

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

**Tuesday, June 20, 2017
CITY COMMISSION CHAMBERS
5:30 P.M.**

PRESENT

Mayor	Lamar Fisher
Vice-Chair	Charlotte Burrie
Commissioner	Rex Hardin
Commissioner	Barry Moss
Commissioner	Beverly Perkins
Commissioner	Michael Sobel

ALSO PRESENT

CRA Co-Executive Directors	Kim Briesemeister
	Chris Brown
CRA Attorney	Claudia McKenna
City Manager	Greg Harrison
Assistant City Manager	Brian Donovan
ECRA Advisory Committee	Judy Niswonger
ECRA Advisory Committee Chair	Jack Rogerson
NW CRA Director	Nguyen Tran
Project Manager	Adriane Esteban
CIP Manager	Horacio Danovich
Project Manager	David Hasenauer
Project Manager	Emily Marcus
Program Director	Dahlia Baker
Cultural Executive Director	Jody Leshinsky
BaCa Director	Grace Gdaniec
Cultural Arts Manager	Idella Grissett
Historic Ali Director	Cherolyn Davis
CRA Clerk	Marsha Carmichael
Deputy City Clerk	Kervin Alfred

CALL TO ORDER

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

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES

May 16, 2017 Minutes

MOTION made by Commissioner Hardin to approve the minutes of the May 16, 2017 CRA Board Meeting. Seconded by Vice-Mayor Burrie. Motion was approved unanimously.

APPROVAL OF THE AGENDA

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

AUDIENCE TO BE HEARD

Vivian Kemp, 115 NE 3rd Street, spoke on behalf of MEC Ministries. She said the church wants to continue being a vital part of the community. **Brent Williams** said they are having problems with inspectors and the amount of time the paperwork is taking for permits on the church property at 350 NE 1st Ave. **Mayor Fisher** directed them to **Greg Harrison** for assistance. **Commissioner Perkins** said there are problems all around the city with inspectors and asked for an update from **Greg Harrison** at the next meeting.

Bishop Dr. Ivory Wilson, 2419 NW 6th Street, expressed his concern with new projects in Collier City. He said the residents weren't aware of the project on 31st near the turnpike. He was hoping the property on 27th Ave. and 6th Street would be used for businesses instead of homes. **Mayor Fisher** asked **Dahlia Baker** to get with Bishop Dr. Ivory Wilson regarding jobs in Collier City. **Commissioner Moss** said all projects in Collier City go through the Collier City Civic Association.

Jocelyn Jackson, 141 NW 19th Street, suggested the income restrictions for City Vista need to be made clearer for residents. She also expressed concern about minorities not being hired as developers. **Kim Briesemeister** said very few areas have a full-time person dedicated to job creation like Pompano Beach has with **Dahlia Baker** and the CRA is very focused on creating jobs. **Nguyen Tran** said job creation has always been one of the goals during CRA projects including City Vista. He said Landmark has hired many workers and contractors for City Vista who are local minorities. **Mayor Fisher** explained the developer is a private entity so the City doesn't have a say as to who they hire as a project manager.

Mandie Striggles, 1871 NW 5th Terrace, stated she bought a shed three months ago and is having problems with permitting. **Mayor Fisher** said permit expeditors are available to assist her and asked her to speak with **Greg Harrison**.

Joseph Gonzales, 231 NW 20th Court, said he is struggling to read and understand the resolution language on the agenda. **Commissioner Perkins** said language can be simpler for the public to understand. **Claudia McKenna** explained the language is a caption to direct the reader to the backup. She said the caption complies with Florida Statute and the caption is explained on the cover memo.

Motion made by Commissioner Perkins to add the “Summary of Purpose and Why” to the agenda. Seconded by Vice-Mayor Burrie. On roll call, the motion passed 5-1.

“Yes” – Fisher, Burrie, Hardin, Sobel, Perkins

“No” – Moss

Veronica Thomas, 624 NW 3rd Avenue, would like better communication with the NW community regarding projects with the CRA and suggested a marquee. She would like to see local entrepreneurs open businesses on MLK and would like the CRA to help community members learn how to open a business. **Mayor Fisher** said progress is being made for better communication and he looks forward to working with **Veronica Thomas** to help clean up the Northwest area.

CONSENT AGENDA

Motion made by Commissioner Hardin to approve the consent agenda. Seconded by Vice-Mayor Burrie. Motion was approved by a majority. Motion was opposed by Commissioner Sobel.

Item #1

A RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY (CRA), 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 TO TERANCE DARVILLE AND JUANITA DARVILLE FOR PROPERTY LOCATED AT 2031 NW 6TH PLACE; PROVIDING AN EFFECTIVE DATE.

Approved on consent.

