

**POMPANO BEACH
COMMUNITY REDEVELOPMENT AGENCY**

**EAST CRA ADVISORY COMMITTEE
MEETING MINUTES**

Thursday, February 1, 2018
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
David Mingus
Rafael Katz
Fred Stacer
Ray Lubomski
Stephen Purkiss

ABSENT

David Seleski

ALSO PRESENT

Kim Briesemeister – CRA Co-Executive Director
Chris Brown- CRA Co-Executive Director
David Hasenauer – CRA Project Manager
Adriane Esteban – CRA Project Manager
Jordan Pace – CRA Project Manager
Horacio Danovich, CIP Manager
Kim Vazquez – CRA Clerk/Project Coordinator
Marsha Carmichael – CRA Clerk

C. ADDITIONS/DELETIONS/REORDERING

Adriane Esteban requested an item added to New Business to discuss the mobile vendor ordinance.

D. APPROVAL OF MINUTES

Motion made by Robert Shelley to approve the minutes from the ECRA Advisory Committee Meeting on January 4, 2018. Seconded by Fred Stacer. Motion approved unanimously.

E. NEW BUSINESS

1. 119 S. Federal Highway Acquisition

POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY

Adriane Esteban said the property located at 119 S. Federal Highway on the northwest corner of Federal Highway and SE 2nd Street is available for acquisition. The property is owned by FLORPRO, LLC and is currently occupied by the Tiles of Pompano who is on a month-to-month lease. If acquired, staff recommends retaining the tenant for a minimum of one (1) year with an option to renew annually with a 90-day out clause. The property was appraised at \$1,025,000.00 which is the requested purchase price.

Motion made by Judith Niswonger to approve the acquisition of the property located at 119 S. Federal Highway. Seconded by Robert Shelley. Motion passed 6-1.

Rafael Katz recused himself due to a potential conflict of interest as an acquaintance of owner and/or tenant.

Aye – Lubomski, Shelley, Mingus, Stacer, Niswonger, Rogerson
Nay – Purkiss
Abstain - Katz

2. I-95/Atlantic Boulevard Construction

Horacio Danovich provided an update on the construction of the exit ramp on Atlantic Boulevard from I-95. **Stephen Purkiss** said he would like to see coordination with FDOT on the beautification and landscaping as the main entryway into the City. **Mr. Danovich** responded he will follow-up with Public Works on the agreement the City has with FDOT but it is ultimately under FDOT's purview.

3. Mobile Vendor

Adriane Esteban provided background on the City's mobile vending ordinance still in draft format. She said in the Pompano Pier Associates, LLC development agreement they are allowed to place mobile beach concessions in a defined area along the sidewalk and the beach. Originally, the ordinance contained language and design for larger kiosk structures of which the Committee was not in favor of. In lieu of the kiosks, the developer is requesting the City move forward on the ordinance with language for mobile vending carts.

After discussion, the **Committee** requested the developer come to the next meeting with additional information including how many carts, the locations, the design and the draft ordinance prior to any recommendations being made.

E. OLD BUSINESS

1. County Lawsuit

POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY

Kim Briesemeister said the County provided a counter offer which was not accepted by the City of Pompano Beach/Community Redevelopment Agency. There is going to be another shade meeting with the City/CRA on February 27th. **Jack Rogerson** asked when the NW CRA District is due to sunset. **Kim Briesemeister** said the County and special district TIF contributions will discontinue in 2019. The City will continue to contribute to the NW CRA TIF until 2040.

Jack Rogerson asked Ms. Briesemeister to provide an update to the Committee on what has transpired since the January Board meeting.

Kim Briesemeister provided history on the occurrences of the past year where there have been several allegations and statements regarding the operations of the CRA of which have been repeatedly corrected and defended. At the January meeting and to be proactive, a preliminary transition plan on restructuring the operations of the CRA was presented. After that contentious meeting, it was decided the attacks on the Agency, staff, and the attempt to impugn and malign RMA could not continue without causing irreparable harm therefore RMA submitted a letter terminating their contract with the City effective February 1, 2018 with a ninety (90) day transition phase. During the transition, the City Manager will be acting in the capacity of the Executive Director of the Agency.

