

**POMPANO BEACH  
COMMUNITY REDEVELOPMENT AGENCY**

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**NORTHWEST CRA ADVISORY COMMITTEE  
MEETING MINUTES**

**Monday, October 3, 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 – Chair  
Jay Ghanem – Vice-Chairperson  
Patricia Davis  
Daisy Johnson  
Carl Forbes  
Jeanette Copeland  
Gail DeAngelis (Arrived 6:07)  
Shelton Pooler (Arrived 6:04)

**ABSENT**

Bridget Jackson

**ALSO PRESENT**

Edward Phillips – City Commissioner  
Dahlia Baker – CRA Program Director  
Adriane Esteban – RMA Project Manager  
Grace Gdaniec – Bailey Coordinator  
Nguyen Tran – NW CRA Director  
Sarah Benichou – BaCA Director  
Emily Marcus – Project Manager  
Keila Rodriguez – Marketing Coordinator  
Cherolyn Davis – Ali Interim Director  
Brian Donovan – Deputy City Manager  
Judy Niswonger – East CRA Advisory Member  
Cathy Trenkle – CRA Project Coordinator  
Marsha Carmichael – CRA Clerk

**C. ADDITIONS / DELETIONS / REORDERING**

**Whitney Rawls** moved the presentation by **Brian Donovan**, Deputy City Manager, “Transportation and Infrastructure Referendums: A Penny At Work” to be the first item on the agenda.

**Nguyen Tran**, NW CRA Director, announced **Cathy Trenkle** will take the place of Margaret Gallagher as Secretary, and **Marsha Carmichael** is the new CRA Clerk.

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## D. APPROVAL OF MINUTES

1. July 11, 2016

**MOTION made by Jeanette Copeland to approve July 11, 2016 NW CRA Meeting Minutes with amendments. Seconded by Daisy Johnson. On roll call, motion passed unanimously.**

2. July 18, 2016 – Special Budget Meeting

**MOTION made by Daisy Johnson to approve July 18, 2016 NW CRA Special Budget Meeting Minutes. Seconded by Carl Forbes. On roll call, motion passed unanimously.**

3. September 12, 2016

**MOTION made by Jay Ghanem to approve September 12, 2016 NW CRA Meeting Minutes. Seconded by Daisy Johnson. On roll call, motion passed unanimously.**

## E. AUDIENCE TO BE HEARD

**City Commissioner Edward Phillips** encouraged committee members to attend events at Ali and BaCA, including Untapped. He suggested **Nguyen Tran** meet with Chairman **Whitney Rawls** and **Robin Bird**, Development Services Director, regarding the work being done on MLK and the Farmers Market bringing in new business. **Mr. Phillips** stated he is paying attention to the budget and there is not \$11 million unaccounted for in the CRA; it is a rumor.

**Patricia Davis** asked for more information about the Tiger Grant for the corridor. **Nguyen Tran**, in **Horacio Danovich's** absence, answered that the \$3 million Tiger Grant to complete the section of MLK from I95 to Powerline Road is a federal grant for streetscape improvements. He stated it is a grant the city applied for and **Horacio Danovich** can give more details, if needed. **Whitney Rawls** said the committee would like to be included in the updates and information regarding the Farmers Market and other items within the NW CRA area.

## F. OLD BUSINESS

1. FY 2017 Budget

**Adriane Esteban** reviewed the budget presentation and stated the budget is approved but it can be amended. **Carl Forbes** asked if there were plans to put bathroom entrances at the rear of BaCA. **Adriane Esteban** answered there are no plans at this time. **Whitney Rawls** read his comments in reference to the budget, dated September 12, 2016, for the record which were included in the agenda packet. **Patricia Davis**

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inquired about OHUI funds for emergency housing not being used before the books were closed. **Nguyen Tran** said there are reports available for OHUI. **Whitney Rawls** suggested advertising about the available funds for emergency housing.