Item #2

A RESOLUTION IF THE POMPANO BEACH REDEVELOPMENT AGENCY, APPROVING AND AUTHORIZING THE PROPER OFFICIAL TO EXECUTE A SATISFACTION OF MORTGAGE PERTAINING TO A DEFERRED PAYMENT

LOAN GIVEN BY THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY TO LEE R. COLEMAN AND TERRYON ATKINS COLEMAN FOR PROPERTY LOCATED AT 600 NW 21ST AVENUE; PROVIDING AN EFFECTIVE DATE.

Approved on consent.

REGULAR AGENDA

Item #3

DISCUSSION ITEM – BOULEVARD ART LOFTS, AN AFFORDABLE 45 UNIT MIXED-USE ARTIST BASED HOUSING DEVELOPMENT LOCATED AT THE NORTHEAST CORNER OF NW 4 AVENUE AND DR. MARTIN LUTHER KING JR. BOULEVARD.

Nguyen Tran explained the history of the project and the previous development agreement which expired. He explained this will be a new development agreement for a 45-unit artist loft style affordable housing development. **Mr. Tran** explained his concerns with the project which included location, parking, disruption of the operations of the Historic Ali Cultural Center, ownership, representation of covenants, drainage issues, sources and uses of funds, offering, development and design, and the developer's schedule. He recommended staff have additional time to request further viability in the proposal related to land acquisition and financing, to determine if there are alternatives other than removing the entire parking/landscape and drainage system for the Ali Building, and to reconsider the project after City Vista is opened and operating.

Commissioner Sobel said Don Patterson came to him a few months ago and wants to provide full disclosure. **Claudia McKenna** said **Commissioner Sobel** can participate and vote since this is a new agreement. Don Patterson gave a presentation regarding the project. He said the project has remained the same with only a few revisions, including a new design with setbacks so the front is on scale with the Ali building. Dan Fee explained the previous issues with the project and how they will be resolved. Don Patterson said the new development agreement should take 2 to 3 weeks, but **Nguyen Tran** said the new agreement will take longer because of the unresolved issues. **Mayor Fisher** said there seems to be discrepancies between the oral statements from Don Patterson and his written proposal which need to be worked out with staff. **Commissioner Moss** asked if people other than artists can live in the property. Mr. Patterson answered yes. **Commissioner Hardin** said there is a need for affordable housing, but with City Vista in such close proximity and also trying to attract artists, he supports the concept but cannot support the project now or the location. **Mayor Fisher** asked if purchasing lots 1-4, across from the Ali Building,

would be an option for a location. Don Patterson said a lot of money has already been spent on the current plans so it's not an option. **Vice-Mayor Burrie** said she is concerned with parking places being taken away from the Ali Building. **Commissioner Perkins** asked about the plans for the vacant land next to E. Pat Larkins. **Kim Briesemeister** said that land is part of an 8 acre assemblage and has been zoned for mixed use development. **Commissioner Perkins** said the community wants businesses on MLK Boulevard but she likes the Blvd Art Lofts project.

Ms. Briesemeister responded to accusatory comments. She made corrections to the record regarding CRA Board directives rather than a personal agenda, allegations regarding collusion with developers, and other misstatements of the facts contained in the public record.

Commissioner Sobel said he thinks this is a wonderful public-private project and he supports it. **Mayor Fisher** asked if the cost of all of the moving of utilities would be paid for by Mr. Patterson. Mr. Patterson answered yes. **Commissioner Hardin** asked Don Patterson if the CRA previously supported his project. Mr. Patterson answered yes. **Claudia McKenna** said there will be some documents that will need to go to City Commission as well as the CRA Board and she expressed her concerns with the timeline proposed by Don Patterson. **Nguyen Tran** said the property hasn't been advertised for the required 30 days. **Mayor Fisher** said Don Patterson will need to work out all of the issues with the legal departments of the City and the CRA and CRA staff. **Commissioner Moss** said he thinks there are too many complications to move the project forward. **Commissioner Moss** asked if it is possible for someone to keep their apartment at a low rent but move somewhere else. Don Patterson answered it is doubtful that could occur due to onsite management. **Commissioner Perkins** asked if the NWCRA Advisory Committee approved the project. **Nguyen Tran** explained the NWCRA Advisory Committee voted to rescind the previous motion to allow building next to the Ali Cultural Center but did not vote on this proposal.

Sarahca Peterson, 305 SW 1st Court, asked if any money was coming from the CRA or the City. **Kim Briesemeister** answered the land is coming from the CRA. **Ms. Peterson** asked if only artists can live in the Blvd Art Lofts. **Ms. Briesemeister** said even though they will target artists, anyone that qualifies can move there and no one can be denied if they aren't an artist. **Ms. Peterson** supports the project.

Jocelyn Jackson, 141 NW 19th Street, asked if only artists can move into City Vista. **Nguyen Tran** answered no. **Mayor Fisher** explained the artists program is for artists to participate in the Cultural Centers but the residents will include anyone who qualifies to live there. **Jocelyn Jackson** supports the project and the developer.