Rafael Katz stated without the leadership provided by RMA, the city would not be where it is today and the northwest is on the cusp of taking off. He said he feels the CRA has now taken ten (10) steps back.

Fred Stacer said he has been in the building and development industry for several years and there is nothing but the utmost respect for the Co-Directors throughout the state. He said their reputation precedes them and commended the Co-Directors for their leadership in Pompano Beach.

Stephen Purkiss said he is disappointed to hear of the resignation of RMA but there is nothing worse than being continuously attacked when you have done nothing wrong. He said a transition plan needs to be focused on maintaining the momentum without the leadership role provided by RMA. **Kim Briesemeister** said recommendations will be made on a core, professional trained CRA team and RMA has offered support with consulting services which may not get support.

Robert Shelley stated when the City Manager oversaw the CRA in the past it did not work and separate leadership is needed. He said he is anxious to see what transpires over the next ninety (90) days. He complimented the leadership and guidance provided by RMA over the past years.

Jack Rogerson said he is proud of what is happening in Pompano Beach. Prior to the leadership of RMA, there was nothing being accomplished. Under the guidance of the Co-Directors, a vision was created and a plan put in place. He said for twenty-one (21)

POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY

years a City Manager ran the CRA with little to no activity taking place. He expressed his concerns over how the development community will react.

Judith Niswonger stated the Co-Directors have brought quality to the area and great things have happened under their leadership.

Kim Briesemeister said the CRA is not where it was nine (9) years ago and complimented the Committee on all their accomplishments. She said restructuring the agency with the talent in place will continue to have success. The momentum is there and will continue to grow.

F. KEY PROJECTS

1. Innovation District

Kim Briesemeister said the Innovation District needs to continue to progress forward for the success of both districts. She said an informational brochure and video have been created.

2. ETOC

Kim Briesemeister said first reading of ETOC zoning ordinance will on the first City Commission agenda in February.

3. Atlantic Blvd. Bridge

Horacio Danovich reported there has been minor construction and the MOT has been submitted to Broward County and FDOT. The project is moving forward and on time.

4. Fishing Pier

Horacio Danovich reported construction has been completed on span number 15 and they are now off shore. Completion is anticipated for January 2019.

5. Pier Hotel & Retail Development

Adriane Esteban reported the Beach House is projected to open on March 1. C2 broke ground and is progressing forward. R1 and R2 are both in for permits. R3 is going through a redesign to include a rooftop bar and restaurant. R5 has gone through the DRC process and they are preparing their construction drawings anticipated to be completed by May. E has gone through a reconfiguration for a tiki hut on the beach side.

POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY

STAFF REPORTS

Chris Brown said he has enjoyed working in Pompano Beach over the past nine (9) years.

Horacio Danovich said they have been contacted by Deerfield Beach to extend the water taxi services north.

G. COMMITTEE COMMENTS

Robert Shelley said he likes serving on this Committee and commended the Co-Directors for their leadership and said they have done a good job for the CRA.

Stephen Purkiss said the leadership of RMA will be missed. He expressed his concerns about replanting trees by the Fire Station. He asked if we can encourage the shops on the east side of A1A and at Atlantic Boulevard to apply for façade improvements. He continued ridership of the water taxi needs to be increased either through advertisement or subsidies if possible.

Ray Lubomski said with the leadership of the Co-Directors has changed the face of Pompano Beach.

Fred Stacer said people are noticing the things going on in Pompano Beach. He hopes the forward progression will continue.

Rafael Katz said the reports provided by PSC are unclear and not informative. He complimented the Co-Directors, the work they have accomplished and leadership they have provided.

David Mingus commended the Co-Directors for their leadership and hates to see the city lose such a vocal, constructive group.

Judy Niswonger said the PSC reports are not informative and said their shirts should have a CRA emblem to distinguish who they are.

Jack Rogerson said the ECRA has eleven (11) years to go and we will continue to move forward.

H. NEXT MEETING – Thursday, March 1, 2018 at 6:00 p.m. at Emma Lou Olson Civic Center.

K. ADJOURNMENT

There being no other business, the meeting of the East CRA Advisory Committee adjourned at 7:40 p.m.