

**POMPANO BEACH  
COMMUNITY REDEVELOPMENT AGENCY**

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**NORTHWEST CRA ADVISORY COMMITTEE  
MEETING MINUTES**

Monday, April 4, 2016  
E. Pat Larkins Civic 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  
Daisy Johnson  
Shelton Pooler  
Carl Forbes  
Gail DeAngelis  
Jeanette Copeland  
Patricia Davis

**ABSENT**

Whitney Rawls – Chairperson  
Bridget Jackson

**ALSO PRESENT**

Nguyen Tran – NW CRA Director  
Jon Ward – WPB CRA Executive Director  
Genia Baker – WPB CRA Project Manager  
Sarah Benichou – BaCA Director  
Andy Cherenfant – MicroLoan  
Horacio Danovich – CIP Manager  
Cherolyn Davis – Acting Ali Director  
Sharonda Cherry - Laborer  
Lorri Hall – Principal Planner  
Cathy Trenkle – CRA Clerk

**C. ADDITIONS / DELETIONS / REORDERING**

None.

**D. APPROVAL OF MINUTES**

1. March 7, 2016

**MOTION made by Daisy Johnson to approve March 7, 2016 NW CRA Meeting Minutes. Seconded by Jeanette Copeland. On roll call, motion passed unanimously.**

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## E. AUDIENCE TO BE HEARD

**Janet Ward**, 817 N. Dixie Highway, Pompano Beach, FL, spoke of developing a College of the Arts for the elderly on NW 31<sup>st</sup> Avenue and wanted guidance on where she should present her idea next. She also asked that the CRA land be donated.

## F. NEW BUSINESS

### 1. Cultural Tourism

**Jon Ward** gave a PowerPoint presentation on the advantages of promoting cultural tourism into a district including:

- Revenue generated from Cultural Tourism
- Legislative Efforts
- Preserving the historical feel of an area
- Telling the Story
- Packaging the assets
- Preserving history
- Transfer of Development Rights (TDR) Transactions as an alternative funding source.

### 2. Public Art in the Northwest CRA

**Jennifer Gomez** gave a PowerPoint presentation on the Public Art in the Northwest CRA including the following:

- Painted Pompano Fish
- Utility Box Wraps Phase One
- Inside Out
- VisualEYES
- IMAG\_NE
- Mosaic Honey Bees
- Old Town Mural

## G. OLD BUSINESS

### 1. NW 7 Avenue Sidewalk Improvements

**Horacio Danovich** informed the NWCRA Advisory Committee about the status of the NW 7 Avenue Sidewalk Project. Staff indicated letters inviting all affected property owners and tenants were mailed and subsequently hand-delivered to each property.

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Properties visited included those on NW 7 Avenue between MLK Boulevard and NW 8 Street as well as NW 6 Street between NW 4 Avenue and NW 10 Avenue. Some were hand-delivered to owners who showed an interest in learning about the project and asked questions such as the proposed width, timeline, etc. Staff explained the challenges to complete the project. A survey and title analysis carried out by a consultant indicated serious right-of-way challenges including lack of buildable area and proximity to the edge of pavement which would force the design team to have to use curbing, additional drainage, etc., elements that were not initially entertained. As a result, Staff did not believe the project can continue and will be recommending a project cancellation. Cancelling a federally funded project isn't typical and FDOT isn't keen on cancelling projects without exhausting every possible alternative. Staff will continue to report on any progress in the coming months. The project will remain as "Old Business" until FDOT and City have agreed to cancel the project or the project is constructed.

**Ralph Adderly**, 445 NW 7 Ave., and **Velma Flowers** commented on the Sidewalk situation.

## 2. CRA Bond Update

**Nguyen Tran** reported the last court date was cancelled due to the Judge being sick and a new date has not been set as of yet.