**MOTION made by Jeanette Copeland to leave the budget as is. Seconded by Jay Ghanem. On roll call, motion passed unanimously.**

## 2. Incentive Program Updates

**Adriane Esteban** gave an update regarding the Incentive Program.

## 3. NW CRA Bond Update

**Nguyen Tran** advised the committee there is a private attorney-client meeting scheduled regarding the lawsuit. **Patricia Davis** asked how much has been spent on legal fees. **Adriane Esteban** will get back to the committee with that figure. **Jay Ghanem** asked why the county is suing the CRA and if the CRA is being sued because there were no independent audits. **Nguyen Tran** answered they are suing under Florida statutes section regarding carry forward/unspent funds. He advised the committee he cannot discuss pending litigation.

## G. NEW BUSINESS

### 1. Election of Officers

Whitney Rawls asked for nominations.

**MOTION made by Carl Forbes to maintain Whitney Rawls as Chairman and Jay Ghanem as Vice-Chairman. Seconded by Shelton Pooler. On roll call, motion passed unanimously.**

### 2. Transportation and Infrastructure Referendums: A Penny At Work

**Brian Donovan**, Deputy City Manager, gave presentation for "A Penny At Work". **Edward Phillips** asked if the tax will be on prescription medicine. **Brian Donovan** explained the tax will not be on prescriptions or groceries, and the tax only applies to the first \$5000.00. **Jay Ghanem** asked **Brian Donovan** to explain the 50% + 1 voting. **Brian Donovan** explained this will be the last year the vote will require 50% + 1, starting next year the threshold will be 60%.

**Patricia Davis** asked if there will be an oversight committee. **Brian Donovan** answered there will be a county oversight committee to determine eligibility of the project. After the project is approved by the county, the capital projects will go through the normal vetting process through the city. **Jay Ghanem** asked about the benefit of having independent audits. **Brian Donovan** said the city will still be required to audit the projects. **Patricia Davis** asked who will make up the city's oversight committee. **Brian Donovan** reiterated

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capital projects will go through the same vetting process, and added a city advisory board will be set up specifically for this purpose.

**Carl Forbes** mentioned a traffic light is needed at NW 27<sup>th</sup>. **Patricia Davis** asked if money could be diverted to other projects not outlined. **Brian Donovan** said the money can be used only for construction projects. **Patricia Davis** asked about administrative costs. **Brian Donovan** said the money can only be used for approved projects. **Edward Phillips** said Pompano Beach is expected to receive approximately \$10 million per year. He stated projects need to be prioritized and would like the committee to consider how the money will be spent in the NW district, in order to start sharing ideas.

**Whitney Rawls** expressed concern about the limited number of projects in the NW district and the oversight process but will vote in favor of the program. **Shelton Pooler** asked if the county would oversee the jobs. **Brian Donovan** reiterated the county board is only responsible for approving the projects for funding.

3. Habitat for Humanity of Broward, Inc. Contract for Sale and Purchase.

**Nguyen Tran** presented an unsolicited request from Habitat for Humanity of Broward, Inc. to purchase and develop a portion of a vacant lot. **Woody Hughes** addressed the board and explained the legal description is being corrected.

**MOTION made by Jay Ghanem to approve the Habitat for Humanity of Broward, Inc. contract for Sale and Purchase. Seconded by Gail DeAngelis. On roll call, motion passed unanimously.**

4. TKA Unsolicited Proposal – Single Family Residence

**Nguyen Tran** presented a development proposal from T. Knowles & Associates, LLC, for Lot 115 and Lot 116, Collier City Plat. **Travis Knowles** introduced himself as a local builder, gave a summary of his background, and explained the plans for a 4-bedroom house with two qualified buyers. **Daisy Johnson** asked how the CRA got the property. **Nguyen Tran** explained this was a quit claim deed to the CRA from the city. **Jay Ghanem** asked **Travis Knowles** how he knew about the CRA and the program. **Travis Knowles** explained he has been in contact with **Nguyen Tran** for over a year.

**MOTION made by Jeanette Copeland to accept the proposal from T. Knowles & Associates, LLC. Seconded by Daisy Johnson. On roll call, motion passed unanimously.**

### H. DIRECTOR'S/STAFF REPORT

1. Employer Recognition Awards

**Dahlia Baker** explained the new Employer Recognition award program which will recognize employers that have gone above and beyond with the job placement program.

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Employers nominated for the award are Cutting Edge, Kaufman Lynn, Landmark Development, and Isle Casino.

