

**POMPANO BEACH  
COMMUNITY REDEVELOPMENT AGENCY**

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**NORTHWEST CRA ADVISORY COMMITTEE  
AMENDED MEETING MINUTES**

**Monday, July 11, 2016  
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 6:00 p.m.

**B. ROLL CALL**

**PRESENT**

Whitney Rawls – Chairperson  
Jay Ghanem – Vice-Chairperson  
Jeanette Copeland  
Shelton Pooler  
Gail DeAngelis  
Patricia Davis  
Daisy Johnson  
Carl Forbes

**ABSENT**

Bridget Jackson

**ALSO PRESENT**

Commissioner Ed Phillips  
Kim Briesemeister – CRA Co-Executive Director  
Chris Brown – CRA Co-Executive Director  
Nguyen Tran – NW CRA Director  
Sarah Benichou – BaCA Director  
Cherolyn Davis – Interim Ali Director  
Greg Harrison – Asst. City Manager  
Suzette Sibble – Finance Director  
Andy Cherenfant – Micro Loan Manager  
Judy Niswonger – East CRA Advisory Member  
Cathy Trenkle – CRA Project Coordinator

**C. ADDITIONS / DELETIONS / REORDERING**

**Whitney Rawls** moved the Cultural Arts Reports to Number 1 on the Agenda.

**D. APPROVAL OF MINUTES**

1. June 6, 2016

**Patricia Davis** mentioned the minutes from June did not reflect the comments about voting on the Set Free Coalition Item and so the June 6 minutes will reflect the following

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“**Patricia Davis** raised the issue of whether or not she should vote on this item because Kenny Davis is related to her and the Committee decided since he is acting only as a mentor on this item, **Ms. Davis** could indeed vote on the issue. **Jay Ghanem** did not participate in this voting discussion.”

**MOTION made by Patricia Davis to approve June 4, 2016 NW CRA Meeting Minutes with amendments. Seconded by Daisy Johnson. On roll call, motion passed unanimously.**

**Whitney Rawls** thanked everyone for coming and mentioned the tragic events that happened last week and led the group in a moment of silence.

## E. AUDIENCE TO BE HEARD

**Sarahca Peterson**, 8799 NW 35 Street, Coral Springs, FL stated a community meeting was held this past weekend in wake of incidents from last week where there was a call for a change in the community. She is concerned about the future of her children and asks the Committee to get behind the community to ask for twenty first century policing. She is concerned the youth get charged with a record that will follow them the rest of their lives.

## F. NEW BUSINESS

### 1. CRA Audit

**Nguyen Tran** stated there has been a lot of statements made that were not true pertaining to the annual audit and he introduced **Suzette Sible** to help clarify the facts. **Suzette Sible** reviewed her qualifications and resume with the Committee and gave a PowerPoint presentation on the City/CRA's audit practices. She reviewed the checks and balances, statutes and procedures she follows to be in compliance with the Auditor General. **Ms. Sible** clarified that the NW and East CRA Trust Funds are audited, by an independent CPA firm and included in the City's Comprehensive Annual Financial Report (CAFR).

**Michael Sobel**, 704 N. Ocean Blvd., #501, Pompano Beach, quoted **Suzette Sible's** deposition and asked if there was a proper audit being done why did the CRA not appropriate \$11m in the year 2014 and why wasn't the loan program halted after the first twenty loans went bad.

**Whitney Rawls** recommended these matters should be brought before the board since the NW CRA Committee is an advisory committee.

**Sarahca Peterson**, asked if there was a financial reason why the cultural center's location was moved from next to the E. Pat Larkins to across Dixie on Atlantic Blvd. **Nguyen Tran** answered the location of cultural center was always next to City Hall on Atlantic Blvd.

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**Jay Ghanem** asked if **Suzette Sibble** was aware of bad checks that were given as loan payments and **Ms. Sibble** answered that she was not aware of it. **Jay Ghanem** asked if there were a similar loan program in Margate and **Kim Briesemeister** answered not to her knowledge. **Mr. Ghanem** asked if there had been a standalone audit, would the problems with the loan program have been seen sooner than it was and **Ms. Sibble** answered no.

**Ms. Davis** asked if there were ever any audit exceptions with the CRA and **Ms. Sibble** answered no. **Ms. Davis** asked if the audit was programmatic or financial and **Ms. Sibble** answered the audit is financial. An audit of a program would have to specifically be requested.

