

**POMPANO BEACH
COMMUNITY REDEVELOPMENT AGENCY**

**NORTHWEST CRA ADVISORY COMMITTEE
MEETING MINUTES**

Monday, April 9, 2018

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 6:01 p.m.

B. ROLL CALL

PRESENT

Whitney Rawls – Chair
Jay Ghanem – Vice-Chairperson
Shelton Pooler
Carl Forbes
Velma Flowers

ABSENT

Veronica Thomas
Phyllis Smith

ALSO PRESENT

Commissioner Beverly Perkins
Commissioner Barry Moss
Chris Brown – CRA Co-Executive Director
David Hasenauer – Project Manager
Jordan Pace – Project Manager
Horacio Danovich – CIP Manager
Dahlia Baker – Program Director
Laura Atria – Public Art Program Manager
Jody Leshinsky – CRA Cultural Executive Director
Tiara Striggles – CRA Marketing and Events Coordinator
Kim Vazquez – CRA Clerk/Project Coordinator

C. ADDITIONS / DELETIONS / REORDERING

Whitney Rawls said there is a request to add an unsolicited proposal for the Perry Thurston Center for Business and Entrepreneurship to new business.

D. KEY PROJECTS

E. APPROVAL OF MINUTES

1. March 5, 2018

MOTION made by Velma Flowers to approve the March 5, 2018, NWCRA Advisory Committee Meeting minutes. Seconded by Jay Ghanem. Motion was approved unanimously.

POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY

F. AUDIENCE TO BE HEARD

No audience to be heard.

G. NEW BUSINESS

1. Presentation by Laura Atria – Trail of the Honey Bees

Laura Atria, Public Art Program Manager provided a presentation on the Trail of the Honey Bee Mosaic project funded by the National Endowment for the Arts (NEA) grant received. She went through the suggested locations, sizes and provided visuals of the placement of the art pieces at each location. She explained the trail is a way to get people engaged in the community and make them aware of the cultural aspects located in the City.

Vicente Thrower stated the mosaics should be reflective of the history of the community and asked where the choice of the honey bee came from. **Laura Atria** responded this project was vetted through the Public Arts Committee, is part of the ten (10) year master plan and is being utilized as educational tool for the public. She explained the mural project is focused on the historical aspect of the northwest community and provided a brief overview of that project.

2. Perry Thurston Center for Business & Entrepreneurship

Chris Brown, Co-Executive Director explained an unsolicited proposal was received by Senator Perry Thurston to purchase 335 Martin Luther King (MLK) Boulevard to relocate his State Senate Office and law practice to this location.

Senator Perry Thurston said he is interested in buying the building located at 335 MLK Boulevard for the sum of \$500,000 to develop into an innovative business center and also utilize the space for his senate office and law practice. The estimated cost to build out the space is approximately \$295,000, and he is asking the CRA to assist with the plumbing and HVAC.

Vincente Thrower asked if the building will be placed back on the tax roll if purchased and how much is the incentive being requested from the CRA.

Commissioner Perkins commented on her displeasure of the Senator not meeting with her prior to coming before the Committee for discussion.

Chris Brown explained the building if purchased, will be placed on the tax roll. He said the idea is conceptual in nature and not fully vetted at this time so it is unclear how much, if any incentive the CRA will be providing.

POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY

Shelton Pooler said if the CRA sells the building and provides funding to assist with buildout then there needs to be stipulations in the agreement with a descending balance of repayment for each year of ownership that is forgiven after a time certain.

Whitney Rawls asked about the estimated timeline for completion and for the facility to be operational.

Chris Brown responded an appraisal would need to be completed, a sale closing, permits pulled and construction. The process could take as long as a year to complete.

MOTION made by Velma Flowers to approve the Perry Thurston Center for Business & Entrepreneurship concept for 335 MLK Boulevard including the sale of the building with stipulations if any CRA funding is used for buildout, the cost is to be specified in a descending balance of repayment over a certain timeframe to be forgiven at the end of that timeframe. Seconded by Carl Forbes. Motion was approved unanimously.

3. Harmony Village Proposal

MOTION made by Shelton Pooler to table the Harmony Village Proposal to the May 7, 2018, NWCRA Advisory Committee Meeting. Seconded by Velma Flowers. Motion was approved unanimously.

4. City Vista Co-Working Space Project Scope of Services

David Hasenauer, Project Manager said the CRA approved entering into a lease with City Vista for 3,500 sq. ft. of street front, ground floor space to convert into a Co-Working Space. To efficiently operate the space, the CRA intends to issue a Request For Proposal (RFP) for a manager/operator to design, recruit membership and operate the space.

Vincente Thrower asked how much the budget is for this project and how long does the CRA anticipate subsidizing this program. **David Hasenauer** responded the initial budget is \$75,000 and anticipates it will take three (3) to five (5) years to become independent.

Whitney Rawls said the goal is the co-working space will be successful and self-sufficient overtime but the CRA plans to budget \$75,000 annually towards the program.

H. DIRECTOR/STAFF REPORT

1. Update on the CRA Operations Transition

David Hasenauer said three (3) CRA job positions were posted and close on April 19. **Whitney Rawls** expressed his concerns that some of the positions within the organization will be eliminated and those individuals will be losing their jobs.

2. GO Eco Homes – Infill Lot Development

POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY

David Hasenauer explained there were some minor changes to the development agreement and it will be going before the CRA Board at the April 15 meeting for approval.

3. Local Participation Ordinance

David Hasenauer said the CRA will be asked to adopt the same guidelines as in the City's Local Participation Ordinance as part of the CRA purchasing procedures.

I. KEY PROJECTS

David Hasenauer reported staff is working on drafting the RFQ for the Drainage System in the Innovation District and IL Portico has withdrawn their proposal for the Gateway Site

Whitney Rawls asked the status on the pop up containers for the 450 site and stated the Broward Sheriff's Office (BSO) should have a presence on the site. **David Hasenauer** responded staff is working on the permitting for the installation of the containers for the site.

David Hasenauer reported at the ECRA Committee meeting there was discussion about the reports provided by PSC and if security services should go back out to bid prior to entering into the third year of their contract. The Committee recommended retaining PSC on a month-to-month basis beginning May 1, 2018.

J. COMMITTEE MEMBER REPORTS

Carl Forbes announced his resignation from the NW CRA Advisory Committee effective immediately.

Shelton Pooler said the GO Pompano Bond passed with little funding dedicated to improvements to Weaver Park. He stated he would like to see more dollars dedicated to improvements to the parks. **Whitney Rawls** said the CRA should play more of an active role in park improvements.

Jay Ghanem thanked Danielle Sabat for the marketing report provided in advance of the meeting and said he will provide a report on the information received at the next meeting.

Velma Flowers asked if a new sign will be placed at the Annie Gillis Park as part of the improvements. **David Hasenauer** said yes a new, lighted sign is planned as part of the improvements for the park.

Whitney Rawls said he was disappointed the Co-Executive Directors were not in attendance at tonight's meeting. He announced there will be a presentation by EDSA on Complete Streets for Dixie Highway and Atlantic Boulevard intersection area on April 23, 2018 at 6:00 p.m. and the Volunteer Luncheon for Committee members is on April 15th at 12:00 p.m.

K. NEXT MEETING – Monday, May 7, 2018 - 6:00 p.m. at E. Pat Larkins

**POMPANO BEACH
COMMUNITY REDEVELOPMENT AGENCY**

L. ADJOURNMENT

There being no other business, the meeting of the NW CRA Advisory Committee adjourned at 8:02 p.m.