## 2. Betty's Seafood Lease

**Adriane Esteban** directed the committee to the information in their packets. **Patricia Davis** asked how many months of rent Betty's Soulfood did not pay. **Adriane Esteban** answered 3 months. **Adriane Esteban** explained the CRA purchased the kitchen equipment and rent was increased to reflect this and also stated the CRA is not pursuing Betty's Soulfood for unpaid rent. **Jay Ghanem** asked if they paid the loan back. **Nguyen Tran** answered he is still collecting receipts for the building renovations and equipment. **Whitney Rawls** stated the majority of the loan was spent on buildout and equipment which the CRA still has in their possession. **Nguyen Tran** stated the CRA was disappointed the business wasn't a success and rental payments were not made but he explained this is not a waste of taxpayer money; rent payments are income coming into the CRA. CRA is about Small Business Development and the CRA incubated BoJo's Seafood into the larger Betty's Soulfood space.

**Jay Ghanem** asked for a copy of the lease for Betty's Soulfood. **Adriane Esteban** said she would provide him with a copy of the lease. **Jay Ghanem** stated the lease should have been included in the backup documents.

**Whitney Rawls** asked for the backup documents to start a new item on a new page instead of copying on the back of a previous page.

## I. KEY PROJECTS

### 1. Downtown Pompano Streetscape Improvements

- MLK Roadway
- Education Corridor
- Library/Cultural Facility

**Nguyen Tran** reported the parking lot located north side of Atlantic Blvd. between the FEC railway and NE 1<sup>st</sup> Ave. is pending final landscape inspection. The final part of the asphalt for the downtown area was delayed due to the hurricane. MLK Education Corridor streetscape is 60% complete. The estimate for the medium design and the traffic signal design is \$700,000. The Fire Station 24 design/build contract is ready for commission approval.

### 2. Bailey Cultural Arts

**Grace Gdaniec**, Bailey Coordinator, updated the committee on events for October:

- Fresh Air with Byrd
- Lyrics Lab

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- South Florida Artists Association “Evolution” exhibit. Opening reception for “Evolution” will be held on October 13, 2016.
- Basic Spray with CHNK Mural Classes
- Steven Mikel – Coffee Painting Demonstration
- AiR Studio Audience
- ART + TECH South Florida – Transforming S.T.E.M and S.T.E.A.M from K-12 Classroom to the Artists’ Studio
- Conversation Piece: A Modern Salon
- Pompano Beach Greenmarket
- Old Town Untapped
- Cultural Tour
- Blooming Bean open in BaCA

**Whitney Rawls** suggested committee members visit Blooming Bean.

### 3. Ali Cultural Arts

**Cherolyn Davis** updated committee on events:

- Soulful Sunday
- Ali Jam Session
- Spoken INKspirations
- Ashanti Dance Class
- See + Do
- Ashanti Serenity Dance
- Casting Call for 1 year anniversary program. Invited committee to come celebrate the 1 year anniversary on November 5, 2016, 12-3PM

**Patricia Davis** asked that all printed information use “MLK” as the street name and not “Hammondville.” **Whitney Rawls** thanked the Cultural Arts centers for hosting and participating in the watch party for the opening ceremony of The Smithsonian’s National Museum of African American History and Culture. There were over 100 people in attendance. He thanked **Dahlia Baker** and **Cherolyn Davis** for their work on the event.

**Jeanette Copeland** suggested fee information on one of the upcoming events reflect the \$30 is per group so it is not confused as per student.

**Whitney Rawls** said the Cultural Arts websites look terrible. **Keila Rodriguez** stated the city currently manages the websites but the Marketing department is in discussions to update them. **Nguyen Tran** said he will get back to the committee once he has more information.

### 4. BLVD Art Lofts

**Nguyen Tran** stated the project is still seeking funding; the funding the developer was seeking requires 75 Units and the plans are for only 45 Units. **Patricia Davis** asked if the

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developer will use the Ali parking for his units. **Nguyen Tran** reminded the committee of the presentation given by the developer that showed the “L” shape. **Patricia Davis** expressed concern about parking for the Ali building during functions. **Nguyen Tran** said part of the agreement is to develop surface parking on the north side.

