

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

**Wednesday, September 16, 2015  
CITY COMMISSION CHAMBERS  
5:00 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
Senior Project Manager	Nguyen Tran
Project Manager	Adriane Esteban
Marketing Manager	Shanna Benson
City CIP Engineer	Horacio Danovich
CRA Planner	Lori Hall
Project Coordinator	Victoria Vitale
Facilities and Operations	Jahlisa Harvey
Program Director	Dahlia Baker
IED, President	Dr. Lynn Allison
Loan Manager	Andy Cherenfant
CRA Clerk	Cathy Trenkle
Web Stream Operator	Kervin Alfred

**CALL TO ORDER**

**Mayor Fisher** called the meeting of the Community Redevelopment Agency Board to order at 5:00 p.m.

**APPROVAL OF MINUTES**

**MOTION** made by **Commissioner Hardin** to approve the Minutes of the July 21, 2015 CRA Board Meeting. Seconded by **Commissioner Barry Moss**. Motion was approved unanimously.

**CONSENT AGENDA DISCUSSION**

Commissioner Phillips pulled Consent Agenda Items #3b and 8. Commissioner Hardin pulled Consent Agenda Item #5. During Audience to be heard, a person may speak on any item on the Consent Agenda, which has not been pulled.

**APPROVAL OF THE AGENDA**

**MOTION** made by **Commissioner Hardin** to approve the Agenda of the September 16, 2015, CRA Board Meeting. Seconded by **Vice-Mayor Burrie**. Motion was approved unanimously.

**AUDIENCE TO BE HEARD**

**Dr. Lynn Allison**, thanked the Commission for the opportunity to serve them for the last 10 years and their commitment to small businesses. At the end of September the IED Contract will end and the program will be managed within the CRA. She reviewed the work of the IED over the last ten years.

**CONSENT AGENDA**

**Motion** made by **Commissioner Hardin** to approve consent Item #1, #2, #3a, #4, #6 and #7 seconded by **Vice-Mayor Burrie**. Motion was approved unanimously.

**Item #1**

A RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY APPROVING AND AUTHORIZING THE PROPER OFFICIALS TO EXECUTE A SIDEWALK EASEMENT AGREEMENT BETWEEN THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY AND THE CITY OF POMPANO BEACH; PROVIDING AN EFFECTIVE DATE. (NO FISCAL IMPACT)

Approved on Consent

**Item #2**

A RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY APPROVING AND AUTHORIZING THE PROPER OFFICIALS TO EXECUTE A SIDEWALK EASEMENT AGREEMENT BETWEEN THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY AND THE CITY OF POMPANO BEACH; PROVIDING AN EFFECTIVE DATE. (NO FISCAL IMPACT)

Approved on Consent

**Item #3a**

A RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY APPROVING THE AMENDED POLICIES AND PROCEDURES FOR THE FACADE AND BUSINESS SITE IMPROVEMENT PROGRAM AND THE STRATEGIC INVESTMENT PROGRAM FOR THE EAST CRA DISTRICT; PROVIDING AN EFFECTIVE DATE, AND FOR OTHER PURPOSES. (NO FISCAL IMPACT)

Approved on Consent

**Item #3b**

A RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY APPROVING THE AMENDED POLICIES AND PROCEDURES FOR THE FACADE AND BUSINESS SITE IMPROVEMENT PROGRAM AND THE STRATEGIC INVESTMENT PROGRAM FOR THE NORTHWEST CRA DISTRICT; PROVIDING AN EFFECTIVE DATE, AND FOR OTHER PURPOSES. (NO FISCAL IMPACT)

**Commissioner Phillips** asked if this program has been successful. **Adriane Esteban** answered the Façade program has been successful and with the new changes the SIP program should be more successful.

**Motion** made by **Commissioner Hardin** to approve Consent Item #3b seconded by **Vice-Mayor Burrie**. Motion was approved unanimously.

**Item #4**

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 611 NW 19 AVENUE AND 680 NW 21 AVENUE; PROVIDING AN EFFECTIVE DATE. (NO FISCAL IMPACT)

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 OASIS OF HOPE COMMUNITY DEVELOPMENT CORPORATION, INC., RELATING TO PROPERTIES LOCATED AT 2921 NW 4 COURT AND 2210 NW 4 COURT; PROVIDING AN EFFECTIVE DATE. (NO FISCAL IMPACT)

**Commissioner Hardin** was concerned about the quality of roof on the houses in this agreement. **Nguyen Tran** explained the difference in the Oasis roof is that it is standard for that subdivision. The Davis homes are in Ortanique and that subdivision requires concrete roof. **Commissioner Phillips** asked which style roof would be less expensive to repair or replace. **Nguyen Tran** answered the shingle roof is less expensive but the roofs must be consistent in the respective subdivision.