**Mr. Tran** stated IED were consultants and were not the cause of the business loan program's low collection rates. Mr. Tran explained that it is a loan program and could not just stop. Payments had to be collected as loans have not matured.

**Shelton Pooler** pointed out the business loan program was a high risk program and even if it weren't high risk most start-up businesses don't make it past the first two years.

**Jeanette Copeland** said we shouldn't throw the baby out with the wash water. There were some good loans involved and a lot of people were helped. **Ms. Johnson** reported she was a member of the loan committee and there were some real loans and accomplishments were done. Not everything went bad. They were all high risk and the money may not get paid back. **Ms. Johnson** asked what is really going on here.

**Jay Ghanem** said the Committee was being fed erroneous reports and therefore didn't realize what the situation really was. He felt if there had been continuous audits since 2009 this would have been caught. **Mr. Ghanem** asked where the \$30,000 that was saved from not having the audit went to and **Ms. Sibble** answered it would go to another program. **Ms. Sibble** said again, an audit is an audit. A standalone audit is still an audit. **Whitney Rawls** asked if a forensic audit would have helped. **Ms. Sibble** stated she is not a forensic auditor and could not answer the question.

**MOTION made by Jay Ghanem to ask the CRA Board to move forward with an independent audit of the NW CRA. Seconded by Ms. Davis. On roll call, motion failed 5-3.**

"No" – Copeland, Forbes, Johnson, Pooler, Rawls

"Yes" –DeAngelis, Ghanem, Davis

2. Contract for Sale and Purchase with the Well Christian Worship Center, Inc.

**Nguyen Tran** reported the Well Christian Worship Center wanted to buy this lot from the CRA. Staff recommends selling this lot to the Center to construct a parking lot because

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of its small size and the configuration. The Center offered \$3,500 to purchase this lot. This lot was deeded to the CRA from the City.

**MOTION made by Carl Forbes to sell the lot to Well Christian Worship Center. Seconded by Jeanette Copeland. On roll call, motion passed.**

### 3. Preliminary FY 2017 Budget Review

**Adriane Esteban** gave a PowerPoint presentation on the Fiscal Year 2017 Budget. **Jay Ghanem** remarked the worksheet sent out was too small to read. **Commissioner Phillips** pointed out that the Chairman and Vice Chairman had left the room and maybe the presentation should be stopped until one of them returns. **Mr. Ghanem** came back into the room and the presentation continued. In regard to slide number 9, entitled Innovation District Drainage, **Richard Sasso**, 499 W. Atlantic Blvd., Pompano Beach, FL, noted that the rendering on the slide did not show his business, nor did it show Racetrac or others. **Horacio Danovich** responded that the drawing was solely for preliminary analysis and the impact of doing any roadway improvements in this area. EDSA has been hired to look at this quadrant for redevelopment and is using this slide as a vision which excludes no one. **Whitney Rawls** asked why the businesses were not included. **Mr. Danovich** explained in engineering, the image is called a cartoon and is used as a planning tool to calculate the maximum capacity on each block. **Horacio Danovich** also explained the traffic and lanes on Atlantic Boulevard and its impact on Pompano Beach citizens. Once the report is complete everyone will have access to it.

**Mr. Sasso** stated there is no reason the “cartoon” cannot reflect reality. He does not see how the lanes on Atlantic Blvd. can be lessened and questioned why the committee got the budget for review at 11 am on the same day as the meeting. He thinks this should be a red flag.

**Mike Sobel** asked the Committee to ask staff why projects are being considered that cannot be completed within three years and why didn't the \$11m get appropriated to other projects that could be completed in the next three years. He also would like to know how much money was spent on this cartoon that could have been used for something more beneficial. **Horacio Danovich** replied no money was spent on the drawing.

**Mr. Rawls** remarked that the Committee has repeatedly asked for the budget earlier than July in order to review it properly. **Jay Ghanem** asked that the budget be delivered in a readable form. He also wanted the record to reflect that his business located at 429 N. Dixie Highway and he wants his business to be reflected in any future drawings.

