

**POMPANO BEACH
COMMUNITY REDEVELOPMENT AGENCY**

**Northwest CRA ADVISORY COMMITTEE
MEETING MINUTES**

**Monday, June 4, 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 6:05 p.m.

B. ROLL CALL

PRESENT

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

ALSO PRESENT

Nguyen Tran, NW CRA Director
Horacio Danovich, CIP Manager
Commissioner Perkins
Commissioner Sobel
Dahlia Baker, Workforce Program Director
Marsha Carmichael, CRA Administrator
Kim Vazquez, CRA Clerk/Project Coordinator

C. ADDITIONS/DELETIONS/REORDERING

None.

D. APPROVAL OF MINUTES

Motion made by Velma Flowers to approve the minutes from the NWCRA Advisory Committee Meeting of May 7, 2018. Seconded by Veronica Thomas. Motion was approved unanimously.

Whitney Rawls presented Mr. Carl Forbes, former NWCRA Advisory member, with a plaque commemorating his years of service to his community serving as a member of the Committee.

E. AUDIENCE TO BE HEARD

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Vicente Thrower, Pompano Beach, FL, encouraged developers to communicate with the community and churches to educate them on their plans.

F. OLD BUSINESS

Nguyen Tran announced he was glad to be back in Pompano Beach with the Northwest Advisory Committee and introduced Delphos Partners.

1. Delphos Unsolicited Proposal

Michael Chagras gave an overview of their proposal and provided a rendering of the project to the Committee. The 1,200 square foot 14 unit townhomes will have glass balconies, fireplaces, wood tile and two-car garages. **Ann Siren** asked if they would be hurricane proof and be above the flood zone to which **Andre Capi** answered yes. The location will be east of Powerline Road between Third and Fourth Streets and will be priced at approximately \$280,000. **Juan Perez** stated there has been market studies on these types of properties in this area and the price range is in line. Some of the Committee members thought the price was not affordable for the Northwest. There was a discussion about how the costs could be brought down to a more affordable price for the townhomes. **Mr. Tran** suggested the profit margin be considered in lowering the cost/price.

Motion made by Phyllis Smith to table this item for further analysis. Seconded by Velma Flowers. Motion was approved 4 to 2.

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

G. NEW BUSINESS

1. Unsolicited Proposal for One (1) In-fill Housing Lot by Premier Housing & Rehab, LLC

Nguyen Tran stated the selling price of this house would be \$250,000 – \$260,000, three bedroom 2 bath, 1600 square feet and two-car garage. Representatives from Premier were not present.

Motion made by Velma Flowers to table this item until the next meeting. Seconded by Jay Ghanem. Motion was approved unanimously.

2. Unsolicited Proposal for Three (3) In-fill Housing Lots by Oasis of Hope CDC

Nguyen Tran reported Sunrise City had submitted an unsolicited proposal in the past that the Committee was going to consider after Sunrise completed the projects they had

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in process and suggested tabling this until he could research what happened in his absence and report back to the Committee

Jacqueline Reed said previous staff did not inform her that a prior proposal was received on the parcels and the lots allocated.

Mr. Rawls suggested staff get with **Ms. Reed** about this issue. **Jay Ghanem** asked about accountability of prior staff. **Mr. Tran** answered from this day forward he will be accountable for staff actions.

Motion made by Phyllis Smith to table this item until the next meeting pending analysis. Seconded by Jay Ghanem. Motion was approved unanimously.

3. Unsolicited Proposal for Six (6) In-fill Housing Lots by Daniel Secu Corp.

Nguyen Tran reported as with the prior item, he will have to research these lots to make sure there are no issues or if any prior decisions regarding allocation of the lots were made.

Daniel Secu gave an overview of his company, the project and qualified buyers. The single family homes will have 1,730 square feet, three bedrooms and two baths, one car garage, 9 foot ceilings and granite countertops. The approximate selling price of homes is anticipated to be \$249,000. Secu Corp will partner with Workforce Development to hire contractors from Pompano Beach. He has fifteen qualified buyers.

George Rich, 2180 NW 18 AVE, said he likes the product. He also stated Resolution 2018-35 awarded two of the six lots being considered to Go Eco Homes.

Mary Phillips, 384 NW 19 Street, Pompano Beach, reported she hoped that the City would offer closing costs assistance. In her opinion houses selling for \$249,000 were not affordable housing and any assistance the City could provide would be a great help.

Motion made by Jay Ghanem to remove three of the lots and approve three of the lots pending review of possible issues or prior proposals. Seconded by Veronica Thomas. Motion was approved unanimously.

4. Unsolicited Proposal Townhome Development – Patagonia

Nguyen Tran gave an overview of the development which includes a mix of uses of commercial space and townhome rentals. The development will be located at 7th Avenue and MLK and includes 1,800 square feet commercial space and 1,400 sq. ft., three bedroom, two bath, with a one-car garage townhome units. It is anticipated the rental units will range \$1,600 – \$1,850 per month. Staff recommends approval of this project.

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Mary Philips asked if there was enough parking for the residents. **Mr. Tran** answered yes and since this is located in the transit-oriented corridor, there will be other forms of transportation.

Ms. Thomas asked about security and was assured there will be security on the premises. **Mr. Pooler** expressed concerns of the townhomes being located on MLK Blvd.

Motion made by Phyllis Smith to approve this item. Seconded by Velma Flowers. Motion was approved unanimously.

