

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

**Tuesday, September 20, 2016  
CITY COMMISSION CHAMBERS  
5:30 P.M.**

**PRESENT**

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
BaCA Director	Sarah Benichou
Ali Director	Cherolyn Davis
Ali Coordinator	Tiara Striggles
Sr. Marketing Manager	Shanna Benson
Marketing Coordinator	Keila Rodriguez
Program Director	Dahlia Baker
Assistant City Manager	Greg Harrison
Economic Development Manager	Chris Clemens
Finance Director	Suzette Sibble
NWCRA Advisory Member	Patricia Davis
ECRA Advisory Member	Judy Niswonger
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 5:30 p.m.

### APPROVAL OF MINUTES

**MOTION** made by **Commissioner Hardin** to approve the Minutes of the July 19, 2016 CRA Board Meeting. Seconded by **Commissioner Phillips**. 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

**Bruce Voekel**, 2700 SE 2<sup>nd</sup> Street, reported being concerned about the EATOC.

### CONSENT AGENDA

**Mayor Fisher** announced Item #4 and Item #7 will be pulled from the consent agenda.

**MOTION** made by **Commissioner Hardin** to approve the consent Items #1, #2, #3, #5, #6, and #8 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 PROPERTY DISPOSITION AND DEVELOPMENT AGREEMENT BETWEEN THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY AND SET FREE COALITION OUTREACH PROGRAMS, INC. RELATING TO PROPERTIES LOCATED AT 412 AND 414 NW 10TH AVENUE; 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 TO KEDRICK BURLEY FOR PROPERTY LOCATED AT 1508 NW 7TH 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 CONTRACT FOR SALE AND PURCHASE BETWEEN THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY AND THE WELL CHRISTIAN WORSHIP CENTER, INC. RELATING TO THE PROPERTY LOCATED AT 1524 NW 7th STREET, POMPANO BEACH, FLORIDA; 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 LICENSE AGREEMENT BETWEEN THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY AND THE CITY OF POMPANO BEACH RELATING TO USE OF STUDIO SPACE AND THE KILN AT THE BAILEY CONTEMPORARY ARTS, 41 NE 1ST STREET, POMPANO BEACH, FLORIDA; PROVIDING AN EFFECTIVE DATE.

**Approved on consent.**

**Item #6**

A RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY APPROVING THE AMENDED POLICIES AND PROCEDURES FOR THE STRATEGIC INVESTMENT PROGRAM AND THE REAL ESTATE DEVELOPMENT ACCELERATOR PROGRAM FOR THE

EAST CRA DISTRICT; PROVIDING AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

**Approved on consent.**

**Item #8**

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 AND EAST COMMUNITY REDEVELOPMENT AREA; PROVIDING AN EFFECTIVE DATE.

**Approved on consent.**

**REGULAR AGENDA**

**Item #4**

A RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY APPROVING AND AUTHORIZING THE PROPER OFFICIALS TO SIGN THE HUNTERS MANOR COMMUNITY PLAT AS OWNER, RELATING TO PROPERTIES LOCATED BETWEEN NW 9TH STREET AND NW 6TH STREET, NW 18TH AVENUE AND NW 19TH AVENUE, POMPANO BEACH, FLORIDA; PROVIDING AN EFFECTIVE DATE.

**Commissioner Phillips** asked the CRA staff to explain the plans for the property. **Nguyen Tran**, NW CRA Director, explained this is the formal approval process so the CRA can sign on the plat as owners to dedicate the property, which will be platted for single family homes. **Commissioner Phillips** reiterated that he wants to see the property used for single family homes.

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

**Item #7**

A RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY APPROVING THE AMENDED POLICIES AND PROCEDURES FOR THE STRATEGIC INVESTMENT PROGRAM, THE

STRATEGIC INVESTMENT STREETScape PROGRAM, AND THE REAL ESTATE DEVELOPMENT ACCELERATOR PROGRAM FOR THE NORTHWEST CRA DISTRICT; PROVIDING AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

**Adriane Esteban**, Project Manager, reviewed this item with the Board.

**Patricia Davis**, 2630 NW 13<sup>th</sup> Street, asked that the item be tabled since the NWCRA Advisory Committee was not able to discuss at their meeting due to not having a quorum. **Kim Briesemeister**, CRA Executive Director, stated that the programs can be amended at any time. **Mayor Fisher** advised that the Advisory Committee can discuss the programs or discuss amending the programs at their next committee meeting but this item should not be delayed.