**Motion** made by **Commissioner Hardin** to approve Consent Item #5 seconded by **Commissioner Dockswell**. Motion was approved unanimously.

**Item #6**

A RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY, APPROVING AND AUTHORIZING THE PROPER OFFICIALS TO EXECUTE A SERVICE CONTRACT BETWEEN THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY AND COLLECTIVE COMMUNITY INITIATIVE, LLC TO SERVE AS PROGRAM DIRECTOR WITHIN THE NORTHWEST COMMUNITY REDEVELOPMENT AREA; PROVIDING AN EFFECTIVE DATE. (FISCAL IMPACT \$60,000)

Approved on Consent

**Item #7**

A RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY, APPROVING AND AUTHORIZING THE PROPER OFFICIALS TO EXECUTE A WAIVER OF CONTRIBUTION AND APPROVAL OF TRANSFER REGARDING PROPERTY LOCATED AT 635 NW 21st AVENUE; PROVIDING AN EFFECTIVE DATE. (NO FISCAL IMPACT)

Approved on Consent

**Item #8**

A RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY APPROVING AND AUTHORIZING THE PROPER OFFICIALS TO EXECUTE A LEASE AMENDMENT AND EXTENSION AGREEMENT BETWEEN THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY AND FPI PUMPS, INC. FOR PROPERTY LOCATED AT 814 HAMMONDVILLE ROAD; PROVIDING AN EFFECTIVE DATE. (NO FISCAL IMPACT)

**Commissioner Phillips** was concerned about short term and long term regarding when the tenant's lease terminates because of the Commerce Park moving forward. **Nguyen Tran** explained there is a 90 day notice to terminate the lease. **Commissioner Phillips** wants the business to have plenty of time to relocate. **Commissioner Dockswell** stated the lease can be terminated in 30 days. **Kim Briesemeister** reported the business will have substantial notice and hopefully the CRA staff can find the tenant another property to lease before this lease terminates. **Commissioner Phillips** asked if he could see the Phase I and Phase II environmental reports that have been completed. **Mr. Tran** will provide those to him.

**Motion** made by **Commissioner Hardin** to approve Consent Item #8 seconded by **Commissioner Dockswell**. Motion was approved unanimously.

**REGULAR AGENDA**

**Item #9**

A RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY APPROVING AND AUTHORIZING THE PROPER OFFICIALS TO EXECUTE A CONTRACT FOR SALE AND PURCHASE BETWEEN THE POMPANO BEACH COMMUNITY REDEVELOPMENT

AGENCY AND JOSEPH WOODARD AND LYDIA IASIELLO FOR THE PURCHASE OF PROPERTY LOCATED AT 103 SOUTH FEDERAL HIGHWAY; PROVIDING AN EFFECTIVE DATE. (FISCAL IMPACT \$339,250)

**Adriane Esteban** gave a brief overview of the property and its place in the redevelopment of Pompano Beach.

**Bruce Voelkel**, 2700 SE 2<sup>nd</sup> street in Pompano expressed his concern of the price of acquiring this property unless there is a plan to get neighboring properties. **Kim Briesemeister** explained there will be more acquisitions in that area in order to have a larger property to redevelopment. If not acquired, this blighted property will lower the property values around it.

**Mayor Fisher** asked what will be done with the property once it is acquired and **Kim Briesemeister** answered it will be leased out but not for an automotive use.

**Motion** made by **Commissioner Hardin** to approve Regular Item #9 seconded by **Commissioner Dockswell**. Motion was approved unanimously.

#### **Item #10**

A RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY (CRA) APPROVING THE EAST FINANCING AND IMPLEMENTATION PLAN AND ADOPTING THE FINAL ESTIMATES OF REVENUE AND EXPENDITURES FOR THE FISCAL YEAR COMMENCING ON OCTOBER 1, 2015, AND ENDING ON SEPTEMBER 30, 2016, APPROPRIATING THE FUNDS SHOWN THEREIN AS MAY BE NEEDED OR DEEMED NECESSARY TO DEFRAY ALL EXPENDITURES AND LIABILITIES OF THE EAST DISTRICT OF THE CRA FOR SUCH FISCAL YEAR; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES. (FY 2016 BUDGET)

**Adriane Esteban** gave an overview of the changes in the budget.

**Motion** made by **Commissioner Hardin** to approve Regular Item #10 seconded by **Commissioner Dockswell**. Motion was approved unanimously.

