

**POMPANO BEACH  
COMMUNITY REDEVELOPMENT AGENCY**

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**Northwest CRA ADVISORY COMMITTEE  
MEETING MINUTES**

**Monday, October 14, 2019  
E. Pat Larkins Civic Center  
6:00 p.m.**

**A. CALL TO ORDER**

**Whitney Rawls** called the meeting of the Northwest CRA Advisory Committee to order at 6:00 p.m.

**B. ROLL CALL**

**PRESENT**

Whitney Rawls – Chairman  
Shelton Pooler  
Jay Ghanem – Vice Chair  
Velma Flowers  
Veronica Thomas  
Phyllis Smith

**ABSENT**

**ALSO PRESENT**

Commissioner Barry Moss  
Nguyen Tran, Director  
Marsha Carmichael, Administrator  
Dahlia Baker, Workforce Program Director  
Horacio Danovich, CIP and Innovation District Director

**C. ADDITIONS/DELETIONS/REORDERING**

None.

**D. APPROVAL OF MINUTES**

1. July 1, 2019

**Motion made by Jay Ghanem to approve the minutes from the NWCRA Advisory Committee Meeting of July 1, 2019. Seconded by Velma Flowers. Motion was approved unanimously.**

**E. AUDIENCE TO BE HEARD**

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**Vincente Thrower, 1890 NW 6<sup>th</sup> Ave,** asked this Committee to encourage the community benefit by partnerships with developers and other collaborations. We could mirror other cities that have done these efforts successfully.

**Whitney Rawls** asked staff to draft a community benefit plan and present it to the Committee possibly for the January meeting with minutes or resolutions from other cities such as Hollywood, Hallandale, etc. that have been a success.

### **F. OLD BUSINESS**

None

### **G. NEW BUSINESS**

1. City Manager's Consolidation of East and Northwest Advisory Committees

*(The following is partially verbatim as requested by Chairman Rawls)*

**Whitey Rawls** met with the City Manager last week or so said I am adamantly against consolidating these committees as they both serve a purpose for the communities and the districts that they serve and consolidating both districts in a time when our city is still healing from whatever turmoil or whatever you might want to call it today I think it is important that these committees remain distinct and separate. There are geographical concerns, there are financial concerns and there are social concerns. I asked that we talk about this tonight because I think it is important that all of us be heard. If you are against it you should be heard and if you are for it you should be heard so at this time I open this up for discussion. We will take audience discussion first.

**Vincente Thrower** said he was honest about this because convenience is not always convenience at the end of the day it's like saying I heard that Palm Aire is different than Collier City, the needs of the beach area is different from Collier City. If you have an agenda item like, the Pier was on the agenda is this body going to make a recommendation to close it is two pots of money and it is difficult to combine the committees. The beach and the Northwest area are extremely different with opposite needs. He suggested the City Manager attend a meeting to explain why this consolidation should happen. **Mr. Rawls** said he had invited the City Manager to the meeting before the date changed and he believes the date change caused his unavailability.

**Whitney Rawls** agreed with Mr. Thrower's concerns. Not that the City Manager's actions have to be vetted by this committee or anyone except his Superiors such as the CRA Board or the City Commission. A proposal such as this in my mind should not just be popped up during his report. I thought this was a slap in the face to both Committees. I spoke to Jack Rogerson and he said he doesn't think it is something that he or the East wants. These committees are designed to have those people that live work and play in those regions and those districts that can access, evaluate and help in

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the planning. I also asked what that committee would look like when the East has 175 acres and the Northwest has 365 acres. How many seats would the East have and how many would the NW have looking at the difference in size of the districts. How many seats would be on the Committee at all and how will they be split up. The City Manager didn't have an answer to that. As we continued talking about it he said it was two things, efficiency purposes and the county settlement. The CRA is expending \$15,000 per year for staff to prepare for two Committee meetings a month. I said and you make how many times this amount as his salary. Settlement from the County encumbered for specific projects. That's great too but Greg our \$10 million to field our CRA and our CRA does not expire. We will still receive 3.5 million of City TIF doing stuff only in the downtown area. Not good for anybody. He said he needed to get back with the CRA attorney to see how we can spend money. Our CRA is larger than 60 acres so what are we going to do to remove slum and blight and he didn't have an answer. At the end of that discussion he would withdraw his suggestion until he met with the attorneys and got more information

**Shelton Pooler** said the Committee shouldn't have to work this hard to keep this consolidation of these two committees from happening. People should know that would not be right. Since when they start worrying about \$15,000. If money is an issue, we could have one meeting a month and the East and the Northwest could rotate meeting every other month. Whatever is convenient for him. It's crazy to be talking about this when there are other things we could be working on.

**Ms. Velma Flowers** agreed we should not be wasting out time on this type of discussion. Mr. Harrison should not be considering this move. Lord have mercy. Give it to me I can tell you know Mr. Greg to sit on his butt. I don't want to hear it. He does more side bar than we do. Again, she agreed the Committees could rotate meetings.

**Jay Ghanem** asked why this wasn't on the agenda for this meeting. Other than the \$15,000 that would be saved what other reason would there be to make this move. **Mr. Nguyen Tran, Director** reported this is the last year the TIF funds will be fully funded. With half the funding coming in in 2025, they are just trying to save since the money will be significantly less to work with.

**Mr. Tran** suggested everyone get a copy of the interlocal agreement. Project funding and review what the money can be spent on moving forward. Once 2025 ends, from a management standpoint all we have is City TIF. With half the funding gone, the only money left is the \$10 million only controlled by the county for housing.

