

**POMPANO BEACH
COMMUNITY REDEVELOPMENT AGENCY**

**EAST CRA ADVISORY COMMITTEE
MEETING MINUTES**

Thursday, January 2, 2020
Emma Lou Olson Civic Center
6:00 p.m.

A. CALL TO ORDER

Jack Rogerson called the meeting of the East CRA Advisory Committee to order at 6:00p.m.

B. ROLL CALL

PRESENT

Jack Rogerson – Chairman
Judith Niswonger
Robert Shelley
David Mingus
David Seleski
Ray Lubomski
Rafael Katz
Fred Stacer

ABSENT

Stephen Purkiss - Excused

ALSO PRESENT

Commissioner McMahan
Nguyen Tran -CRA Director
Kim Vazquez – CRA Project Manager
Marsha Carmichael – CRA Administrator
Danielle Peruzzi - Project Coordinator
Dahlia Baker – Business and Workforce Initiatives

C. ADDITIONS/DELETIONS/REORDERING

None.

D. APPROVAL OF MINUTES

Motion made by Robert Shelley to approve the amended minutes of the ECRA Advisory Committee Meeting November 7, 2019. Seconded by Ray Lubomski. Motion was approved unanimously.

E. NEW BUSINESS

1. Strategic Investment Program Application – Studio Elements Salon and Spa

POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY

Danielle Peruzzi, introduced the business owner, Marina Schleicher, and presented this item which is located at One N. Ocean Boulevard, Unit 101 and reported on the following:

- Originally built in 2008
- Empty shell property
- Total cost \$258,000 for build-out
- CRA's incentive reimbursement \$36,446
- 25 employees
- Located by the parking garage
- They have locations in Fort Lauderdale and Miami
- Upscale Modern Salon
- Video was shown of Fort Lauderdale location

Judith Niswonger mentioned the estimates are old and there is a lot of information to digest so quickly. Marina Schleicher explained there were delays in beginning the buildout due to litigation involving the property owner. Marina Schleicher explained the lease is for 30 years and the hairdressers will rent from the owner of the business. It is not owned by the Association. **Rafael Katz** asked if it would look as great as the video. A Pompano resident asked what constituted the cost of \$36,446 and what are the qualifications. **Kim Vazquez** explained the incentive program and that it is structural in nature only. The work has to be done first, then she gets reimbursed. **Rafael Katz** mentioned this area really needs this type of business, but he is torn because he doesn't know if this fits the purpose of this program. **Mr. Katz** said he doesn't think this is an incentive because the business has already decided to move to the area and should have come before the committee sooner. **Nguyen Tran** explained the building has been vacant for 10 years and is a dirt floor. **Jack Rogerson** added this is what CRAs are for, to provide incentives for new businesses.

Tom Drum suggested someone local get these opportunities.

Motion made by Robert Shelley to table this item until the next meeting. Seconded by Fred Stacer. Motion was approved unanimously.

2. Overview of the Incentive Programs

Jack Rogerson invited discussion on the differences in the East and the NWCRA Incentives and reviewed the differences which are:

- Three of the incentives are the same
- In the Strategic Investment Program, the NW amount is \$150,000 and in the East it is \$50,000 maximum award.
- The Real Estate Accelerator Program the NW can cover 50-80 percent of the cost and the East is 35-60 percent
- In the Strategic Investment Streetscape Program the NW is \$35,000 and the East is \$20,000

POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY

This item will be tabled until **Stephen Purkiss** is back at the meeting.

F. OLD BUSINESS

None.

KEY PROJECTS

1. Innovation District

Nguyen Tran reported second phase is out. There were 8 in the first phase and 3 qualified to move to the next phase which is submittal of a Request For Proposal. They are due in February 5, 2020.

2. McNab House Relocation

Nguyen Tran reported the site plan is in the works and permits are being worked on as well. The house and garage have to be off the site by the end of the month. A thirty-day extension will be sought. As of now we don't have a move date. The site plan must be approved by the Planning & Zoning Board.

Rafael Katz asked about the existing building on the property. **Nguyen Tran** explained the existing building will be demolished when the shuffleboard courts are demolished.

Kay Johnson, 23rd Avenue, got a note stating this was a violation of the City Charter Section 253. She is upset it won't be a park, shuffleboard will be gone, etc. This is not for the betterment of the community. She thinks there are better ways to do this.

Rafael Katz corrected **Ms. Johnson** on the quote she mentioned about what the Parks and Recreation Board has said. He stated Parks and Recreation are not a money maker as it is a service. The Advisory Committee and residents should have a voice. He suggested maybe the cost of this project is too high, and we should let it die.

