

**POMPANO BEACH  
COMMUNITY REDEVELOPMENT AGENCY**

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**NORTHWEST CRA ADVISORY COMMITTEE  
MEETING MINUTES**

**Monday, June 6, 2016  
E. Pat Larkins Civic 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  
Bridget Jackson  
Shelton Pooler  
Gail DeAngelis  
Patricia Davis

**ABSENT**

Carl Forbes  
Daisy Johnson  
Jeanette Copeland

**ALSO PRESENT**

Nguyen Tran – NW CRA Director  
Sarah Benichou – BaCA Director  
Cherolyn Davis – Interim Ali Director  
Tiara Striggles – Ali Coordinator  
Cathy Trenkle – CRA Project Coordinator

**C. ADDITIONS / DELETIONS / REORDERING**

None

**D. APPROVAL OF MINUTES**

1. May 2, 2016

**MOTION made by Jay Ghanem to approve May 2, 2016 NW CRA Meeting Minutes.  
Seconded by Patricia Davis. On roll call, motion passed unanimously.**

**E. AUDIENCE TO BE HEARD**

**Patrick Jovanov**, 411 NE 18<sup>th</sup> Avenue, spoke about his concern about the schools in Pompano, especially Pompano Beach Elementary. Both of his children have completed Pompano Elementary and the school is rated “Fs”.

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**Michael Sobel**, 704 N. Ocean Blvd., #501, Pompano Beach, FL, spoke highly of the new principal of Pompano Elementary and said he is doing a great job. **Mr. Sobel** has volunteered at the school on a bird house project.

**Whitney Rawls** echoed his thanks to Mr. Sobel for working with the school in the arts. He mentioned the book drive that just took place for the Elementary School and what a success the drive was for books.

### F. NEW BUSINESS

#### 1. Set Free Coalition

**Nguyen Tran** introduced **Johnny Zanders** who will be building the single family home for any questions the Committee may have. **Whitney Rawls** asked about the prior home built by Set Free was taking so long to build. **Nguyen Tran** corrected himself from the last meeting and said the term a builder has to build the house is two years instead of three as he said at the last meeting. **Pastor Zanders** responded the house in question took a longer amount of time because of the permitting process and other problems that arose. **Pastor Zanders** explained to the Committee what requirements a home has to have to be considered an “affordable home”. Set Free Coalition does bring the qualified buyer as well and the buyer’s prequalification is attached to his proposal.

**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 recommend approval of the unsolicited proposal from Set Free Coalition. Seconded by Jay Ghanem. On roll call, motion passed unanimously.**

#### 2. Sunrise City Community Housing Development Organization (CHDO) – Unsolicited Proposal

**Nguyen Tran** introduced **Sam Hornsby** with Sunrise City and turned the presentation over to him. **Mr. Hornsby** passed out some information on the history of Sunrise City CHDO and the different projects that have been constructed. He explained to the Committee he was asking for the CRA to donate four lots where his company would build affordable homes. He explained that his company does bring the prequalified buyers as well even though it was not in the proposal he will provide that to the Committee with the term sheet.

**Patricia Davis** asked if the other properties he built on were donated or did he pay for them? His answer was both and at times a mixture of both. **Nguyen Tran** explained that the land is transferred to the buyer and after 10 years, the value of the land is

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forgiven. If the owner sells the home before that 10 year period, the owner has to pay the CRA back at a decreased amount of 1/120<sup>th</sup> per month of value of the land.

**Whitney Rawls** asked what the TIF would be after these homes are built. **Nguyen Tran** answered it would be a percentage of the assessed value of the property. **Mr. Rawls** asked who is the General Contractor. **Mr. Hornsby** said there were three in the running and assured **Mr. Rawls** he would try to hire Pompano Beach contractors.

**MOTION made by Jay Ghanem to recommend approval of the unsolicited proposal from Sunrise City Community Housing Development Organization subject to providing a list of qualified buyers for each lot prior to going to the CRA Board. Seconded by Shelton Pooler. On roll call, motion passed 4-1.**

“No” – Davis

“Yes” – Rawls, DeAngelis, Ghanem, Pooler

## G. OLD BUSINESS

### 1. CRA Bond Update

**Nguyen Tran** explained the strategic information that was handed out and asked the Committee to share it with everyone to educate the public on the need for the NWCRA to continue. **Whitney Rawls** invited everyone to participate the outreach.

**Sam Hornsby**, 9404 NW 38<sup>th</sup> Street, Coral Springs, FL gave accolades to the NW CRA as being one of the easiest to work with in all of the State.

**Michael Sobel**, 704 N. Ocean Blvd., #501, Pompano Beach asked what the purpose of the 9.4 million bond the CRA was requesting. He also asked the committee to bring a motion to ask for a quote for an independent audit of the NW CRA. He thanked the Committee for all that they do.

