

**POMPANO BEACH
COMMUNITY REDEVELOPMENT AGENCY BOARD
MEETING MINUTES**

**Tuesday, January 19, 2016
CITY COMMISSION CHAMBERS
5:30 P.M.**

PRESENT

Chair	Mayor Lamar Fisher
Vice Chair	Charlotte Burrie
Commissioner	Barry Dockswell
Commissioner	Rex Hardin
Commissioner	Barry Moss
Commissioner	Ed Phillips

ALSO PRESENT

Co-Executive CRA Directors	Kim Briesemeister
	Chris Brown
CRA Attorney	Claudia McKenna
NW CRA Director	Nguyen Tran
Project Manager	Adriane Esteban
CIP Engineer	Horacio Danovich
Program Director	Dahlia Baker
Loan Manager	Andy Cherenfant
CRA Clerk	Cathy Trenkle
Web Stream Operator	Kervin Alfred
ECRA Advisory Member	Jack Rogerson
BaCA Director	Sarah Benichou
Ali Director	Drew Tucker
Sr. Marketing Director	Shanna Benson

CALL TO ORDER

Mayor Fisher called the meeting of the Community Redevelopment Agency Board to order at 5:30 p.m.

APPROVAL OF MINUTES

MOTION made by **Commissioner Hardin** to approve the Minutes of the December 19, 2015 CRA Board Meeting. Seconded by **Vice Mayor Burrie**. Motion was approved unanimously.

APPROVAL OF THE AGENDA

MOTION made by **Commissioner Hardin** to approve the amended Agenda seconded by **Vice-Mayor Burrie**. Motion was approved unanimously.

AUDIENCE TO BE HEARD

Vincente Thrower, 1890 NW 6th Ave, stated it seems that every year our partners don't support contractors that are doing business with the CRA. They should be involved in the activities of our city.

Bruce Voelkel, 2700 SE 2nd Street, asked what about the time line for the public to give their input on the Atlantic Square Development. **Kim Briesemeister** reported there will be some meetings coming up soon possibly at the East CRA Advisory Meeting. **Mr. Voelkel** asked when the traffic report will be completed and **Ms. Briesemeister** answered that it is not completed as of yet.

CONSENT AGENDA

Mayor Fisher announced Item #3 will be pulled from the consent agenda.

MOTION made by **Commissioner Hardin** to approve consent Item #1, #2, #4, and #5 seconded by **Commissioner Dockswell**. Motion was approved unanimously.

Item #1

A RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY, APPROVING AND AUTHORIZING THE PROPER OFFICIALS TO EXECUTE A TERMINATION OF SUBLEASE AGREEMENT BETWEEN THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY AND BETTY'S SOUL FOOD, INC. RELATING TO PROPERTY LOCATED AT 731 HAMMONDVILLE ROAD, UNIT F; PROVIDING AN EFFECTIVE DATE.

Approved on consent.

Item #2

A RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY APPROVING AND AUTHORIZING THE PROPER OFFICIALS TO EXECUTE A SATISFACTION OF MORTGAGE PERTAINING TO A DEFERRED PAYMENT LOAN GIVEN BY THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY FOR PROPERTY LOCATED AT 1520 NW 7 TERRACE; PROVIDING AN EFFECTIVE DATE.

Approved on consent.

Item #3

A RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY, APPROVING AND AUTHORIZING THE PROPER OFFICIALS TO EXECUTE A SEVENTH AMENDMENT TO THE MASTER CONSULTING AND MANAGEMENT AGREEMENT BETWEEN THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY AND REDEVELOPMENT MANAGEMENT ASSOCIATES, LLC.; PROVIDING AN EFFECTIVE DATE.

MOTION made by **Commissioner Dockswell** to approve the amendments discussed on Item #3. Seconded by **Commissioner Hardin**. Only one executive director will have to sign documents. Motion was approved unanimously.

