

**POMPANO BEACH
COMMUNITY REDEVELOPMENT AGENCY**

**Northwest CRA ADVISORY COMMITTEE
MEETING MINUTES**

**Monday, May 7, 2018
E. Pat Larkins Civic Center
6:00 p.m.**

A. CALL TO ORDER

Whitney Rawls called the meeting of the Northwest CRA Advisory Committee to order at 6:03 p.m.

B. ROLL CALL

PRESENT

Whitney Rawls – Chairman
Jay Ghanem – Vice Chair
Velma Flowers
Shelton Pooler
Phyllis Smith

ABSENT

Veronica Thomas

ALSO PRESENT

David Hasenauer, Project Manager
Jordan Pace, Project Manager
Commissioner Perkins
Commissioner Sobel
Jody Leshinsky, Cultural Executive Director
Danielle Sabat, Business Attraction & Marketing Manager
Dahlia Baker, Workforce Program Director
Kim Vazquez, CRA Clerk/Project Coordinator

C. ADDITIONS/DELETIONS/REORDERING

None.

D. APPROVAL OF MINUTES

Motion made by Velma Flowers to approve the minutes as amended from the NWCRA Advisory Committee Meeting of April 9, 2018. Seconded by Jay Ghanem. Motion was approved unanimously.

E. AUDIENCE TO BE HEARD

Vicente Thrower, Pompano Beach, suggested there be more School Resource Officers (SRO) provided at all of the Pompano Beach schools.

Whitney Rawls welcomed Commissioner Perkins to the meeting.

POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY

F. OLD BUSINESS

1. Delphos Unsolicited Proposal

David Hasenauer, Project Manager, introduced Andre Capi, Juan Perez and Michael Chagas. The gentlemen went over the project with the Committee in regards to location, number of units, etc. **David Hasenauer** reported the Committee provided a preliminary approval on this project and requested the developer come back with their financials. **Mr. Hasenauer** explained appraisals of the properties will not be completed, until the Board approves the unsolicited proposal and a development agreement drafted for final approval. **Whitney Rawls** was concerned the backup on the item included a site plan with no elevations. They have requested three parcels for the Powerline site (phase 1), as well as five parcels along NW 27 Ave. (phases 2-3). **Mr. Rawls** asked for conceptual drawings to show what the project will look like and suggested tabling this item.

David Hasenauer urged the group not to table this item as it will have a chilling effect by asking for these expensive elevation drawings this early in the project. Those items will be made available before the project goes before the board for the final approval. **Mr. Rawls** disagreed and requested the information be brought forward to the next meeting.

Motion made by Shelton Pooler to table this item until the next meeting. Seconded by Jay Ghanem. Motion was approved 4 to 1.

Aye – Rawls, Flowers, Ghanem, Pooler
Nay – Smith

2. Ortanique Unsolicited Proposals (4)

The following four Developers reviewed their proposals with the Committee including details such as type of house, roof, square footage, number of bedrooms and baths, garage, funding and buyers:

James Rowe and Earl Lawrence with LG Family Homes, Inc.
Josephine Hart, Horizon New Homes Development, LLC
Mario Caprini, Capital Group Green Developments, LLC
Al Darring and Wanda Williams, Premier Housing and Rehab, LLC

Vicente Thrower, Pompano Beach, asked each developer to provide community benefits and strongly encouraged the builders to contribute to the SRO program.

Further discussion was had between the different developers and the Committee members. Each developer responded to questions raised by the Committee Members.

POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY

Whitney Rawls asked staff to provide a list of all other available vacant lots to the developers for consideration.

Motion made by Jay Ghanem to divide the 7 Ortanique Lots between the four developers as follows: AMH – 2, Horizon New Homes – 2, Premier Housing and Rehab – 1 and Capital Group, – 2. Seconded by Shelton Pooler. Motion was approved unanimously.

G. NEW BUSINESS

1. Draft Term Sheet for 165 NE 1st Avenue

Jordan Pace, Project Manager, reviewed the term sheet with the Committee and introduced Mr. Mike Linder of Pompano Beach. Mr. Linder provided details on his background and the proposed vision for the restaurant including the concept of southern cuisine.

Recommendations were made by Vicente Thrower and **Jay Ghanem** about the Blanche Ely culinary program that may be utilized in this new restaurant. Further discussion was had by the Project Manager and the Committee members.

Motion made by Jay Ghanem to approve the term sheet for lease of 165 NE 1st Avenue. Seconded by Phyllis Smith. Motion was approved unanimously.

H. DIRECTOR/STAFF REPORT

1. Qualified Opportunity Zones

David Hasenauer explained the Northwest and Collier City areas have been recommended by the Governor as Qualified Opportunity Zones, offering three (3) tax incentives for capital gains to be reinvested into communities through a qualified Opportunity Fund.

Commissioner Perkins reminded everyone not to forget about the residents of District 4 and how future development should accommodate the community.

Further discussion was had between the Project Manager and the Committee members with emphasis on responsible development mindful of the community it will service.

2. Rebuilding Together Collier City

Dahlia Baker, Workforce Program Director, provided an update on the Rebuilding Together Broward County event held on April 28, 2018. **Mr. Pooler** reported there was an amazing turnout with many volunteers. **Ms. Baker** said in the past year, the program has assisted with the rehab of over 50 homes in the Collier City neighborhood.

POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY

3. NW CRA Advisory Committee Restructuring

David Hasenauer reported there are three open positions on the Committee that need to be filled in the classification category of Banker, Financial Advisor or Management level representative; General Contractor, Developer or Real Estate professional; Architect, Planner or Designer. **Whitney Rawls** asked the Committee for feedback on whether they want to adjust the number of members and/or make changes to the categories. **Jay Ghanem** said he thinks five members is not large enough. **Mr. Rawls** agreed. The Committee Members encouraged the recruitment of people to fill these seats. A copy of the bylaws were provided for review and there were no recommended changes for consideration.

I. KEY PROJECTS

David Hasenauer explained **Horacio Danovich** could not be in attendance and provided a handout on the following projects; MLK Boulevard Phase III, Atlantic Boulevard/Dixie Highway intersection and the progress of the renovations to the Blanche Ely House. **Mr. Hasenauer** provided an update on the Legacy II site plan as it has changed from two to three structures with no changes to the design or number of townhomes. **Mr. Rawls** asked for Annie Gillis Park to be added to Key Projects for monthly updates.

J. COMMITTEE MEMBER REPORTS

Phillis Smith – no report.

Velma Flowers– no report.

Shelton Pooler – no report.

Jay Ghanem thanked **Danielle Sabat** for submitting the marketing reports prior to the meetings.

Whitney Rawls thanked **Commissioner Sobel** and **Commissioner Perkins** for attending the meeting. He hopes consideration can be made on improvements to Weaver Park and announced the Jazz in the Park event at Annie Gillis Park on June 2 from 4 P.M. – 8 P.M

NEXT MEETING – Monday, June 4, at 6:00 p.m. at E. Pat Larkins Civic Center.

K. ADJOURNMENT

There being no other business, the meeting of the NW CRA Advisory Committee adjourned at 8:17 p.m.