### 5. 731 MLK Blvd.

**Nguyen Tran** informed the committee Bojo’s Seafood has moved into Betty’s restaurant space. The selection committee chose Finley’s for the available takeout space. The terms of the lease are the same as Bojo’s, \$790/month. **Whitney Rawls** asked if the grass is being cut at 731 MLK. **Nguyen Tran** stated Public Works is maintaining the lawn area and there is a separate vendor for weeding, garbage, and cleaning on a regular schedule. **Patricia Davis** asked if the landscape vendor is a micro-loan participant. **Nguyen Tran** stated the cleaning vendor is a micro-loan participant.

### 6. 737 MLK Blvd.

**Nguyen Tran** reported the interior demolition is complete. The CRA is considering possible discussions with the property owner to the east about buying the property next door and the vacant lot. The current plan is to build it out to a vanilla box shell. **Whitney Rawls** asked how long would the CRA wait for the property. **Nguyen Tran** advised staff is working with a commissioner to set up a meeting with the property owner. **Whitney Rawls** stated he doesn’t want to be delayed waiting for a decision.

### 7. 741 MLK Blvd

**Nguyen Tran** stated there are no plans for reuse.

### 8. Landmark Development

**Nguyen Tran** referred the committee to the South Florida Business Journal article included in their backup documents regarding the Landmark Development’s groundbreaking. He stated Landmark is committed to doing a hiring event and a meet and greet on October 19, 2016.

### 9. Eta Nu Education Center

**Nguyen Tran** reported the facility is complete and the fence was denied. **Patricia Davis** asked if they have a commercial kitchen. **Mr. Tran** answered yes. **Whitney Rawls** asked for the item to be removed from the agenda in the future.

### 10. Innovation District

**Nguyen Tran** reported the CRA is working on intersection concepts and the drainage system master plan has been developed. The CRA is now speaking to outside partners and will send out an RFQ. **Mr. Tran** advised the committee the CRA has leased a space

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at 37 NE 1<sup>st</sup> Street, for an Innovation District office/hub that will be used as an on-street distribution area for information where interested parties can gather.

**Jay Ghanem** asked about the microbrewery. **Adriane Esteban** stated they signed their lease in July and the CRA agreed to give them 9-12 months to complete construction. They will open around July 2017.

**Nguyen Tran** reported the CRA had a successful meeting with Zone 1 school principals to develop partnerships involving students. The principals were very interested in students going to the airpark, summer programs, and arts programs. **Nguyen Tran** informed the committee the CRA has met with various education institutions regarding partnerships such as Broward College, FAU, and Lynn University who is very interested in bringing their aerospace program. **Whitney Rawls** would like more involvement from the committee in the Innovation District. **Nguyen Tran** asked for volunteers for the Legacy II selection committee to review proposals. **Jay Ghanem** and **Shelton Pooler** volunteered.

## I. COMMITTEE MEMBER REPORTS

**Jeanette Copeland** suggested clearing the bushes and opening up the area around the bus depot for safety reasons. **Nguyen Tran** said he will contact the county.

**Shelton Pooler** asked about the traffic running behind his house from the park. **Nguyen Tran** said to contact the city manager's office.

**Gail DeAngelis** complained about the music at the Backpack Giveaway on August 20, 2016 being confrontational, antagonistic, gender biased, didn't support women, and enforced discrimination against women. She would like to ensure the music played at events is appropriate. **Whitney Rawls** stated any event the CRA sponsors or co-sponsors needs to be wholesome.

**Patricia Davis** asked how many staff members the CRA pays for and if there is any crossover between city employees and CRA employees, and inquired about sick and vacation time. **Nguyen Tran** answered the CRA follows the same policy as the city regarding sick and vacation time. **Mr. Tran** advised the board Margaret Gallagher is the only city employee.

**Jay Ghanem** made a number of comments regarding his dedication to the community.

**Whitney Rawls** asked the members to be mindful they are all volunteers and have strong positions because they are concerned about the community.

**J. NEXT MEETING – Monday, November 7, 2016, 6:00 p.m. at the Ali Cultural Arts Center**

## K. ADJOURNMENT

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There being no other business, the meeting of the NW CRA Advisory Committee adjourned at 8:57 p.m.