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

#### Item #9

A RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY (CRA) APPROVING AND AUTHORIZING THE PROPER OFFICIALS TO EXECUTE A LEASE AGREEMENT BETWEEN THE CRA AND T E P M, INC., FOR PROPERTY LOCATED AT 37 NE 1ST STREET, POMPANO BEACH, FLORIDA; PROVIDING AN EFFECTIVE DATE.

**Adriane Esteban** gave a presentation about the proposed space for an Innovation District office. The space will be used as an additional meeting space for the Innovation Program Managers and developers/citizens.

**Patricia Davis**, 2630 NW 13<sup>th</sup> Street, stated that the NWCRA Advisory Committee never saw this item and isn't happy that the NWCRA Advisory Committee doesn't get to review all items before they are presented to the Board. **Kim Briesemeister** explained that operational issues are internal matters and don't go through the Advisory Committees. **Commissioner Phillips** asked that future items be conveyed to the Advisory Committee as a courtesy to avoid disconnect. **Mayor Fisher** asked **Adriane Esteban** to include the information in the report section for Advisory Board.

**Sharon Stephenson**, 510 NE 8<sup>th</sup> Street, spoke in favor of the location for the Innovation District office. She gave an example of a developer that was in BaCA and stated it would have been a great opportunity to direct him to an Innovation District office, in the area for more information, instead of City Hall.

**Commissioner Hardin** stated this was a great idea to have a location on the ground level to interact with people about this exciting project.

**Commissioner Phillips** expressed concern regarding the spirit of inclusion for the Innovation District during this ground level stage and suggested African Americans be involved from the beginning. **Kim Briesemeister** assured **Commissioner Phillips** that everyone will be involved in this project.

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

#### Item #10

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, 2016, AND ENDING ON SEPTEMBER 30, 2017, 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.

**Adriane Esteban** gave a presentation regarding the budget for Item #10 and Item #11.

**Commissioner Phillips** thanked the CRA staff for putting together the presentation. He inquired about the Housing/Neighborhood Stabilization item. **Kim Briesemeister** directed him to the breakdown contained on page 7 of 13 in the backup details and read the information for the record.

**MOTION** made by **Commissioner Dockswell** to approve this resolution. Seconded by **Commissioner Hardin**. Motion was approved unanimously.

#### Item #11

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, 2016, AND ENDING ON SEPTEMBER 30, 2017, 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.

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

#### Item #12

A RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY APPOINTING **JUDY NISWONGER**, ONE CITY RESIDENT OR PROPERTY OWNER OR BUSINESS OWNER, TO THE EAST DISTRICT ADVISORY COMMITTEE OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY FOR A TERM OF TWO (2) YEARS; SAID TERM TO EXPIRE ON SEPTEMBER 21, 2018; PROVIDING AN EFFECTIVE DATE.

**MOTION** made by **Commissioner Hardin** to appoint Judy Niswonger to the East District Advisory Committee. Seconded by **Vice Mayor Burrie**. Motion was approved unanimously.

#### REPORTS

**Chris Brown** gave an update on Hawkins Homes. He stated the CRA has received good title on the Legacy II property and **Nguyen Tran** will issue an RFP next week for the townhouse project.

