

**POMPANO BEACH  
COMMUNITY REDEVELOPMENT AGENCY**

---

**NORTHWEST CRA ADVISORY COMMITTEE  
MEETING MINUTES**

**Monday, March 5, 2018**

**E. Pat Larkins Community 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 – Chair  
Jay Ghanem – Vice-Chairperson  
Shelton Pooler  
Velma Flowers (Late)  
Veronica Thomas (Late)  
Phyllis Smith

**ABSENT**

Carl Forbes

**ALSO PRESENT**

David Hasenauer – Project Manager  
Jordan Pace – Project Manager  
Horacio Danovich – CIP Manager  
Dahlia Baker – Program Director  
Kim Vazquez – CRA Clerk/Project Coordinator

**C. ADDITIONS / DELETIONS / REORDERING**

**Whitney Rawls** said there is a request to table Item F1 - Ortanique Unsolicited Proposals to the April meeting and to move the key projects report to the beginning of the agenda.

**MOTION made by Jay Ghanem to table Item F1 - Ortanique Unsolicited Proposal to the April 9, 2018 meeting. Seconded by Shelton Pooler. Motion was approved unanimously (Velma Flowers/Veronica Thomas absent).**

**D. KEY PROJECTS**

**Horacio Danovich, CIP Manager** reported on the three (3) phases of the improvements of MLK Boulevard and provided information on the permit for the Blanche Ely House.

**E. APPROVAL OF MINUTES**

1. February 5, 2018

# POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY

MOTION made by Phyllis Smith to approve the February 5, 2018, NWCRA Advisory Committee Meeting minutes. Seconded by Veronica Thomas. Motion was approved unanimously.

## F. AUDIENCE TO BE HEARD

**Jocelyn Jackson, 141 NW 9<sup>th</sup> Street** asked if staff could provide printed copies of Request For Proposal's (RFP's) when issued at Committee meetings for the public.

## G. NEW BUSINESS

### 1. GO Eco Homes Unsolicited Proposal

**David Hasenauer, Project Manager** reported this came before the Committee for review and input, and the Committee made a recommendation to move forward with a development agreement with GO Eco Homes, LLC to construct six (6) single-family homes on infill lots owned by the CRA. The disposition of the lots were advertised with an April 4, 2018, closing date.

**Whitney Rawls** asked for staff to assist as much as possible in facilitating the permitting and planning process to expedite the construction of the project.

### 2. City Vista Co-Working Sublease

**Jordan Pace, Project Manager** explained this is sub-lease with City Vista to lease the ground floor retail space at City Vista to provide co-working space for small businesses and entrepreneurs. He said the CRA will be issuing an RFP for a company to manage the space.

**Jocelyn Jackson**, commended the idea of a co-working space but thought the ground floor space was going to be utilized for retail and/or restaurant bays.

**Whitney Rawls** said this will provide an opportunity for small businesses to collaborate with other entrepreneurs who may not be able to afford leasing a bay space while growing their businesses.

General discussion ensued by the **Committee** about the opportunities the Innovation District will provide, business attraction, leasing rates, architectural designs and affordable housing.

### 3. Budget Adjustment transfer from CRA's Emergency Rehabilitation of Housing Stock account to City's Rebuilding Together Broward County (RTBC) & Kappa account

**Dahlia Baker, Program Director** said staff is requesting a budget transfer from CRA to the City's RTBC & Kappa account of \$20,000 for exterior home improvements. The funding will be utilized for CRA activities such as landscaping, painting, irrigation, sidewalks, driveways and fascia board replacement to the single-family homes in Collier City. To date over forty

# POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY

---

(40) homes have been completed through this initiative and there is a waiting list of homes seeking assistance.

**Veronica Thomas** said \$50,000 was previously provided by the City under this program for home improvements in the Collier City area only. She said she would like to see the Northwest area included. **Dahlia Baker** responded to have a transformational effect and impact, you need to stay within a targeted area which is in Collier City at this time.

**Shelton Pooler** said more money is needed and consideration should be made to increase the budget in the future to continue the rebuilding project.

**Phyllis Smith** said to have an impact, the program needs to be completed in Collier City first prior to moving to other areas of the City.

**Whitney Rawls** asked staff to explore funding options to allocate additional funding for emergency housing rehabilitation in the future.

**MOTION made by Phyllis Smith to approve a budget adjustment transfer from CRA's Emergency Rehabilitation of Housing Stock account to City's Rebuilding Together Broward County (RTBC) & Kappa account. Seconded by Jay Ghanem. Motion was approved unanimously.**

## 4. Sunshine Law Training

**David Hasenauer** reminded the Committee a workshop meeting on the Sunshine Law Training is scheduled for March 8, 2018 at 6:00pm at the Historical Ali Cultural Center.

## H. DIRECTOR/STAFF REPORT

**Jordan Pace** reported he is researching and working on creating a community benefit requirement for inclusion in development agreements which will be brought before the Committee for discussion and input in the near future.

**Dahlia Baker** reported on the following events;

**Job Seeker Orientation** – March 7, 2018 – the employer is Marksman Security and on April 4, 2018 the employer is Hoerbiger who will be offering positions for CNC machine operator for training and hire.

**Neighborhood Ambassadors** - approximately fifty people attended and signed up to be ambassadors.

**RTBC** - will be collaborating with the CRA Job Placement Center/Look Local First for skilled laborer positions.

## I. COMMITTEE MEMBER REPORTS

## **POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY**

---

**Shelton Pooler** said he attended an event at the Historical Ali Cultural Center and encouraged the Committee members and community to attend and support events taking place there.

**Veronica Thomas** attended the Old Town Untapped event and said she enjoyed it especially the music.

**Phyllis Smith** said she attended the Kensington II Townhome groundbreaking in Collier City.

**Velma Flowers** said she also attended the Old Town Untapped event with friends and enjoyed it as well.

**Jay Ghanem** requested the marketing report be provided in advance of the meetings for review.

**Whitney Rawls** announced March 10, 2018, from 11:00am – 1:00pm is the rededication of MLK Boulevard.

**J. NEXT MEETING – Monday, April 9, 2018 - 6:00 p.m. at E. Pat Larkins**

**K. ADJOURNMENT**

There being no other business, the meeting of the NW CRA Advisory Committee adjourned at 7:41 p.m.