#### **Item #11**

A RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY (CRA) APPROVING THE NORTHWEST FINANCING AND IMPLEMENTATION PLAN AND ADOPTING THE FINAL ESTIMATES OF REVENUE AND

EXPENDITURES FOR THE FISCAL YEAR COMMENCING ON OCTOBER 1, 2015, AND ENDING ON SEPTEMBER 30, 2016, APPROPRIATING THE FUNDS SHOWN THEREIN AS MAY BE NEEDED OR DEEMED NECESSARY TO DEFRAY ALL EXPENDITURES AND LIABILITIES OF THE NORTHWEST DISTRICT OF THE CRA FOR SUCH FISCAL YEAR; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES. (FY 2016 BUDGET)

**Nguyen Tran** explained the Loan Program is in a transition period where all loan details will be put into a report in order to decide the future of the program.

**Adriane Esteban** gave an overview of the changes in the budget. The Northwest Advisory Board recommended \$50,000 be allocated for the Emergency Housing Fund.

**Commissioner Hardin** stated both the NW CRA Advisory and the East CRA Advisory committee were formed to advise the Board, their advice is not to be used to drive the Board on any matters.

**Commissioner Phillips** asked staff to weigh the capital improvements vs. the residential improvements.

**Motion** made by **Vice-Mayor Burrie** to approve the Amendment to the budget of a \$50,000 allocation in the Budget to Emergency Housing Fund in Regular Item #11 seconded by **Commissioner Phillips**. Motion was approved unanimously.

**Motion** made by **Commissioner Hardin** to approve Regular Item #11 seconded by **Vice-Mayor Burrie**. Motion was approved unanimously.

#### **Item #12**

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 BOULEVARD ART LOFTS, LLC, RELATING TO PROPERTIES LOCATED AT THE NORTHEAST CORNER OF NORTHWEST 4<sup>TH</sup> AVENUE AND DR. MARTIN LUTHER KING JR. BOULEVARD; PROVIDING AN EFFECTIVE DATE.

**Nguyen Tran** explained the Development Agreement and the Parking Agreement with slides.

**Motion** made by **Commissioner Hardin** to approve Regular Item #12 seconded by **Vice-Mayor Burrie**. Motion was approved unanimously.

**Item #13**

A RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY APPOINTING ROD TRYCINSKI, BANKING FINANCIAL INSTITUTION OR INDUSTRY PROFESSIONAL, TO THE EAST DISTRICT ADVISORY COMMITTEE OF THE COMMUNITY REDEVELOPMENT AGENCY OF CITY OF POMPANO BEACH FOR A TERM OF TWO (2) YEARS; SAID TERM TO EXPIRE ON JUNE 21, 2017, OR UNTIL SUCH TIME AS APPOINTMENTS ARE MADE; PROVIDING AN EFFECTIVE DATE. (NO FISCAL IMPACT)

**Motion** made by **Commissioner Hardin** to approve Regular Item #13 seconded by **Vice-Mayor Burrie**. Motion was approved unanimously.

**REPORTS**

**Kim Briesemeister** reported the Pier Development is under development and is under the City now but the Development Agreement is still under the purview of the CRA and agreement will come back to the Board.

**Chris Brown** reported the deed on the Hawkins Homes parcel has been corrected and the owner of the deed is now the CRA.

**Claudia McKenna** – announced an attorney client session for October 20 at 6:00 pm or as soon thereafter as practicable in the case Pompano Beach Community Redevelopment Agency vs. Vicente Thrower, Case No. 15-004461(03), 17<sup>th</sup> Judicial Circuit, Broward County, Florida.

**Commissioner Dockswell** – asked about the micro loan program during this transition and who will be administering the program? **Kim Briesemeister** replied that will be brought to the Board in October.

**Commissioner Hardin** --.No report

**Commissioner Moss** – told the Board a group of parents have inquired about building a Montessori school and asked the Staff at CRA to speak with them about building their school on 31<sup>st</sup> avenue. The school would be a great addition to the area.

**Commissioner Phillips** – Thanked CRA staff and the City for participation in the Resource Connection event recently. He also thanked Broward Sheriff's Office for responding to the abatement issue with their new techniques.

**Vice-Mayor Burrie** - No report

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**Mayor Fisher** - Thanked everyone for the successful turn-out at the Resource Connection Event this past weekend and recognized Dahlia Baker for her hard work.

### **ADJOURNMENT**

**Mayor Fisher** adjourned the meeting of the CRA Board at 6:06pm.