

**POMPANO BEACH  
COMMUNITY REDEVELOPMENT AGENCY**

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**EAST CRA ADVISORY COMMITTEE  
MEETING MINUTES**

Thursday, October 5, 2017  
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  
Robert Shelley  
Rafael Katz  
Kenneth Rodgers  
Fred Stacer  
Ray Lubomski  
Stephen Purkiss

**ABSENT**

David Seleski

**ALSO PRESENT**

Kim Briesemeister – CRA Co-Executive Director  
Adriane Esteban – CRA Project Manager  
Horacio Danovich – CIP Manager  
Jordan Pace – CRA Project Manager  
David Hasenauer – CRA Project Manager  
Marsha Carmichael – CRA Clerk

**C. ADDITIONS/DELETIONS/REORDERING**

**Jack Rogerson** added the Zip Line to New Business.

**D. APPROVAL OF MINUTES**

**E. NEW BUSINESS**

1. Election of Officers

**Robert Shelley nominated Jack Rogerson for Chair. Seconded by Rafael Katz. On roll call, motion was approved unanimously.**

**Robert Shelley nominated Judith Niswonger for Vice-Chair. Seconded by Fred Stacer. On roll call, motion was approved unanimously.**

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## 2. PSC Update

**Rodney Wright, PSC**, gave the ECRA Advisory Committee an update regarding the alleyways, the beach, and the park. He said the homeless problem in the park is still an issue but it's being addressed. He said the bikes are working out well in the area because they can get to problems quicker. **Stephen Purkiss** asked how many times PSC called BSO. **Rodney Wright** answered 10-15 times but fewer times than in the beginning. **Rafael Katz** asked for PSC to track interactions. **Jack Rogerson** asked for PSC to bring back incident reports involving BSO for the next update. **Judith Niswonger** asked if PSC was engaging residents. **Rodney Wright** answered yes they are engaging residents and business owners. **Rafael Katz** said they should contact BSO to give a warning the first time so the homeless can be removed after the first warning. **Rodney Wright** said they will begin heavier enforcement. **Stephen Purkiss** said he would like to see tangible results and reports to make sure the ECRA is getting value for their money.

## 3. Zip Line Presentation

**Horacio Danovich** gave a brief presentation on a zip line he visited in Bournemouth while in London. He stated Parks and Recreation, the Mayor, and the City Manager all support the idea. He said his goal is to engage everyone and put out an RFP. He played a video and showed pictures of the attraction area he visited. **Rafael Katz** said Parks and Recreation supports the project. **Mr. Katz** would like to see the attraction done in a nautical theme and would like to see the price structure with a resident discount. **Horacio Danovich** said there would be annual passes, group rates, birthday specials, etc. **Robert Shelley** said Skyzone is very similar. **Stephen Purkiss** said he is familiar with Bournemouth and loves the zip line idea but is cautious about the indoor climbing area because of other adventure parks nearby. **Kenneth Rodgers** said he likes the zip line but not sure about the rest of the attraction.

**Motion made by Rafael Katz to recommend the City continue exploring viability and feasibility for a zip line at the beach or another location within the City. Seconded by Stephen Purkiss. On roll call, motion passed 7-1.**

“Yes” – Lubomski, Purkiss, Rodgers, Stacer, Katz, Niswonger, Rogerson

“No” – Shelley

## F. OLD BUSINESS

### 1. County Lawsuit

**Kim Briesemeister** said there were no updates at this time.

## G. KEY PROJECTS

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## 1. Innovation District

**Kim Briesemeister** introduced **Jordan Pace** and **David Hasenauer** and explained how they will assist since the project is now in a transactional phase. She explained **Nguyen Tran** is still assisting but is working mostly in West Palm Beach. **David Hasenauer** reported the Brokerage RFP has been closed and ranked. He also announced a proposal for a 173 unit and mixed use plaza, il Portico, was received in response to the Gateway RFP. **Stephen Purkiss** said the Innovation District needs to have fiber optic as part of the infrastructure. **Kim Briesemeister** said it might be a good idea to have another joint meeting with the NWCRA Advisory Committee since the ETOC is coming to a close and the public/private deals and brokers are starting to pick up.

## 2. ETOC

**Jack Rogerson** announced the next meeting will be on Monday at the Commission Chambers and encouraged everyone to attend.

## 3. Atlantic Blvd. Bridge

**Horacio Danovich** reported a resolution and an interlocal between the City and the CRA are required. Once approved it is ready for permitting. **Stephen Purkiss** said pictures are needed to show what the final project will look like so the residents will tolerate traffic better. **Kim Briesemeister** said once the project is permitted, pictures will go up.

## 4. Fishing Pier

**Jack Rogerson** said he is getting questions about the road being closed. **Horacio Danovich** said the road closure is due to the pier and the Beach House.

## 5. Pier Hotel & Retail Development

**Jack Rogerson** asked about Oceanic's permitting. **Adriane Esteban** said they are waiting for some of their subcontractors to be filled in. **Ms. Esteban** the 3<sup>rd</sup> Amendment is being prepared for an updated timeline for R4 and E. She said E's updated design requires additional time. She explained the amendment will give them an additional 60 days to to complete development timeline tasks without being in default.

**Motion made by Rafael Katz to not grant anymore extensions to the developer, after this one, without a schedule of sanctions and/or penalties and to begin rent as if CO was done on time. Seconded by Fred Stacer. On roll call, motion passed unanimously.**

## 6. Water Taxi

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**Horacio Danovich** reported the Water Taxi failed to meet the timeline due to Hurricane Irma, which delayed delivery but the vessel should arrive within the next few weeks.

## H. STAFF REPORTS

No Reports.

## I. COMMITTEE COMMENTS

**Robert Shelley** said he thinks the Mayor will do a great job with the county but he will miss him as Mayor. He said he voted against the zip line because there are enough projects going on right now and there are too many similar facilities in and around Pompano Beach. **Mr. Shelley** also welcomed **Jordan Pace** and **David Hasenauer**.

**Stephen Purkiss** informed the Advisory Committee of a program used in the UK called lane rental where they charge builders a daily rate for lane closures. The program incentivizes developers to complete projects on time or early due to the additional costs. He said he asked **Commissioner Sobel** to come see the adult store photos and he came out right away. **Horacio Danovich** said the license for the location has been revoked. Mr. Danovich also informed the committee that code enforcement is working to get Nikki's Kitchen cleaned up or fined. **Stephen Purkiss** said he wants the posters gone immediately. **Kim Briesemeister** said Greg Harrison, the Mayor, the City Attorney, David Recor, and the lawyers got involved immediately to find a solution and did a lot of work to determine actions that could be taken. **Stephen Purkiss** said the code should be rewritten to prevent this problem in the future. **Fred Stacer** said the application for a license was deceptive.

**Kenneth Rodgers** said the CRA should stick to the original plan for the Innovation District. He said the Water Taxi is very important and a delay doesn't matter if it's done right.

**Rafael Katz** congratulated **Jack Rogerson** and **Judith Niswonger** for being reappointed as Chair and Vice-Chair.

**Jack Rogerson** said the December ECRA Advisory Meeting will be cancelled due to the parade on December 7, 2017. **Kim Briesemeister** said it might be a good time for a joint meeting. **Jack Rogerson** will let the committee know if there will be a joint meeting with the NWCRA.

I. **NEXT MEETING – Thursday, November 2, 2017 at 6:00 p.m at Emma Lou Olson Civic Center.**

## J. ADJOURNMENT

There being no other business, the meeting of the East CRA Advisory Committee adjourned at 7:48 p.m.