

**POMPANO BEACH
COMMUNITY REDEVELOPMENT AGENCY**

**Northwest CRA ADVISORY COMMITTEE
MEETING MINUTES**

**Monday, March 4, 2019
E. Pat Larkins Civic Center
6:00 p.m.**

A. CALL TO ORDER

Jay Ghanem called the meeting of the Northwest CRA Advisory Committee to order at 6:05 p.m.

B. ROLL CALL

PRESENT

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

ABSENT

ALSO PRESENT

Commissioner Perkins
Nguyen Tran, CRA Director
Earl Bosworth, Assistant City Manager
Kim Vazquez, Project Manager
Dahlia Baker, Workforce Program Director
Marsha Carmichael, Administrator
Gladys Cameron, Culinary Kitchen Program
Chris Reesor, Patricia Davis Community Garden
David Miller, Patricia Davis Community Garden

C. ADDITIONS/DELETIONS/REORDERING

None.

D. APPROVAL OF MINUTES

1. February 4, 2019

Motion made by Velma Flowers to approve the minutes from the NWCRA Advisory Committee Meeting of February 4, 2019. Seconded by Jay Ghanem. Motion was approved unanimously.

E. AUDIENCE TO BE HEARD

**POMPANO BEACH
COMMUNITY REDEVELOPMENT AGENCY**

None.

F. OLD BUSINESS

None.

G. NEW BUSINESS

1. Unsolicited Proposal – Habitat for Humanity.

Nguyen Tran, CRA Director, reported on the item. The CRA received a proposal for 9 vacant lots which Habitat wants to build single family homes. The lots will need to be rezoned to residential. Staff recommends approval. Mr. Tran showed a model of the proposed home.

Vicente Thrower, Pompano Beach, is concerned about the style of the house. He is also asking Habitat to help the elementary school to be a better graded school. He asks them to be more of a partner in the neighborhood.

A citizen of the community stood and echoed Mr. Thrower’s remarks. She also asked everyone to help out with the community re-beautification.

Velma Flowers asked about the price of homes. A representative from Habitat reviewed all the costs with the Committee. **Shelton Pooler** asked if there are buyers in place already and the answer was no. The partnerships Mr. Thrower asked about were discussed. The Habitat representative confirmed that they will be a partner in the community. Further discussion by the Committee included what the community needs from Habitat.

Motion made by Jay Ghanem to approve the acceptance of the proposal and recommend CRA enter into a contract. Seconded by Shelton Pooler. Motion was approved unanimously.

2. Hunters Manor Request for Proposal (RFP)

Kimberly Vazquez, Project Manager, reviewed the item. She said the RFP will be going out soon and covered all the specifications and all other requirements of the RFP. Because of the locations of these properties, staff recommends transferring these lots to the City for development. This development will be 6.82 acres.

Vincente Thrower, Pompano Beach asked why it went down from 10 acres. The answer was some of the land may be used for veterans’ homes. **Mr. Thrower** asked who suggested an area for veterans’ homes on this property when it should be only single-family homes.

POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY

Mr. Tran explained there could be a possible second half that could be used for the veterans' homes but the issue is premature.

Commissioner Perkins was concerned about the disconnect between what the people want and what staff is doing in regard to the veterans' homes being proposed in the Hunter's Manor area.

David Miller, Pompano Beach, agreed the area should be kept upscale.

Much more discussion was had by staff and the Committee in regard to this item.

Motion made by Phyllis Smith to rescind her motion on the 6.82 acres. Seconded by Shelton Pooler. Motion was approved unanimously.

Motion made by Veronica Thomas to put this item on hold to get price of the additional lots of the church. Seconded by Velma Flowers. Vote was 3-3. Motion failed.

Yay - Flowers, Thomas and Smith
Nay – Pooler, Ghanem, Rawls

Motion made by Phyllis Smith to move forward with the RFP with the 6.82 acres including the L-shape with the road on the side. Seconded by Jay Ghanem. Motion passed 5-1.

Yay – Flowers, Smith, Pooler, Ghanem, Rawls
Nay - Thomas

H. DIRECTOR/STAFF REPORT

Chris Reesor, Site Manager, Community Garden gave a report about the Community Garden. He reviewed what has happened in the last year including:

- Benches were installed
- GrowCity Youth Program
- Fruitful Field gained a grant which enabled sixteen paid youth interns
- Jasmine LeSane started a 5013C which partnered with David Miller to run the garden
- Vegetables for the Green Market on Saturday which have earned \$526 to date
- Incubator kitchen partnership
- Left over veggies are donated to the Culinary program at Blanche Ely and the Blessings Food Pantry
- Adult internship program

I. KEY PROJECTS

POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY

- Innovation District – **Mr. Tran** reported trying to close on the Grisham Property. There is a title issue and the deadline has been extended.
- Kensington Town Homes – nothing new to report. **Mr. Tran** has a call into the developer. **Ms. Flowers** said the developer will be providing an update at the April Collier City Homeowners meeting.
- City Vista Co-Working Space Manager - staff is still in the process of contract negotiations with the respondent.
- Old Town Streetscapes – under construction.
- Anne Gillis Park design is being reviewed and budget for proposed improvements will be forthcoming.
- 450 NW 27 Ave - **Kimberly Vazquez** reported suggesting an alternate location for the container project. The next step is asking for architectural design and mobility of the containers such as short-term restaurant use, another container for storage and another for rotating use. The containers will be purchased and built out for use. The possibilities are endless and an RFP will be going out.
- Culinary Kitchen, **Dahlia Baker** reported the program is doing well. The third session will start April 10. They are looking to partner with the Community Garden and begin a canning program. **Gladys Cameron** recapped the last session and the completion by students. There will be 20-25 applicants that have completed the program. There are five active participants at the Green Market that are doing well. **Mr. Rawls** suggested staff research grants for sustainability of this important program.
- Patagonia project – **Mr. Tran** said the Development Agreement is being drafted but on hold at this time.

Dahlia Baker invited everyone to the JA Fellows “Keep it Clean” on March 16 at 8am. Staging will be at the Patricia Davis Community Garden.

J. COMMITTEE MEMBER REPORTS

Shelton Pooler – thanked everyone for a job well done in reference to the Culinary program. He is so proud of Pompano and the events that are happening

Phyllis Smith reported May 25th is the Collier City Civic Association luncheon.

Velma Flowers was in agreement the houses need the Paint up Program.

Veronica Thomas asked when the Paint Up Program in District 4 will be continuing. **Mr. Tran** will get more information on this for the next meeting.

Jay Ghanem – said there is still slum and blight and no lights in part of the City. We are on year ten with the CRA. He wants to see more improvements.

Whitney Rawls – suggested a workshop to gather information on what we want from developers for our community. The group decided they wanted to do a semiannual

**POMPANO BEACH
COMMUNITY REDEVELOPMENT AGENCY**

budget workshop. **Ms. Vazquez** offered to add Financials to the meeting packet and agenda under Director's Staff Report. **Mr. Rawls** appointed **Ms. Flowers** to the Selection Committee in regard to Hunter's Manor.

NEXT MEETING – Monday, April 1, 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 8:52 p.m.