the clerical training. **Dahlia** responded Broward College is customizing a program for the clerical education.

**Gail DeAngelis** inquired as to if the jobs being offered are temporary, permanent, minimum or living wage, part-time or full-time, with benefits or not, etc. **Dahlia** responded she will provide these numbers to the committee. **Whitney Rawls** asked for a quarterly report of these numbers. **Shelton Pooler** pointed out his concern of the employers being opposed to getting contacted so much. **Richard McFadden** expressed his desire for employers to hire people at a living wage in Pompano Beach. **Gail DeAngelis** suggested a database showing jobs, requirements, etc. **Dahlia** reported she has that and is sharing it with the public. **Shelton Pooler** complimented **Dahlia** on the job she has done getting more construction jobs.

### **F. KEY PROJECTS**

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

**Horacio Danovich** reported the project is on track and a grand reopening is coming which will be updated by **Shanna Benson**. Most of the work is completed. The area currently being used for staging in the downtown plaza will be a temporary parking lot to support upcoming businesses. The projected completion is targeted to happen before the holidays this year. Atlantic Boulevard undergrounding is also underway and projected completion date is also before the holidays this year.

**Patricia Davis** asked if the speed limit will change. **Horacio** reported it will change from 40 MPH to 30 MPH and eventually be reduced to 25 MPH. **Whitney Rawls** asked for a letter of support in reference to the traffic light. **Jay Ghanem** inquired if the raised pavers could be installed on this street and **Horacio** explained because it hinders the response time of first responders it is not an option but the precautions being taken should encourage the traffic to slow to an acceptable level. The group discussed this issue further. **Whitney Rawls** raised the point about the approval process of the parking lot quotes/bids. **Horacio** explained in 2011 they advertised and pre-qualified developers and contractors for the upcoming projects, one being here in Pompano Beach. As the funds are available the projects will be completed.

**Horacio** also reported the MLK Boulevard Project between Powerline and the Turnpike was approved by FDOT local area permit certification (LAP) and the city advertised for construction of the 3.5 million dollar MLK project.

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**Gail DeAngelis** asked who is selecting the winning bids. **Horacio** couldn't remember the panelists' names but most likely they were at the director level. She asked if bidding will be opened again and **Horacio** explained the process of bidder selection to the group. **Whitney Rawls** reported once the selection process was explained to him he understood the process and that he has been satisfied with the chosen company's work.

### 2. 731 MLK, Jr. Blvd.

**Nguyen Tran** reported the 731 MLK Grand Opening was very well attended. **Bojo's** restaurant was present and will be opening July 4th weekend. **Betty's** recently reported two issues that have been resolved should be ready to proceed toward opening. **Whitney Rawls** reiterated the grand opening was awesome.

### 3. Ali Building

**Nguyen Tran** reported the Ali Building Phase I has been completed and any committee members that want a tour can contact him. The dance floor has been selected and is awaiting installation. As far as Phase 2, the paver brick is being installed in the court yard area and painting has begun. Phase 2 will be awaiting final inspections around the end of June. **Shanna Benson** will alert the committee on the grand opening date. **Patricia Davis** inquired about the mirrors and the bar. **Nguyen Tran** will find out from **Ed Gallagher** and report back to the committee.

### 4. Landmark Development

**Nguyen Tran** reported the issue was just in Tallahassee and there has been no appeal filed against Florida Housing Authority to date. Final decisions should happen by the fall. The plans are being processed, funding is in place and **Dahlia Baker** will provide job placement. This project has committed to 25% local hire and 20 % local supplies.

**Janette Copeland** asked if the land will be donated. **Nguyen** reported the land has been purchased. He explained the process of the financing of the properties versus donation. **Whitney Rawls** asked the deadline date for filing an appeal. **Nguyen** will report back to the committee.

### 5. MLK/Gateway

**Nguyen Tran** reported Pallazo Park is finalizing their proposal.

### 6. 790/800 MLK Road

**Nguyen Tran** reported **Rocky's** is no longer located on the property and all tenants in Jones Quarters have been relocated as of this date. The closing on this property is tomorrow at 11am. **Patricia Davis** asked if there was a conflict of interest in using the Oasis of Hope. **Nguyen** replied no because they are a consultant. **Patricia Davis**

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asked about Oasis' experience in re-location assistance. **Nguyen** explained Oasis did have the experience and they did a great job. The re-location assistance was not charged to the residents and was paid by CRA. He also mentioned the re-location process was bid out for \$140,000 and came in under budget at approximately \$60,000. **Whitney Rawls** thanked **Jeanette Copeland** for bringing up the relocation issue, the CRA for restructuring the plan and selecting the relocation company, and Oasis for an excellent job.

### **7. BaCA**

**Suzanne Holtermann**, Director of Marketing, Creative City Collaborative, and **Idella Grisset**, Liaison with Pompano Beach Arts, explained their roles and partners under the umbrella. Creative City Collaborative (CCC) is primarily responsible for the programming of the different facilities including the AMP theatre. Final discussions on the plan are taking place now. **Jeanette Copeland** was confused about who is in charge of what. **Patricia Davis** questioned if the CCC are primarily responsible for what happens in the Ali building and the outside and what about Rock Road. **Whitney Rawls** explained CCC's contract for the NWCRA is for programming for BaCA and the Ali Building outside. The tenants in the Ali Building are responsible for their own programs. Oversight is collaboration of all parties involved. **Suzanne** added the CCC will bring additional resources such as website development. **Suzanne** offered to come back with a presentation for the members once the Ali building is completed and the roles have been decided upon. She gave the group her card with contact information

**Idella Grisset**, Pompano Beach Arts, reported on the success of the Cameo/Morris Day concert last weekend. She spoke about the following upcoming events:

- Free Flicks
- Summer Camp
- Lyrics Lab
- Limelight
- Paint & Sip
- Fresh Air

**Shelton Pooler** asked if **Idella** has been in contact with Family Central and that she may want to check into that organization. **Whitney Rawls** asked what was the capacity for the Summer Camps. **Suzanne** replied there will be three – three week sessions that will house approximately 30 students and there are plenty of openings at this time. **Patricia Davis** asked if children will be provided snacks at summer camps. The answer was yes.

### **J. COMMITTEE MEMBER REPORTS**

**Shelton Pooler** remarked the 731 Grand Opening was very nice.

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**Jeanette Copeland** reported a few changes on the on the incentive report. **Nguyen** will make sure it is updated.

**Patricia Davis** asked about the article in the Pelican about the 3.5 MLK capital improvements. **Horacio Danovich** will need to report back to the committee on that issue. **Ms. Davis** asked about for a report from staff on the Green Market. **Nguyen** will get **Shanna Benson** to report to the committee.

**Gail DeAngelis** requested information for next month about the Commercial Kitchen and the Community Garden. She also requested a report on the amount of money that was spent on those projects and how much money went to current projects. **Nguyen** will ask **Adriane Esteban** to report to the committee.

**Daisy Johnson** – no report.

**Jay Ghanem** – no report

**Whitney Rawls** – no report.

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

### **L. ADJOURNMENT**

There being no other business, the meeting of the NW CRA Advisory Committee adjourned at 8:08 p.m.