Vicente Thrower, 1890 NW 6th Avenue, likes the design of the project and would like to see it move forward. **Mr. Thrower** asked Mr. Patterson if he would ask for an extension if he doesn't meet the timeline. Mr. Patterson answered no, he would not be back for an extension. **Mr. Thrower** asked if the developer fee would be shared with the CRA. Mr. Patterson answered no.

Harry Patel, 500 N. Riverside Drive, said this project will increase housing and density in the area and he supports the project.

Joseph Wells, 789 NW 15th Place, stated **Commissioner Perkins** speaks for the Northwest community. **Mr. Wells** said he doesn't like mixed-use but he supports this project.

Willie Lawson, 510 E. McNab Road, said he is concerned the project doesn't seem complete. He said the developer should continue completing the planning instead of rushing it through incomplete. **Mr. Lawson** suggested the CRA Board wait until they have a completed picture before voting.

Terry A. Williams, 757 NW 15th Street, supports the project and would like the developer to continue reaching out to the community.

MOTION made by Vice-Mayor Burrie to direct staff to move forward to a development agreement for the Blvd Art Lofts project that is satisfactory to all disciplines. Seconded by Commissioner Sobel. On roll call, the motion passed 5-1.

“Yes” – Fisher, Burrie, Perkins, Moss, Sobel

“No” – Hardin

Item #4

CONSIDERATION OF A DEVELOPMENT PROPOSAL FROM AZUR EQUITIES/HADAR HOMES TO CONSTRUCT A 71 UNIT TOWN HOUSE DEVELOPMENT LOCATED ALONG NW 31 AVENUE AND NW 27 AVENUE.

Nguyen Tran showed a presentation for the the unsolicited proposal from Azur Equities/ Hadar Homes for a 71 unit town house development. Mr. Tran stated the NWCRA Advisory Committee approved this project.

Vicente Thrower, 1890 NW 6th Avenue, supports the stadium project and this project. **Vicente Thrower** asked about jobs created by the project. **Nguyen Tran** answered there will be about 100 jobs created from the project and the developer has agreed to hire 15-20% locally during construction.

Phyllis Smith, 2437 NW 4th Court, President of Collier City Homeowners Association, said this project has come before the community several times and the project has the community's supports.

David Holly, 2021 NE 2nd Avenue, supports the project and said the community supports the project.

Commissioner Moss supports this project and hopes this is just the beginning for redevelopment in Collier City.

Commissioner Hardin asked when staff expects construction to begin. Nguyen Tran explained this item will have to go planning and zoning so there isn't a start date available yet.

MOTION made by Commissioner Moss for staff to move this project forward with a development agreement. Seconded by Commissioner Hardin. On roll call, resolution passed unanimously.

Item #5

A RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY (CRA) APPROVING AND AUTHORIZING THE PROPER OFFICIAL TO EXECUTE A CONTRACT FOR SALE AND PURCHASE BETWEEN THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY AND MICHAEL BRINKMANN FOR THE PURCHASE OF PROPERTY LOCATED AT 432 NW 4TH AVENUE; PROVIDING AN EFFECTIVE DATE.

Chris Brown gave a brief presentation regarding this item and showed a map of the area.

MOTION made by Commissioner Hardin to approve this resolution. Seconded by Vice Mayor Burrie. On roll call, motion passed unanimously.

Item #6

A RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY, APPROVING AND ADOPTING AMENDED PURCHASING PROCEDURES; PROVIDING AN EFFECTIVE DATE.

Adriane Esteban explained the proposed changes to the purchasing procedures.

Jocelyn Jackson, 141 NW 19th Street, asked for further clarification regarding the proposed changes. **Adriane Esteban** explained these are the procedures the CRA has to follow for purchasing and this amendment would make the CRA

procedures match the City's purchasing policies. She said for items up to \$20,000 will require one quote, \$20,000-\$75,000 will require three quotes, and anything over \$75,000 will go out for a formal bid and come before the CRA Board. **Mayor Fisher** explained it is projected this will expand the opportunities to do business with local businesses by up to 43%.

Commissioner Perkins asked why the process isn't working the way it is now. **Claudia McKenna** said the process is working but the City increased the thresholds to reflect the marketplace and these amendments will mirror the City's policy. **Commissioner Perkins** said the community doesn't want the CRA to have more authority. **Commissioner Sobel** said he supports the City's new purchasing policy but is concerned about the CRA hiring contractors for construction jobs under \$75,000. **Adriane Esteban** explained with the current purchasing policy for the CRA, the Executive Director already has authority to approve construction contracts for up to \$75,000. She stated the changes apply to supplies, equipment, goods, and other services. **Mayor Fisher** stated this is a great opportunity to give local businesses more work. **Commissioner Hardin** stated items purchased have to be accounted for in the budget and he fully supports these changes in order to give more work to local businesses.