Patricia Davis, 2630 NW 13th Street, remarked that the RMA Directors have not attended one meeting in the past year and sometimes **Nguyen Tran** was not in attendance at some meetings and not privy to certain information from the meeting, the answer to questions may be delayed a month. **Kim Briesemeister** stated she and **Mr. Brown** would do their best to attend some of their monthly meetings in the future.

Commissioner Moss confirmed that the RMA contract was from 2009 for five years with renewal every three years and **Ms. Briesemeister** replied yes. **Commissioner Moss** asked if RMA kept track of the number of employees and hours that were spent on the city's work and **Ms. Briesemeister** replied yes and that the projects staff were assigned to work on are included in the monthly staff assignment reports. **Commissioner Moss** asked how RMA arrived at the 3% and **Ms. Briesemeister** replied in the past the indicator was 2%, which was too low to cover the costs of the employees working on the projects and it caused RMA to be upside down. 3% is the amount it would be to right RMA.

Commissioner Phillips asked how many of the people that worked with RMA are from the Northwest. **Kim Briesemeister** replied none although many live in Pompano Beach.

MOTION made by **Commissioner Hardin** to approve the amended resolution. Seconded by **Commissioner Dockswell**. Upon vote, motion passed 5-1.

“Yes” – Hardin, Moss, Burrie, Dockswell and Fisher

“No” – Phillips

Item #4

A RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY APPROVING AND AUTHORIZING THE FACILITY FEE SCHEDULE FOR THE ALI CULTURAL ARTS CENTER; PROVIDING AN EFFECTIVE DATE.

Approved on consent.

Item #5

A RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY, APPROVING AND AUTHORIZING THE PROPER OFFICIALS TO EXECUTE A LEASE AGREEMENT BETWEEN THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY AND ROCK ROAD RESTORATION HISTORICAL GROUP, INC.; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Approved on consent.

REGULAR AGENDA

Item #6

A RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY APPROVING AND AUTHORIZING THE PROPER OFFICIALS TO EXECUTE WORK AUTHORIZATION NO. 1 IN THE AMOUNT OF \$74,500.00 FOR HORIZONTAL DESIGNATION SERVICES, RECORDS RESEARCH AND TOPOGRAPHIC SURVEY WITHIN THE COMMERCE PARK AREA PURSUANT TO THE AGREEMENT FOR PROFESSIONAL SERVICES BETWEEN THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY AND KEITH AND ASSOCIATES, INC.; PROVIDING AN EFFECTIVE DATE.

Horacio Danovich gave a brief overview of this resolution.

MOTION made by **Commissioner Hardin** to approve this resolution. Seconded by **Vice-Mayor Burrie**. Motion passed unanimously.

Item #7

CONSIDER ACCEPTING AN UNSOLICITED PROPOSAL FROM CAPITAL GROUP DEVELOPMENTS TO CONSTRUCT FOUR (4) SINGLE FAMILY HOMES ON FOUR (4) VACANT LOTS OWNED BY THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY, LOCATED WITHIN ORTANIQUE ESTATES, POMPANO BEACH, FLORIDA AND AUTHORIZE NEGOTIATIONS ON A PROPERTY DISPOSITION AND DEVELOPMENT AGREEMENT.

Nguyen Tran, NW Director, introduced the resolution and **Mario Caprini** with Capital Group Developments.

Vincente Thrower, remarked that \$250,000 was not an affordable amount for a home.

Mario Caprini, 876 Salamander Street, Boca Raton, explained this is a much superior product and he is being able to offer this product for the appropriate price in this subdivision.

Vice-Mayor Burrie stated the house prices are going up. Ortanique is an upscale subdivision with requirements that makes the costs the way they are.

Patricia Davis, 2630 NW 13th Street, asked if the houses will be barrel tile or shingle roof. **Mr. Caprini** replied it will be barrel tiled and pavers which the cost will be absorbed by Capital. **Ms. Davis** asked if the builder will hire local contractors and laborers and **Mr. Caprini** answered yes, he wants to train and hire local citizens.