**Nguyen Tran** explained the CRA is part of the City of Pompano Beach and gets audited every year along with the City.

**Michael Sobel** said there was a deposition of Suzette Sibble she determined that an independent audit of the CRA was not required and was an unnecessary expense that could be used for projects. **Jay Ghanem** asked **Mr. Sobel** why he was concerned and what his purpose for asking these questions was. **Mr. Sobel** said the community means everything to him and he has a genuine concern as a citizen. **Shelton Pooler** asked if the Committee should open this can of worms in the middle of a law suit. **Mr. Sobel** reiterated he just wants the committee to ask for an estimated cost of an independent audit from an outside firm. **Patrick Jovanov** said the budget review committee (when it was still meeting) did discuss the audit for the CRA and Dr. Campbell thought the costs and benefits of the CRA were questionable.

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**MOTION made by Patricia Davis to recommend getting a quote of what a private audit from an outside firm would cost. Seconded by Jay Ghanem. On roll call, motion passed unanimously.**

## 2. Map of Available Lands

**Nguyen Tran** explained the map of available single family lots the CRA owns. **Mr. Rawls** thanked **Mr. Tran** for the list and reminded everyone when these lots are built, the tax revenues will add to the CRA TIF.

## H. DIRECTOR'S/STAFF REPORT

### 1. Ali Historical Designation

**Nguyen Tran** reported the process of the application is underway and being processed by **Tiara Striggles**, Coordinator for the Ali. **Patricia Davis** asked once this application is approved will we move forward with a historical designation with the State or Nation? The answer was yes.

### 2. Micro Loan Update

**Nguyen Tran** reported **Andy Cherenfant** was in the Hospital and he will give the Committee a written report when released. **Patricia Davis** asked if he is the only one working with the loans and **Mr. Tran** answered no, Donna Waldron was contracted to do loan work outs. **Mr. Tran** explained at the present time we are trying to recoup as much as we can of the loan fund through repayments. **Ms. DeAngelis** asked how many loans were given and the answer was 72 with approximately 60% in arrears.

### 3. Strategic Planning Survey

Nguyen Tran explained that the city Held a strategic planning workshop and a Strategic Planning survey was to be handed out to Committee Members. Ms. Davis suggested the Chair draft out the answers and the rest of the Committee will add to it.

## KEY PROJECTS

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

Nguyen Tran read a report on the aforementioned from Horacio Danovich.

Mr. Rawls asked about the road work going on in the Education Corridor. Mr. Tran will ask Mr. Danovich and report back to the committee.

### 2. Bailey Cultural Arts

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**Sarah Benichou** spoke about the following:

- Building Broward
- Arts Integration Pilot at Pompano Beach Elementary School
- Dr. Sketchy's Anti-Art School
- Lyrics Lab
- Mitchell More Camp Kids Field Trip
- The Conversation Piece
- Building Broward Closing Reception

**Patricia Davis** suggested getting the kids at McNair Park involved in the summer program.

3. Ali Cultural Arts Center

**Cherolyn Davis** spoke about the following:

- Serenity's Dance Class
- Soulful Sunday
- Jam Session
- Girls Make Beats
- Ashanti Cultural Arts Summer Program
- Community Collaboration
- Facility Rental
- Chat, Create & Chew
- Hip Hop and Modern Dance
- Contemporary Ballet Class
- Mixed Masters
- Will Simpson
- Reception for Joshua Jackson

**Cherolyn Davis** reported there are now mailboxes at the Ali for the tenants. **Ms. Davis** noticed that Girls Make Beats is the same price for Pompano Beach residents and out of town residents. She remarked that it should be less for Pompano Beach residents. **Ms. Davis** would like to see more cultural things happening at the Ali. She gave the example of Juneteenth. **Cherolyn Davis** reported she spoke with Rock Road about that but Ms. Armbrister didn't want to interfere with another Juneteenth event that had been previously planned. Also it was mentioned that Ali didn't promote "Black History Month". **Whitney Rawls** added he would like to see a change in the format of the rack cards.

**Nguyen Tran** reported on the following:

4. BLVD Art Lofts
5. 731 MLK Blvd.

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6. 737 MLK Blvd.
7. 741 MLK Blvd.
8. Landmark Development

**Mr. Tran** mentioned Landmark Development is moving forward and closing on the property on June 13<sup>th</sup>. They will be hiring local contractors and purchasing local goods, when possible. **Mr. Rawls** asked if the CRA was going to get some incubator space from them and **Nguyen Tran** said he is looking into that.

9. Eta Nu Education

The Committee mentioned again they would like to be invited to the Eta Nu Grand Opening.

10. Innovation District

**Nguyen Tran** updated the Committee on the Innovation District and possibly using the kitchen at E. Pat Larkins as a commercial kitchen for culinary arts. **Ms. Davis** asked if the commercial kitchen will be leased out or will there be classes and the answer was both. **Whitney Rawls** asked the committee members to research innovation districts and get familiar with the concept.

## I. COMMITTEE REPORTS

**Gail DeAngelis** – None.

**Jay Ghanem** - None

**Patricia Davis** - None.

**Bridget Jackson** – None

**Shelton Pooler** – None.

**Whitney Rawls** – None

**J. NEXT MEETING** – Monday, July 11, 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 8:55 p.m.

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