**Patricia Davis** asked questions about the city staff costs in the budget. **Adriane Esteban** explained the city staff includes the Department Head Secretary and two part time cultural arts employees. **Ms. Davis** asked if there was any money in the budget for Collier City and **Adriane Esteban** explained to the Committee money for construction in Collier City is budgeted but dependent on the Bond approval. **Patricia Davis** said this is

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a problem because every year Collier City gets neglected in reference to programs and dollars. **Ms. Davis** asked about consultant design fees for the new library cultural center and **Adriane Esteban** explained the process.

**Mandy Striggles**, 1871 NW 5 Terrace, Pompano Beach, commented she was not allowed to speak early when she raised her hand and **Mr. Rawls** apologized because he didn't see her and gave her the floor. She said she is concerned as to why the budget was not tabled since the members received it at 11 am today and can't read the information anyway. She asked if the meeting was simply a formality or were they actually trying to accomplish something.

**MOTION made by Patricia Davis to have a budget workshop on July 18 at 6 pm and limit the meeting to 1.5 hours. Seconded by Jeanette Copeland. On roll call, motion passed unanimously.**

**Whitney Rawls** and **Jay Ghanem** will not be able to attend. **Mr. Rawls** asked for a breakdown of the marketing budget at the Budget Review Workshop.

**MOTION made by Patricia Davis to table the remaining Agenda Items G, H 3 and 4 and I . Seconded by Shelton Pooler. On roll call, motion passed unanimously.**

**Andy Cherenfant** asked the record to reflect he was present and handed out the audit of the files he prepared. He was prepared at several other meetings but due to time constraints he wasn't able to present. All the names of the businesses were redacted for privacy.

**Dahlia Baker** announced on the 29<sup>th</sup> of July there will be a job in-reach for the Landmark Development Project located at the NW corner of MLK and NW 6<sup>th</sup> Ave, from 5-8pm to hire people for the proposed City Vista mixed use development.

## **G. OLD BUSINESS**

Tabled.

## **H. DIRECTOR'S/STAFF REPORT**

Tabled.

## **I. KEY PROJECTS**

2. Bailey Cultural Arts

**Sarah Benichou** spoke about the following:

- Hosted first Mitchell Moore Camp Kids Field Trip

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- See + Do Program
- Swimming with Narcissus
- Lyrics Lab
- Book drive for Pompano Elementary
- The Conversation Piece: A Modern Salon
- The Brew Series, Part I/III

**Patricia Davis** asked about getting the kids at McNair Park involved. **Sarah Benichou** confirmed that they are reaching out to everyone at once with the packets that are being prepared.

### 3. Ali Cultural Arts Center

**Cherolyn Davis** spoke about the following:

- Soulful Sundays
- Girls Makes Beats Miss Masters
- Artist Will Simpson
- Open Jam Sessions
- Serenity Center Hip-Hop & Modern Dance
- Ashanti Contemporary Ballet Class
- Ali Summer Programs & Camps
- Community Collaboration – Blanche Ely High School Band & Dance Team
- Ali After Hours
- Save the Date for Ali Cultural Arts Anniversary Event on November 5<sup>th</sup>.

**Patricia Davis** asked what businesses were using the concession stand at the Ali. **Cherolyn Davis** stated that different businesses were alternating the concession stand during “Ali After Hours”, and Sunday events have been catered by Spanx BBQ thus far. **Patricia Davis** inquired about fees paid for the concession stand. **Cherolyn Davis** stated that vendors donate 20% of their profit to the cultural arts center.

**Whitney Rawls** asked the amount of rent Ashanti pays for her program. **Cherolyn Davis** stated that Ashanti is being charged \$30 per hour, which is the same rate a NW resident would be charged. **Whitney Rawls** inquired about a special rate for the program. **Cherolyn Davis** stated that **Ashanti** was offered a share of cost agreement but she wanted to pay outright.

**Whitney Rawls** asked if **Cherolyn Davis** and **Patricia Davis** had a chance to meet. **Cherolyn Davis** stated that she has called and emailed **Patricia Davis** but hasn't received a response.

**Hazel Armbrister**, asked about the Ali Historical Designation and where the application is in the process. **Mr. Tran** answered the application has been completed and will be on the July Historic Preservation Board Agenda.

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Items 1, and 4 through 10 were tabled.

## **J. COMMITTEE REPORTS**

Tabled

**K. NEXT MEETING – Monday, September 12, 2016, 6:00 p.m. at the E. Pat Larkins Center.**

## **L. ADJOURNMENT**

There being no other business, the meeting of the NW CRA Advisory Committee adjourned at 9:00 p.m.