**Whitney Rawls** asked what is our plan moving forward? What is our contingency plan and it wasn't crafted. As much as we want the Innovation District. It should be an issue for the City Manager. Our past, RMA couldn't chew gum and think at the same time. We had to sit and wait for all of that. From our prospective, it doesn't include us. We haven't been able to quantify. For folks to actually be a part of that. Nobody has that plan.

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**Phyllis Smith** said when she spoke with Mr. Harrison, he mentioned at the last NWCRA meeting there wasn't a quorum. **Ms. Flowers** said it was the first time since she has been on the Committee where there was not a quorum. She voiced that no one is paid on this board although they work hard and do many things for the city even though they have families to care for as well. She explained she was tired on the day of the last meeting and fell asleep. She also explained that today she received news about her father's health but she is at the meeting because she cares about the NWCRA. In her opinion it is not the right time to do this. For the two to merge together and for you to do it at this time and to take away the CRA from the Northwest community is not good.

**Ms. Velma Flowers** was appalled by Mr. Harrison using the excuse of not having a quorum for one meeting. **Whitney Rawls** said he asked numerous times what the backup plan was if the CRA was no longer. They are looking for an excuse to merge these communities. Why we have to go by their plans. We should have done this long ago. We could make the plan. Let's get to it. I got a plan for the homeless people. The devil is alive. It's not that we just need to put the money where it belongs. She disagrees of this merger.

**Shelton Pooler** reiterated the needs of these two committees are completely different needs and totally different sizes of areas that are involved. Our needs are different. We already feel like we have a voice. We will be there but no voice. Might as well have no voice. The way this is headed this is crazy.

**Whitney Rawls** closed with the comment that he is pleased with Mr. Harrison deciding to pull this suggestion and he hopes in the end he will decide against it and never speak of it again.

### **H. DIRECTOR/STAFF REPORT**

**Nguyen Tran** reported CRA staff submitted the City Vista won an award for the development "Outstanding Housing Development" from the Florida Redevelopment Agency. **Whitney Rawls** gave staff and the Committee accolades for this project.

1. Financial Report – Detail Statement of Activities –July and August 2019

The Committee will review and bring forth any comments next month.

### **I. KEY PROJECTS**

**Horacio Danovich, CIP and Innovation District Director and Nguyen Tran, reported:**

- MLK Boulevard Streetscape and Resurfacing Project (Phase I, II and III)  
Phase I is in permitting at the county  
Phase II is 80% done and will be under construction in the new year.

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Phase III is being handled by other entities and they expect to award the contract in December. This project should be completed by 2022.

- Innovation District is still in the solicitation. The second phase should be considered this week and it will be the first of the year before the company is vetted.
- Kensington Town Home – Legacy II Townhouse is not moving as quickly as Mr. Tran would like but it is moving along slowly. The developer must meet milestones before he receives funding to move forward. He is waiting on building permits currently. Building permits take approximately 4-6 months when you stay on top of it.
- City Vista Co-Working Space – working with the architect to move forward with plans and choosing furniture for the space. They will be hiring an off duty to police the property from vagrants.
- Old Town Streetscapes – the alleyway is in permitting and 90% complete with the plans.
- Anne Gillis Park – 100% complete. Reached out to a contractor that already has a contract with the county to save money and time. He will use the same contractor on the Alley way project in Old Pompano. The Contractor is a Pompano Beach contractor.
- Collier City Lighting – they must come to an agreement with Florida Power and Light. Collier City will be a great beneficiary of this project. There will be 548 lights, however this project will take time because of FPL. Hopefully the first quarter of 2020.
- 450 NW 27 Ave - we were just about to turn on the lights until a crash happened damaging the structure. That is now being repaired and will be coming along shortly.
- Culinary Kitchen
- Patagonia Project – there has never been an agreement so this project may fall through.
- Sports Complex – the MOU is being discussed currently and we are waiting for the final approval from the County. They are currently working on the development agreement. This is a City Project, not the CRA.

### **J. COMMITTEE MEMBER REPORTS**

**Shelton Pooler** – went to the Habitat for Community open house and it was nice to see affordable housing coming to Broward County.

**Velma Flowers** – voiced BSO is already getting enough money and they should be servicing the community.

**Veronica Thomas** – no report.

**Phyllis Smith** – would like to see a plan for the Northwest area for the next 25 years. There have been many presentations given but what is the plan for the existing

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structures and houses to lift them up to the standards to blend with the new structures. Apartments may bring more drugs, slums and blight. How will this bring any safety to the community since there will be more people in apartments but not increasing the police and first responders to service all the new people. We need sustainability. Mr. Rawls replied there is a task force looking into that same concern.

**Jay Ghanem** – looking back five years ago to some photos, he sees tremendous change for the good. He is concerned about City-Vista and the vagrant issue. Are we going to be ready in 2025? We owe it to the community to eliminate the blight. Let's start by not letting the gem of City Vista and protect it from the vagrants and the homeless issue.

**Whitney Rawls** – wants to see sustainability in all the great things this CRA has accomplished in the Northwest Area. Are our people getting education, infrastructure, etc. We need to fight the blight. **Mr. Rawls** wants the part of the minutes provided verbatim along with Mr. Harrison's vision for our district.

**NEXT MEETING – Monday, November 4, 2019 at 6:00 p.m. at E. Pat Larkins Civic Center.**

### **K. ADJOURNMENT**

There being no other business, the meeting of the NW CRA Advisory Committee meeting adjourned at 7:23 p.m.