**Shanna Benson** announced the following SunSational awards received by the CRA:

1. 1<sup>st</sup> Place Brochure/Invitation – Ali Cultural Arts grand opening invitation
2. 1<sup>st</sup> Place Social Media Campaign – Old Town Untapped
3. 2<sup>nd</sup> Place Brochure/Invitation – Old Town Untapped
4. 3<sup>rd</sup> Place PR Media Campaign – Green Market
5. 3<sup>rd</sup> Place Radio Campaign – Ali Cultural Arts grand opening

**Shanna Benson** reported the Green Market opening day is October 8, 2016.

**Dahlia Baker** invited everyone to the “Lift Every Voice’ watch party commemorating the grand opening of The Smithsonian National Museum of African American History and Culture, on September 24, 2016. She thanked Kim Carr-Washington, Sharon Stone-Walker, Kevin Dorival, and High Chief Nathaniel B. Styles, Jr. as part of the host committee.

**Kim Briesemeister** thanked the Advisory Committees, staff, Board, and looks forward to working with everyone in the coming fiscal year 2017.

**Claudia McKenna** – No report.

**Commissioner Dockswell** – No report.

**Commissioner Hardin** – asked if there was an attendance problem with the NWCRA Advisory Committee. **Kim Briesemeister** explained that they were presented the budget in July and also held a special workshop. She stated when the budget was presented to them again on September 12<sup>th</sup>, there was only a quorum for approximately 10 minutes due to a community meeting about an incident. **Commissioner Moss** commented that committee members arrive late. **Mayor Fisher** stated that there wasn't a quorum at the budget workshop. **Commissioner Phillips** requested that a memo be sent out to the committee members to emphasize the importance of attendance and arriving on time.

**Commissioner Moss** - No report.

**Commissioner Phillips** – recognized the spirit of inclusion and thanked the Ali Cultural Arts Center staff. He expressed concerns regarding traffic due to construction being diverted into the NW community.

**Vice- Mayor Burrie** – No report.

**Mayor Lamar Fisher** congratulated Judy Niswonger on her re-appointment to the ECRA advisory committee.

#### **ADJOURNMENT**

**Mayor Fisher** adjourned the meeting of the CRA Board at 6:43 pm.

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

**Tuesday, September 27, 2016  
CITY COMMISSION CHAMBERS  
5:55 P.M.**

**PRESENT**

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

**ALSO PRESENT**

City Attorney	Mark Berman
NW CRA Director	Nguyen Tran
CIP Engineer	Horacio Danovich
CRA Clerk	Cathy Trenkle
Web Stream Operator	Kervin Alfred
Economic Development Manager	Chris Clemens
Finance Director	Suzette Sibble
Deputy City Manager	Brian Donovan

**CALL TO ORDER**

**Mayor Fisher** called the special meeting of the Community Redevelopment Agency Board to order at 5:55 p.m.

**ANNOUNCEMENT OF ATTORNEY-CLIENT SESSION**

**Mark Berman** read the following announcement:

This is an announcement by the City Attorney and the CRA Attorney of an Attorney-Client session to discuss pending litigation styled as: *Pompano Beach Community Redevelopment Agency and City of Pompano Beach vs. Broward County, Case No.: 14-009654(18), 17<sup>th</sup> Judicial Circuit, Broward County, Florida.*

The Attorney-Client session will be conducted on October 7, 2016 at 9:00 a.m., or as soon thereafter as practicable, in the City Commission Chambers Conference Room, City of Pompano Beach, 100 West Atlantic Boulevard, Pompano Beach, Florida 33060.

Pursuant to Section 286.011(8), Florida Statutes, the Attorney-Client session will be private and only the following persons may attend the session:

Lamar Fisher, Chair/Mayor  
Charlotte Burrie, Vice Chair/Vice Mayor  
Barry Dockswell, Commissioner  
Rex Hardin, Commissioner  
Barry Moss, Commissioner  
Edward Phillips, Commissioner  
Kim Briesemeister, Executive Director  
Chris Brown, Executive Director  
Dennis W. Beach, City Manager  
Mark E. Berman, City Attorney  
Claudia McKenna, CRA Attorney  
Jamie A. Cole, Esquire, Attorney for the CRA and the City  
Daniel L. Abbot, Esquire, Attorney for the CRA and the City  
Kelly Rains Jesson, Esquire, Attorney for the CRA and the City

### **ADJOURNMENT**

**Mayor Fisher** adjourned the special meeting of the CRA Board at 5:58 pm.