Commissioner Phillips stated he was concerned because this is a new type of product and wondered what kind of recourse would be available if anything went wrong. **Mr. Caprini** remarked he had the same question earlier and introduced **Jerry Gillman**, Innova Eco Building System, 3300 NW 110th Street, Miami, stated his product has been approved by Miami Dade County and it has a twenty year warranty. There is no warranty that compares to 20 years on most homes that are being built. **Commissioner Phillips** is concerned about the cost and square footage of these houses and asked if the Board is liable, to which **Ms. McKenna** answered that would be between the buyer and the developer.

Commissioner Dockswell asked how these builders compare with Kenny Davis? What were the sale prices of the Kenny Davis homes and **Nguyen Tran** answered \$200,000 - \$225,000. **Nguyen Tran** explained that Mr. Davis had

many more lots and could spread the cost over a larger number of homes lowering the cost. **Commissioner Dockswell** expressed a concern about using materials that haven't been used in this area and subsidizing these houses with taxpayer's money. He said he will not support any more projects where taxpayer's money will be used to subsidize \$250,000 homes. **Commissioner Phillips** agreed.

Vice Mayor Burrie commented that the homes in Ortanique are much higher than other houses. She wants to finish this subdivision with these last four houses.

Mayor Fisher added how excited he is to be able to offer these energy saving homes to the citizens of Pompano Beach.

Commissioner Hardin added the prior contractors were from Pompano Beach and created problems

MOTION made by **Commissioner Hardin** to approve this resolution. Seconded by **Vice-Mayor Burrie**. Upon vote, Motion passed 4-2.

"Yes" – Hardin, Burrie, Fisher, Moss

"No" – Phillips and Dockswell

REPORTS

Kim Briesemeister introduced **Shanna Benson** to tell the Board about the Awards the CRA received four of the sensational awards in the following categories:

- Outstanding New Building Project for 731 Hammondville Road
- Community Outreach Program for the Green Market
- Promotional Item at the Barkapalooza
- Promotional Item at Light Up MLK
- Photo for Light Up MLK

Claudia McKenna – No Reports.

Commissioner Dockswell – had some questions about the Microenterprise Loan Report. He asked if this is a final report or will there be more work done. **Andy Cherenfant** replied that was the final report for the three month period. **Mr. Tran** said this report tells us which loans we need to attempt to modify. **Commissioner Dockswell** expressed his frustration with this report and the number of loans in trouble and there is still no way to tell how many are unrecoverable and how many are possible to modify. **Andy Cherenfant** said about 60% of the loans listed in the arrears are still paying. **Commissioner**

Dockswell wants the number of loans or dollars rather than percentages. **Andy Cherenfant** stated the report was as of the end of June 2015. **Mayor Fisher** wanted to find out of the ones in default exactly what the status is because the CRA shouldn't be awarding contracts to any of the loan recipients who are in arrears. **Commissioner Dockswell** agreed with not awarding any new contract to any of these loan recipient arrears.

Kim Briesemeister stated there is a transition going on right now by reconciling the status of the loans in the program. **Mr. Cherenfant** went through every file to define the status of each one. Next, we will come back to you with what we propose next.

Commissioner Hardin – said he couldn't believe it took six months to come up with this report. **Commissioner Hardin** wanted to know the plan and he agrees with the **Mayor** and **Commissioner Dockswell** as to not awarding northwest contracts to defaulted loan clients

Commissioner Moss no reports.

Commissioner Phillips – thanked everyone for their involvement in the Martin Luther King celebration and parade. The Sheriff's department was outstanding.

Vice-Mayor Burrie – no report.

Mayor Fisher – thanked Ms. **Dahlia Baker** for her hard work in the community.

ADJOURNMENT

Mayor Fisher adjourned the meeting of the CRA Board at 7:30 pm.