

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

**Tuesday, December 15, 2015
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
Director of Economic-Dev	Kevin Crowder
EDSA	Paul Kissinger
Planner	Maria deLeon-Fleites
Program Director	Dahlia Baker
Loan Manager	Andy Cherenfant
CRA Clerk	Cathy Trenkle
Web Stream Operator	Kervin Alfred
NW CRA Advisory Member	Jay Ghanem
ECRA Advisory Member	Jack Rogerson
ECRA Advisory Member	Judy Niswonger
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 October 20, 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 **Commissioner Dockswell**. Motion was approved unanimously.

AUDIENCE TO BE HEARD

Mary Phillips, 384 NW 19th St., thanked the Board for their support in the health fair this year. There were many screenings and it was a success. **Ms. Phillips** thanked the sponsors.

CONSENT AGENDA

Mayor Fisher announced Item #3a, #3b and #5 will be pulled from the consent agenda.

MOTION made by **Commissioner Hardin** to approve consent Item #1, #2, #4 and #6 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 SATISFACTIONS OF MORTGAGE PERTAINING TO DEFERRED PAYMENT LOANS GIVEN BY THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY; PROVIDING AN EFFECTIVE DATE.

Approved on consent.

Item #2

A RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY APPROVING AND AUTHORIZING THE PROPER OFFICIAL TO EXECUTE A SECOND AMENDMENT TO CONTRACT FOR SALE AND PURCHASE

BETWEEN THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY AND HBJ HOLDING, LTD. FOR THE PURCHASE OF PROPERTY LOCATED AT 790 AND 800 HAMMONDVILLE ROAD; PROVIDING AN EFFECTIVE DATE.

Approved on consent.

Item #3a

A RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY, APPROVING AND AUTHORIZING THE FORM OF APPLICATION AND FACILITIES USE AGREEMENT, RULES AND REGULATIONS AND THE FEE SCHEDULE FOR THE ALI CULTURAL ARTS CENTER; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Commissioner Hardin remarked he wanted it pulled because he had questions about Rock Road leasing space and what they would have to pay.

Drew Tucker, 353 MLK Blvd., stated the Ali's priority mission is programing for the community, not being a rental facility.

Mayor Fisher was given a flyer about a Toy for Tots event on the 22nd of December and questioned **Mr. Tucker** as to how this event was booked since there are no rules and regulations or fees in place at this time. **Mr. Tucker** replied that **Ms. Baker** called him about the event. **Commissioner Phillips** stated he was the one that wanted to have the Toys for Tots event at the Ali. **Commissioner Phillips** would like to see the fee schedule vetted by the NWCRA Advisory Committee. **Mayor Fisher** was concerned about people having to wait another month to utilize the Ali Facility. **Ms. McKenna** said the Rules and Regulations could be separated from the fee schedule for approval by the Board. If that happened applications would be able to be taken but a fee would be given at a later date or do a temporary fee schedule. **Commissioner Moss** said any rate schedule can be approved today and tweaked at a later date. **Vice-Mayor Burrie** agreed with **Commissioner Moss**. **Mr. Tucker** mentioned a large part of the fees that are charged are the hard costs of the staff, security, valet and sound equipment, etc.

MOTION made by **Commissioner Phillips** to approve this resolution by amending it to remove the fee schedule. There was no second; therefore the Motion died.

Hazel Armbrister, 1808 NW 6th Ave., thanked **Commissioner Hardin** for mentioning Rock Road in this discussion. **Ms. Armbrister** stated she received a

copy of the Rules, Regulations and Fee Schedule twelve days ago. She stated that Rock Road has not yet signed a lease with the Ali Building due to the fact they may not be able to hang their art and artifacts in the Ali.

Mayor Fisher asked why Rock Road does not have a lease yet. **Nguyen Tran** answered the lease is in the negotiation process. **Vice-Mayor Burrie** asked **Drew Tucker** to confirm that the lease rates for Rock Road are not the fees stated in the fee schedule.

