

**POMPANO BEACH  
COMMUNITY REDEVELOPMENT AGENCY**

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**NORTHWEST CRA ADVISORY COMMITTEE  
MEETING MINUTES**

Monday, September 12, 2016  
E. Pat Larkins Community Center  
6:00 p.m.

**A. CALL TO ORDER**

Vice-Chairman Jay Ghanem called the meeting of the NW CRA Advisory Committee to order at 6:00 p.m.

**B. ROLL CALL**

**PRESENT**

Jay Ghanem – Vice-Chairperson  
Bridget Jackson (Late)  
Shelton Pooler (Late, Stayed 20 mins)  
Patricia Davis (Late)  
Daisy Johnson

**ABSENT**

Whitney Rawls - Chair  
Gail DeAngelis  
Carl Forbes  
Jeanette Copeland

**ALSO PRESENT**

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  
Cathy Trenkle – CRA Project Coordinator

**C. ADDITIONS / DELETIONS / REORDERING**

None.

**D. APPROVAL OF MINUTES**

There was no quorum so the minutes from the July 11, 2016 were tabled until the next meeting.

**E. AUDIENCE TO BE HEARD**

None.

**F. NEW BUSINESS**

None, due to no quorum.

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## G. OLD BUSINESS

1. NW CRA Bond Update

**Nguyen Tran** reported that there was no update on the bond and no update on the lawsuit.

## H. DIRECTOR'S/STAFF REPORT

1. Ali Historical Designation

**Nguyen Tran** reported the Historic Preservation Board approved the local historic designation. The plaques are being prepared and the name will be "Historic Ali Cultural Arts Center."

2. Hunters Manor Community Plat

**Nguyen Tran** reported that they are finishing up the platting process and it should be completed around February, 2017. He stated the CRA is looking for a developer to build single family homes, and possibly townhomes on the northern end. **Patricia Davis** inquired about the number of homes. **Nguyen Tran** answered approximately 24 multi-family or single family homes on the north end. The southern 8 acres would be RS4 zoning for approximately 32 single family homes.

## H. KEY PROJECTS

1. Downtown Pompano Streetscape Improvements
  - MLK Roadway
  - Education Corridor
  - Library/Cultural Facility

**Nguyen Tran** referred members of committee to Horacio Danovich's Streetscape Improvements attachment. **Patricia Davis** asked that Microsoft Word be used instead of Excel when possible. **Patricia Davis** asked how many parking spaces are available at First Baptist Church. **Nguyen Tran** reported with the redesign, 40 spots and 300+ spaces total within the area.

**Jay Ghanem** inquired about restaurants going into that area. **Nguyen Tran** reported Odd Breed Wild Ales has a sublease. Negotiations are ongoing with a brewery company for the 165 bldg., and The Foundry II is interested in leasing 44 NE 1<sup>st</sup> Street. **Jay Ghanem** inquired about incentives or support for new business to help them succeed. **Adriane Esteban** responded yes, new businesses are encouraged to participate in our incentive programs and assist with marketing. She explained that we send out email blasts to 5000 people, assist with grand opening events, and suggest social media to attract new customers including Facebook and Instagram.

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**Jay Ghanem** asked about plans for the area west of the track. **Nguyen Tran** responded that when Landmark Development starts breaking ground in September, we will master lease their retail space. The completion date is estimated at 10 months once work begins.

**Nguyen Tran** stated that the grand opening for the Library/Cultural Facility should be in January.

## 2. Bailey Cultural Arts

**Sarah Benichou** spoke about the following:

- Relaunched “Fresh Air” writer workshop
- Lyrics Lab
- “Reproduced” exhibit
- Blooming Bean opened in BaCA
- Conversation Piece
- Watercolor workshop at BaCA

## 3. Ali Cultural Arts

**Nguyen Tran** informed the committee Cheryl Davis wasn't present and referred members to the update sheet in their packets.

## 4. BLVD Art Lofts

**Nguyen Tran** stated that the project is still seeking funding and the developer is inquiring with Florida Housing about artist housing.

5. 731 MLK Blvd.

6. 737 MLK Blvd.

7. 741 MLK Blvd

**Nguyen Tran** stated that Bojo's Seafood has moved into Betty's old location. The selection committee chose Finley's for the available takeout spot. **Jay Ghanem** inquired about monies owed from Betty's Soulfood. **Nguyen Tran** will bring that information to the committee next month.

**Michael Sobel**, 704 N. Ocean Blvd., Apt. 501, Pompano Beach, inquired about the status of Betty's Soulfood rental payments. **Adriane Esteban** answered that Betty's Soulfood did pay first and last month's rent. **Daisy Johnson** asked staff to look into this matter further.

## 8. Landmark Development

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**Nguyen Tran** reported groundbreaking will begin in September. A Job Fair was held and 99 community members attended seeking jobs on the project. Landmark has committed to hold a meet and greet with subcontractors so job seekers can attend for another interview.

## 9. Eta Nu Education Center

**Nguyen Tran** reported that Eta Nu received their certificate of occupancy and are finalizing their fence, signage, and security system. They will be holding a grand opening and invitations will be sent out.

**Patricia Davis** inquired about signage for tenants at 731 MLK Blvd. **Adriane Esteban** responded the tenants are responsible for applying for their signage permit. However, once occupants are finalized, CRA is considering amending the lease to provide signage.

## 10. Innovation District

**Nguyen Tran** reported they are finalizing drainage calculations and speaking to outside partners. **Dahlia Baker** confirmed they are reaching out to additional partners.

**Hazel Armbrister**, 1808 NW 6<sup>th</sup> Ave., Pompano Beach, said she asked the Air Park Committee about getting the two high schools involved in aviation and was told that the CRA had taken over the program. **Dahlia Baker** stated we have made progress getting aviation into high schools and college credits now available for all of Broward high schools, as well as aviation programs for younger kids.

**Michael Sobel**, 704 N. Ocean Blvd., Apt. 501, Pompano Beach, suggested that the meeting was improper since there wasn't a quorum. **Nguyen Tran** and **Cathy Trenkle** advised that the meeting was noticed properly and no items that needed a vote were being discussed.

## I. COMMITTEE REPORTS

None.

**J. NEXT MEETING – Monday, October 3, 2016, 6:00 p.m. at the E. Pat Larkins Center.**

## K. ADJOURNMENT

There being no other business, the meeting of the NW CRA Advisory Committee adjourned at 6:46 p.m.

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