

**POMPANO BEACH
COMMUNITY REDEVELOPMENT AGENCY**

**Northwest CRA ADVISORY COMMITTEE
MEETING MINUTES**

**Monday, July 2, 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
Veronica Thomas
Shelton Pooler
Phyllis Smith

ABSENT

Velma Flowers

ALSO PRESENT

Nguyen Tran, CRA Director
Horacio Danovich, CIP Manager
Commissioner Perkins
Dahlia Baker, Workforce Program Director
Marsha Carmichael, CRA Administrator
Jody Leshinsky
Tiara Striggles
Danielle Sabat
Kim Vazquez, CRA Clerk/Project Manager

C. ADDITIONS/DELETIONS/REORDERING

Motion made by Jay Ghanem to table Item Number G2 for further review. Seconded by Phyllis Smith. Motion was approved unanimously.

Horacio Danovich will be heard after Director/Staff Report and before the Marketing Report.

D. APPROVAL OF MINUTES

1. June 4, 2018

Motion made by Veronica Thomas to approve the minutes from the NWCRA Advisory Committee Meeting of June 4, 2018. Seconded by Phyllis Smith. Motion was approved unanimously.

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2. June 13, 2018 – Workshop Minutes

Motion made by Veronica Thomas to approve the minutes from the NWCRA Advisory Committee Workshop of June 13, 2018. Seconded by Phyllis Smith. Motion was approved unanimously.

E. AUDIENCE TO BE HEARD

Hazel Armbrister, Rock Road Historical Society, reported the permanent sign has been installed on top of the building but it is very hard to see by drivers driving by. There are trees blocking the sign. She asked for this to be remedied.

Norman Edwards, 731 MLK Boulevard, asked for signage at the 731 building. He will bring a proposal for a sign to the next meeting. He announced he put in a bid for the banners that are going up in downtown.

F. OLD BUSINESS

1. Culinary Kitchen Operations Manager Selection

Nguyen Tran reported on June 14, 2018, the Committee workshopped the Culinary Kitchen Operations proposals and received presentations, ranked and recommended Gladys Cameron's Around the Dinner Table, LLC for as the Culinary Kitchen Manager.

Motion made by Jay Ghanem to approve Around the Dinner Table, LLC as the Culinary Kitchen Manager. Seconded by Veronica Thomas. Motion was approved unanimously.

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

Nguyen Tran reported on this item. Sunrise City CHDO was previously awarded the lots requested by Oasis of Hope for infill housing but never initiated the project within the specified timeline of the agreement. Oasis of Hope has submitted an unsolicited proposal for the three (3) infill lots, with financing for construction and qualified buyers for the homes. King Freddie Lodge has expressed interest in the two lots to the west for parking and expansion of the lodge operations but have never submitted a proposal for the lots. Since Sunrise CHDO has not moved forward, he suggested the Committee consider the request of King Freddie Lodge and Oasis of Hope for award of the lots.

Edgar Palencia and Vatina Ballard of Oasis of Hope presented the unsolicited proposal to the group. They have financing in place to construct three (3) single-family homes with prequalified buyers and are ready to go.

Michael Claiborne and Woodrow Wilson with King Freddie Lodge asked the group to donate the two western lots contiguous to the lodge for parking, events and possibly

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another building to offer services to seniors. **Nguyen Tran** explained if the Committee would like to consider this type of use by King Freddie, it would require a rezoning as the lots are zoned for single-family homes.

Vicente Thrower, Pompano Beach, asked the Committee to consider giving these lots to King Freddie Lodge. He also would like to see the Façade program in Collier City.

The Committee held further discussion and requested King Freddie Lodge to provide an unsolicited proposal on the lots.

Motion made by Jay Ghanem to table the proposal by Oasis of Hope for the two western lots for 90 days providing opportunity for King Freddie Lodge to submit an unsolicited proposal and award the one eastern lot to Oasis of Hope for construction of a single-family home. Seconded by Veronica Thomas. Motion was approved unanimously.

G. NEW BUSINESS

1. NW CRA Budget Presentation

Nguyen Tran reviewed the FY2019 NW CRA proposed budget with the Committee. Commissioner Perkins, members of the committee, staff and the audience had in-depth discussion about the budget. **Whitney Rawls** asked everyone to study the budget and get any unanswered questions vetted before the September meeting when the Committee will move the budget forward to the Board.

2. ~~Unsolicited Proposals to Incubate a Culinary Vendor at the Historic Ali Cultural Arts Center~~ ITEM PULLED -

H. DIRECTOR/STAFF REPORT

Horacio Danovich reported the Anne Gillis Park design process is complete and ready to go out to bid for construction. It is anticipated a groundbreaking will occur by the end of the year. **Mr. Rawls** asked **Mr. Danovich** if he knew how much the improvements will cost. **Horacio Danovich** said a cost analysis is still being conducted but anticipates it may be more than what is projected in the budget for next year. **Mr. Rawls** said the Committee wants to make sure the Northwest parks get as much money as possible for improvements as other areas in the City to sustain and improve the quality of life for the residents.

Horacio Danovich reported the cover for the courtyard at the Ali Building is going through a redesign as what was previously designed was not what was envisioned for the space. Another company is providing a design that will be much better and efficient. He hopes to have this project complete by the end of November. **Mr. Rawls** asked **Mr. Danovich** if he could get prior permission from the Board to spend the money so that it would not slow the process down.

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Horacio Danovich reported the Complete Streets Design of Atlantic/Dixie Highway intersection will be presented to the CRA Board and the Commission in July and asked if the NW Advisory Committee would like to have a workshop with the consultant prior to the July meeting dates of the Board and Commission. The Committee agreed upon a workshop date of July 11, 2018 from 6:00 p.m. – 8:00 p.m.

Marketing Report – July 2018

Dani Sabat reviewed the marketing report and events for the past month and provided detail how Facebook and social media are used to drive people to events. **Mr. Rawls** confirmed with staff all the marketing, plus the operations of Bailey and Ali will be put under the City beginning October 1.

I. KEY PROJECTS

Nguyen Tran asked if there were any questions from the Key Projects handout that was included in the Agenda packet. He quickly reviewed the projects. **Mr. Rawls** asked for a time line on the 450 site in September.

J. COMMITTEE MEMBER REPORTS

Shelton Pooler – no report.

Phyllis Smith - Collier City is having their family fun day on August 4, 2018 from 10 a.m – 2 p.m.

Veronica Thomas – no report.

Jay Ghanem – asked the community to come forth and be active with the Committee and the CRA Board. The more interest the community shows in the Northwest the better it will be.

Whitney Rawls asked about the status of the Opportunity Zone and boundaries. **Mr. Tran** said it is mainly the innovation district and has been approved at a state and federal level.

NEXT MEETING – Wednesday, September 5, 2018 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 9:25 p.m.