Mary Phillips, 384 NW 19th St., stated Rock Road should have space in the Ali rent free and she stated that she thinks CRA should sponsor the Toys for Tots event so that it will bring attention to the facility.

Nguyen Tran put on the record that Rock Road will be charged \$1 per year for its lease of office and exhibit space at the Ali.

Patrick Javanor, 411 NW 18th Ave., stated he has observed these meetings for a while that he understood the Ali Cultural Center would be a historical component. His children are asking questions about their Pompano Beach history and he has no place to bring them for these answers.

Kim Briesemeister stated the discussion tonight is about rental of the Ali Building other than Rock Road. There are certain rules as to what the CRA can do with the Ali Building. The Ali is not a social center like the E. Pat Larkins. She encouraged the board to separate the subjects being discussed. **Ms. Briesemeister** asked for clarification of the expectations of staff as far as allowing the building to be utilized for the Toys for Tots event. **Ms. McKenna** responded there will need to be an application and the appropriate insurance in place before the Ali can be considered for the event.

Commissioner Dockswell agreed that anything having to do with the Ali Building should be vetted by the NW CRA Advisory Committee. The urgency seems to be that an event has already been scheduled that may not meet the terms. He asked if the Toys for Tots has already been approved and the answer was no. **Commissioner Dockswell** pointed out the flyers that have already been distributed to the public. **Drew Tucker** stated he was not aware of the event until he saw the flyer which included food and music. The person in charge of the event told him they didn't need to provide food and music as long as they could give away the toys in the outside courtyard of the building. **Drew Tucker** told her the event had to be approved by the Board.

Commissioner Hardin asked why the Toys for Tots event couldn't be held at the Larkins Center. **Commissioner Phillips** answered that people wanted to expose the Ali Building to a large number of people. **Mayor Fisher** said the first flyer stated the CRA was sponsoring the event but the latest flyer doesn't

mention the CRA being a sponsor. **Commissioner Moss** stated that he was unhappy that this event is falling on staff to make this decision at this late date and it wasn't fair to the staff.

MOTION made by **Commissioner Dockswell** to table Resolution 3a until the NW Advisory Board has time to vet the item. Seconded by **Commissioner Phillips**. Upon vote, motion failed 4-2.

"Yes" – Dockswell and Phillips

"No" – Hardin, Moss, Burrie and Fisher

MOTION made by **Vice-Mayor Burrie** to approve the Rules and Regulations along with the fee schedule for the Ali as is, but to send it to the NW CRA Advisory to be vetted and amended as needed. Seconded by **Commissioner Hardin**. Upon vote, motion passed 4-2.

"Yes" – Hardin, Moss, Burrie and Fisher

"No" – Dockswell and Phillips

MOTION made by **Vice-Mayor Burrie** to have the Toys for Tots event fill out the application and provide insurance to staff waiving the 30 day waiting period and staff will decide on approval of the application. Seconded by **Commissioner Hardin**. Upon vote, motion passed unanimously.

Item #3b

A RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY, APPROVING AND AUTHORIZING THE FORM OF LEASE, RULES AND REGULATIONS AND THE FEE SCHEDULE FOR THE BAILEY AND AUTHORIZING THE PROPER OFFICIALS TO SIGN LEASES FOR SPACE AT THE BAILEY; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Sarah Benichou, Director of the Bailey, explained how the Bailey will enforce the upkeep of the artists' spaces, etc. and how classes will be taught at the Bailey.

Mary Phillips, mentioned the grants available for the arts and wondered if the Bailey will be taking advantage of those grants. **Sarah Benichou** will get that information from **Ms. Phillips** to pursue that avenue.

Commissioner Phillips asked if the Bailey is in the NW CRA District and the answer was yes. He stated he was impressed with the work at the Bailey and he

would like to see the fee schedule and rules, etc. go before the NW CRA Advisory Committee for vetting. **Commissioner Dockswell** agreed.

MOTION made by **Commissioner Hardin** to approve the Rules and Regulations along with the fee schedule for the Bailey as is, but to send it to the NW CRA Advisory to be vetted and amended as needed. Seconded by **Commissioner Moss**. Upon vote, motion passed 4-2.