## H. DIRECTOR'S/STAFF REPORT

**Nguyen Tran** reported CRA has received a term sheet from Odd Breed Wild Ales Brewery and was approved by the Board in February. CRA staff is working on a Sub-lease Agreement. Also, a new restaurant has interest in the space where 32 East was going to be located on the Civic Plaza. Also a new restaurant wants to go into the space next to the BRC. CRA has been collaborating with CCC on partnering with some of the upcoming events. In fact, an after party has been planned, after the Keith Sweat/Silk concert at the Ali. More news to come.

**Patricia Davis** asked for a balance sheet of the bands for all the expenses and revenues for the Ali. She remarked that the bands that have been brought in thus far; she has never heard of them and most people she has spoken with don't know who these bands are. **Nguyen Tran** said moving forward there will be more local bands on the local circuit performing at the Ali. In the future there will be cross promotion efforts between CRA/City Cultural Art venues.

## I. KEY PROJECTS

### 1. Downtown Pompano Streetscape Improvements

**Horacio Danovich** explained the Streetscape Improvements are almost completed. In the meantime he has people looking at the storm water system that we would like to build. So far, it seems positive.

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**Ms. Davis** said MLK Blvd. project between Powerline to the Turnpike should be included in the Key Projects and **Horacio Danovich** agreed. He has posted two police officers on each end of the project because of speeding. **Horacio** added he is applying for a grant for the work he wants to do from Powerline to 95.

## 2. Bailey Cultural Arts

**Sarah Benichou** spoke about the following:

- Pop:Vox Exhibit
- Lyrics Lab
- The Conversation Piece
- Arts Interlude
- BaCA's first private event
- Mosaic Art Introduction Class
- Heart & Soul
- National Poetry Month Celebration

**Ms. Davis** inquired about Lyrics Lab and **Sarah Benichou** reported it is now the first and third Wednesdays and the attendance is up to 60, sometimes 80 people per event.

**Carl Forbes** complimented **Sara Benichou** on how easy to read the rental information packet she put together.

**Nguyen Tran** reported to the Committee on the following items:

## 3. Ali Cultural Arts Center

**Ms. Copeland** asked if the Ali still has a Director and **Nguyen Tran** reported **Drew Tucker** had a mutual separation from the CRA and in the meantime **Cherolyn Davis** will be Interim Director of the Ali. **Patricia Davis** commented on wanting the Ali to be more involved in Black History, specifically, Rock Road. **Sarah Benichou** said she offered Ms. Armbrister any help she could provide in helping get the Rock Road artifacts hung/displayed in the Ali. **Ms. Davis** asked about the background of **Cherolyn Davis** and asked to see a resume. Also **Sharonda Cherry** is working as a helper between the two venues and she is from Pompano Beach.

4. BLVD Art Lofts
5. 731 MLK Blvd.
6. 737 MLK Blvd.
7. 741 MLK Blvd.
8. Landmark Development
9. 790/800 MLK Blvd.

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**Jay Ghanem** asked about the code violations on the property and **Nguyen Tran** reported there was a hearing before the Special Magistrate and the fees were lowered which he will report back to the Committee with the amount.

10. Eta Nu Education

11. Commerce Park/Transfer of Right of Way to the City

## **J. COMMITTEE REPORTS**

**Shelton Pooler** – None

**Gail DeAngelis** – None

**Patricia Davis** - remarked on the CRA Annual Report it said that on page 29 it listed property at 44 NE 1<sup>st</sup> Street and **Mr. Tran** said he would check into that.

**Jeanette Copeland** - None

**Carl Forbes** – None

**Daisy Johnson** – None

**Jay Ghanem** thanked everyone for attending the meeting.

## **K. NEXT MEETING – Monday, May 2, 2016, 6:00 p.m.**

The next meeting will be held at the E. Pat Larkins Center.

## **L. ADJOURNMENT**

There being no other business, the meeting of the NW CRA Advisory Committee adjourned at 8:00 p.m.