MOTION made by Commissioner Hardin to approve this resolution. Seconded by Vice Mayor Burrie. On roll call, the motion passed 5-1.

"Yes" – Fisher, Burrie, Hardin, Moss, Sobel

"No" – Perkins

Item #7

A RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY (CRA) APPROVING AND AUTHORIZING THE PROPER OFFICIALS TO EXECUTE A SUBLEASE AGREEMENT BETWEEN THE CRA AND ATLANTIC HOSPITALITY GROUP III, LLC, RELATING TO PROPERTY LOCATED AT 11 NORTHEAST 1ST STREET, POMPANO BEACH, FLORIDA; PROVIDING AN EFFECTIVE DATE.

Adriane Esteban gave an explanation of the terms of the sublease agreement. **Mayor Fisher** thanked Harry Patel for investing in Old Town and wished him ultimate success. **Commissioner Perkins** asked if there was a bidding process for this property. **Adriane Esteban** explained the property was listed on LoopNet and a 30-day notice was placed in the newspaper when the lease was proposed. **Claudia McKenna** explained the public notice process and stated there were no other proposals submitted. **Commissioner Perkins** said properties aren't being advertised to the African American community and she wants Old Town to be friendlier to the African American community. She doesn't approve of the free rent given to the restaurant. **Mayor Fisher** asked Harry Patel how much is being

invested in the property. Mr. Patel answered he is anticipating \$1.8 to \$2 Million Dollars. **Mayor Fisher** explained the rent concession is due to the capital improvements being made to the property. **Commissioner Hardin** thanked Mr. Patel and said getting private investors to invest in the area is what the CRA is all about.

MOTION made by Commissioner Hardin to approve this resolution. Seconded by Vice Mayor Burrie. On roll call, the motion passed 5-1.

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

“No” – Perkins

Item #8

A RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY (CRA) APPOINTING David Seleski, ONE BANKER, FINANCIER OR OTHER MANAGEMENT LEVEL REPRESENTATIVE OF A FINANCIAL INSTITUTION OR RELATED INDUSTRY PROFESSIONAL, TO THE EAST CRA DISTRICT ADVISORY COMMITTEE OF THE CRA FOR A TERM OF TWO (2) YEARS; SAID TERM TO EXPIRE ON JUNE 21, 2019; PROVIDING AN EFFECTIVE DATE.

MOTION made by Commissioner Hardin to nominate David Seleski. Seconded by Commissioner Moss. On roll call, motion passed unanimously.

REPORTS

1. CRA/ULI Symposium

Kim Briesemeister gave a brief presentation regarding the ULI event and walked through the schedule for the event day. **Emily Marcus** gave an update regarding Lynn University.

2. Gaetz Aerospace Program – Blanche Ely

Dahlia Baker gave an update regarding the great success of the first year for the program. She announced the only senior in the program was granted a scholarship to Embry Riddle Aeronautical University. **Commissioner Hardin** said aerospace jobs are great jobs and he is excited about the success of the program.

3. Culinary Program – Email Inquiry

Dahlia Baker gave an update on the Culinary Program and said the agreement will be before the CRA Board in July for approval.

4. Community Garden

Kim Briesemeister stated staff has received an unsolicited proposal from a firm for the Community Garden and the contract will be before the CRA Board in July.

5. Accomplishments – Media Coverage

Cherolyn Davis announced over 200 people attended their last Soulful Sunday and also gave an update regarding their recent successful event “The Writer, The Actor, The Director”.

Grace Gdaniec gave a brief update regarding the recent events at BaCA and announced a new exhibit in the gallery “Gritty in Pink”.

Commissioner Moss announced Collier City Homeowners Association will host CRA Staff on June 28, 2017 and there will be a workshop on July 15, 2017 (later changed to July 22, 2017).

Commissioner Perkins invited everyone to participate in the monthly cleanup on June 24, 2017 and the 3rd Saturday of every month sponsored by JustUs League. **Commissioner Perkins** asked **Horacio Danovich** about the paving on the Landmark project. **Horacio Danovich** explained patching will be done where the water main is being replaced. **Commissioner Perkins** is very pleased with the job done by Public Works on the landscaping on NW 15th Street.

Commissioner Sobel asked for an update on the Water Taxi. **Horacio Danovich** said the City Attorney is working on the contract.

Mayor Fisher expressed his condolences for the passing of Jean Robb, the former Mayor of Deerfield Beach. **Mayor Fisher** asked **Greg Harrison** and **Kim Briesemeister** to work together on a chronic nuisance abatement ordinance to clean up some of the blight in the area.

ADJOURNMENT

Mayor Fisher adjourned the meeting of the CRA Board at 9:40 PM.