“Yes” – Burrie, Hardin, Moss and Fisher

“No” – Phillips, Dockswell

Item #4

A RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY, APPROVING AND AUTHORIZING THE PROPER OFFICIALS TO EXECUTE A MORTGAGE DEED AND NOTE MODIFICATION AGREEMENT BETWEEN THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY AND JEFFREY B. BOSKET, JR. AND TANZANIA T. BOSKET, RELATING TO PROPERTY DESCRIBED AS LOT 121, POMPANO SPRINGS REPLAT; PROVIDING AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

Approved on consent.

Item #5

A RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY, APPROVING AND AUTHORIZING THE PROPER OFFICIALS TO EXECUTE A PROPERTY DISPOSITION AND DEVELOPMENT AGREEMENT BETWEEN THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY AND KENNY DAVIS CONTRACTING, LLC, RELATING TO PROPERTIES LOCATED AT 651 NW 19 AVENUE, 671 NW 19 AVENUE, 1920 NW 7 STREET, 1940 NW 7 STREET, 2020 NW 7 STREET, 2060 NW 7 STREET AND 610 NW 21 AVENUE; PROVIDING AN EFFECTIVE DATE.

Commissioner Phillips complimented **Mr. Davis** for his work in this area. He also would like to see more affordable houses. **Mayor Fisher** commented that it is unfortunate that the cost of building houses is so much now and that **Mr. Davis** has to build to suit the subdivisions in which he builds.

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

Item #6

A RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY APPROVING AND AUTHORIZING THE PROPER OFFICIALS TO EXECUTE FOUR STREET RIGHT-OF-WAY EASEMENTS IN FAVOR OF FLORIDA POWER AND LIGHT COMPANY FOR PROPERTIES AT VARIOUS LOCATIONS ON HAMMONDVILLE ROAD; PROVIDING AN EFFECTIVE DATE.

Approved on consent.

VIII. REGULAR AGENDA

Item #7

DOWNTOWN DEVELOPMENT DISCUSSION

Kim Briesemeister advised the Board that Agenda Item Number 7 reflected a Fiscal Impact which should be on the Agenda Item 8. Item 7 is only a discussion item and has no fiscal impact at this time. **Kevin Crowder, Horacio Danovich, Maria deLeon-Fleites, Paul Kissinger, Robin Byrd, and Phil Gonad** spoke about the following:

- Infrastructure and how to prepare for it
- Laying the proper foundation
- Understanding the market through density
- I-95 Corridor in Pompano Beach
- Drainage and Water Retention
- Connectivity
- Street/Sidewalk Planning
- Safe Walkability
- Promoting Development
- Transfer of Right-of-Way from FDOT
- Economic Impact

Commissioner Phillips stated this type of retention for the water would be an interesting way to do it versus a large retention pond.

Item #8

A RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY (THE CRA), APPROVING AND AUTHORIZING THE PROPER OFFICIALS TO EXECUTE AN INTERLOCAL AGREEMENT BETWEEN THE CRA AND THE CITY OF POMPANO BEACH RELATING TO CONSULTING SERVICES

TO BE PROVIDED BY LAMBERT ADVISORY, LLC; PROVIDING AN EFFECTIVE DATE.

MOTION made by **Commissioner Hardin** to approve this resolution. Seconded by **Vice-Mayor Burrie**. Upon vote, Motion passed 5-1.

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

“No” - Phillips

REPORTS

Kim Briesemeister offered to table the reports until the next meeting for the sake of time.

Claudia McKenna – wished everyone a joyous Holiday and New Year.

Commissioner Dockswell – wished everyone a Happy Holiday and New Year.

Commissioner Hardin – Merry Christmas and Happy New Year.

Commissioner Moss invited everyone to the Christmas events in Collier City and wished everyone a Happy Holiday.

Commissioner Phillips – wished everyone a Happy Holiday and New Year.

Vice-Mayor Burrie – echoed Holiday wishes.

Mayor Fisher – Merry Christmas.

ADJOURNMENT

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