5. Unsolicited Proposals for Culinary Kitchen Operations Manager

Dahlia Baker, Program Director, provided an overview of the prospective program. There are three components to the program: encourage new entrepreneurs, get children excited in culinary careers and provide some income to the City. Six unsolicited proposals were received and the proposers will provide a short presentation on what they envision for the Culinary Kitchen Operations.

Alex Knighten with AJ Kakes, resident of Pompano Beach, owns a home-based bakery and has an entrepreneurial background. He suggested a program of management workshops and to provide information on operating a kitchen as a business using social media and other resources. He also suggested there be holiday programs with children.

Gladys Cameron, resident of Pompano Beach, has experience with the bake off at the library with children and different programs to educate new entrepreneurs with business plans, etc.

Chrissy Benoit, has experience in incubator kitchens as well as many other culinary businesses. She is interested in putting together an eight-week program which will include: accounting, taxes, internet presence, social media, safety and presentation, contractual agreements and much more. She will show entrepreneurs that green markets offer a natural progression into business such as the pop-up park community experience and provide them with a plan of action.

Hospitality Academy Community Development, LLC, Lawanda Harris Jones introduced her team including George Rich, Stephanie White, Chef Roy Brown, Dana Alexander, together they have over 40 years of culinary and business experience. The Hospitality Academy will be an eight (8) to ten (10) week course of teaching, licensing, marketing and all aspects of running a culinary business.

Refresh Live, Karen Cherry and Chef Chad Cherry provided an overview of their business. They are farm to table consultants who are building legacies for others and are very involved in the community. They offer 15+ years of experience and are a family business.

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Chef Michele Jones has a ten (10) week course. She wants to change the mindset of the community and is a culinary teacher. She is a rehabilitation coach and a grant writer.

Ms. Armbrister asked how these companies will interact with citizens as far as providing culinary services for events at the E. Pat Larkins Center. **Mr. Rawls** explained the role the chosen manager will play. **Ms. Ellington** was very excited about this program.

Whitney Rawls asked **Ms. Baker** to inquire about an additional marketing budget for this program.

Motion made by Jay Ghanem to workshop the unsolicited proposals to evaluate and rank the proposals for recommendation to the CRA Board for consideration. Seconded by Phyllis Smith. Motion was approved unanimously.

H. DIRECTOR/STAFF REPORT

1. Report on the Job Seeker Needs Assessment Workshop

Dahlia Baker, Program Director, reported on the Needs Assessment Workshop. She announced there will be a Meet and Greet event on June 20 and encouraged all to attend.

I. KEY PROJECTS

Horacio Danovich reported the MLK Blvd from 6th Ave to 95 is 75-80% completed. Phase II has been approved. Phase III is in design and will take a while.

As far as the Innovation District, **Mr. Danovich** is working with the Regional Economic Development Director from Washington D.C and he has toured the area. **Mr. Danovich** will be applying for a \$2.5 million grant.

The City Vista project has not closed as of yet. They have a \$1.3 million in escrow and City Vista needs to provide the necessary backup to release those funds. **Mr. Rawls** asked about the GO Bonds and the Senior Center. **Mr. Danovich** said the Senior Center is still going to be one of the first projects to be done.

Old Town streetscape project is partially funded by a HUD loan and the project was awarded to Whiting Turner. The contracts are being finalized and the work will begin soon on sewage, street upgrades and roadway improvements. **Mr. Rawls** asked this item be referred to in the future as Old Town Streetscapes – Section 108 loan. **Mr. Danovich** asked if the Key Projects portion of the meeting be moved up on the Agenda so the public would still be in attendance and hear the updates. **Kim Vazquez** stated

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the bylaws would have to be amended for that to happen. **Mr. Rawls** asked **Mr. Tran** to find out if there could be a way to move Key Projects up on the Agenda.

Mr. Rawls asked for Marketing staff to attend the NW Advisory meetings in the future.

J. COMMITTEE MEMBER REPORTS

Shelton Pooler reported he attended the Jazz in the Park and the Untapped events and they were both well attended and nice events. **Mr. Pooler** asked if there were any funds available for people who are having problems funding housing repairs. **Mr. Rawls** asked the Commissioners to move this forward to the Board and maybe there could be a budget item to help these homeowners in the future.

Veronica Thomas attended both events as well and stated only cultural arts vendors were allowed at Untapped. She suggested extending invitations to all types of vendors for future venues at Annie Gillis Park as she would like to see monthly events at Annie Gillis Park once renovated, possibly a movie night.

Phyllis Smith announced on June 23rd Habitat for Humanity is having dedication at 9:00 am in Collier City at the First Church of Faith located at 1299 NW 27 Ave. **Mr. Rawls** asked staff to send out an invite to this event. She is very excited about the traffic light on 27 Ave and MLK.

Velma Flowers reported she also attended Jazz in the Park and Untapped. She shared Jazz in the Park was really uplifting to her and she enjoyed it. She thanked everyone for their prayers.

Jay Ghanem welcomed **Nguyen Tran** back to Pompano Beach. He was thankful to receive the marketing report in advance of the meetings. He asked what type of business was in the large building across the street from his business. **Mr. Tran** responded the building is outside the CRA district and it is a tax credit development.

Whitney Rawls attended the events mentioned above as well. He thanked the Commissioners for attending the Advisory Meeting and for the Jazz in the Park event. He asked the other Advisory members to quickly make motions on agenda items so he won't have to ask for them. **Mr. Rawls** said the City Attorney approached him regarding an audience member mentioning there were quite a few sidebar conversations by the Committee members during the meetings and sunshine law doesn't permit any private conversations about business.

NEXT MEETING – Monday, July 2 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 meeting adjourned at 9:40 p.m.