Sharon Shapeta, 2870 NE 22nd Court, glad to hear logic here. There are no real plans and the grass area will be dangerous because it is too close to the street.

Kay McGinn, 2460 SE 5th Street, wants a no vote. There is no other city owned park east of Federal Highway and we need it. Shuffleboard tournaments, Yuletide Parade, tennis, handball and basketball at night. The park has been busy. The homeless are there and she wants the security company back. She said the security company shouldn't have been fired especially without a replacement. She's also concerned with flooding due to global warming and inadequate drainage in area.

POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY

Another citizen was concerned about if anyone is looking into the Section 253. She suggested making the house a museum instead of a restaurant. **Jack Rogerson** suggested she contact the Historical Society. **Jack Rogerson** said the CRA Board has already decided to move the house to McNab Park but the rest of the plans have not been decided and the public will aid in the upcoming decisions.

Audrey Greg, 1401 N. Riverside Drive, didn't understand the relationship between the Commission and the CRA. She feels there is no due diligence being done. **Jack Rogerson** reminded everyone the majority wanted to save the McNab house. **Mr. Rogerson** assured everyone will work together on a solution for the remainder of the project. **Mr. Tran** cleared up the question about any legal issues. There are no legal problems and no deed restrictions on the property. Due diligence has been done and the Commission made the ultimate decision. The house is going to be placed at the Northeast corner of McNab Park. **Rafael Katz** mentioned there are too many emergency decisions that must be made without all the information up front. He feels the Advisory Committee should have more information and citizens should have their say before the Board/Commission makes decisions. **Fred Stacer** explained any permit that comes from the park has to go through DEP so the drainage will not be displaced. **Mr. Stacer** asked if the plans have changed in the last three months, **Mr. Tran** answered no. **Mr. Stacer** asked **Mr. Katz** to stop saying things have changed when they haven't. **Judith Niswonger** said she is still in favor of a botanical garden and the Miami Botanical Garden is the same size as McNab Park.

3. Fishing Pier

Nguyen Tran reported the Grand Opening is pending. The arch is up and waiting on fabrication of the signs. **Jack Rogerson** asked when it will be open. Nguyen Tran stated there isn't a confirmed date. Virginia Varella, Ocean Monarch, asked why the Pier is not open. She feels there is a breakdown between the Board and the Advisory Committee. She said the Board does not listen to the Advisory Committee. Another resident said the fishermen don't care about an arch, they want to fish.

4. Pier Hotel & Retail Development

Jack Rogerson wanted to speak about R3. He mentioned Tim Hernandez said the building will not be higher than R1 and R2. Mr. Hernandez said the R3 would not be over 40 feet. Now he is presenting that it will be 55 to 58 feet. **Mr. Rogerson** said he would have never voted for it at this height. **Judith Niswonger** said she wouldn't have voted yes either. Tim Hernandez will be at the next meeting and everyone should come out to let him hear from you.

James Lang, 750 N. Ocean Blvd., asked why the City allows developers to lie to them. **Mary Hammond** asked if there were plans to make it a one-way street. **Jack Rogerson** said it was considered during the design phase but the public didn't want a one-way street. **Jeanie Sherman** said Pompano has been over-developed and we need more green space. Since developers can't build anymore in Fort Lauderdale they are doing it

POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY

here. **Kay McGinn** stated there is a Florida Association for CRAs and they recommended to reactivate parks. **Audrey Greg**, 1401 N. Riverside, would like to see a sewage study. One resident thanked the Committee for listening to the Public.

STAFF REPORTS

Commissioner McMahon – thanked everyone for their input.

Marsha Carmichael – No report.

Kim Vazquez – No report.

Nguyen Tran – No report.

Dani Peruzzi – invited everyone to Untapped tomorrow.

COMMITTEE COMMENTS

Robert Shelley – great job.

Fred Stacer – No report.

David Mingus – No report.

David Selenski – No report.

Judy Niswonger – reiterated she would not have voted yes if she knew the R3 building was going to be 55-58 feet high.

Rafael Katz – no report.

Jack Rogerson asked everyone to review the letter he passed out and let everyone know the Oceanic lights are now off in the late night.

NEXT MEETING – Thursday, February 6, 2020 at 6:00 p.m. at Emma Lou Olson Civic Center.

K. ADJOURNMENT

There being no other business, the meeting of the East CRA Advisory Committee adjourned at 7:31 p.m.