

**POMPANO BEACH  
COMMUNITY REDEVELOPMENT AGENCY**

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**Northwest CRA ADVISORY COMMITTEE  
MEETING MINUTES**

**Monday, January 6, 2020  
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  
Jay Ghanem – Vice Chair  
Velma Flowers  
Shelton Pooler 6:05

**ABSENT**

Phyllis Smith -excused  
Veronica Thomas

**ALSO PRESENT**

Commissioner McMahon  
Nguyen Tran, CRA Director  
Kim Vazquez, Project Manager  
Marsha Carmichael, Administrator  
Dahlia Baker, Workforce Program Director  
Dani Peruzzi, Project Coordinator  
Earl Bosworth, Assistant City Manager

At the beginning of the meeting there was not a quorum, but **Shelton Pooler** arrived at 6:05 and there was a quorum.

**C. ADDITIONS/DELETIONS/REORDERING**

None.

**D. APPROVAL OF MINUTES**

1. December 2, 2019

**Motion made by Shelton Pooler to approve the minutes from the NWCRA Advisory Committee Meeting of December 2, 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., wanted an update on the Grisham Property and the Community Benefits Program. **Nguyen Tran** responded Grisham properties will be covered in key projects and the discussion for community benefits will be covered in February.

### **F. OLD BUSINESS**

None

### **G. NEW BUSINESS**

1. Acceptance of Conveyance of Property – 608 Dr. Martin Luther King Blvd.

**Nguyen Tran, Director** reported on this item and covered the following:

- Property was under foreclosure
- CRA currently maintains the property
- Staff recommends approval of the conveyance of this property
- Property Appraiser's assessed value is \$22,500
- Property taxes owed are approximately \$8,000 which will be paid by CRA
- Property will remain blighted without conveyance and accrue liens and continued to be maintained by the City

**Vincente Thrower**, 1890 NW 6<sup>th</sup> Ave., asked what the long-term vision is for acquiring this property. **Mr. Tran** said this will be part of any future development or expansion of the Snappers location and if it goes up for tax deed sale it will remain with liens and continue to stay blighted.

**Ms. Flowers** confirmed the price of this property was \$8,000. **Whitney Rawls** expressed concerns regarding the liens placed on the property which **Mr. Tran** explained the liens were derived from property owner neglect and code problems. He explained the lot is not a buildable lot as a standalone parcel. **Mr. Pooler** said he doesn't know if a recommendation would make a difference because the CRA Board does what they want regardless of the Advisory Committee's recommendations. **Mr. Tran** explained the items presented to the Advisory Committee will go before the CRA Board and recommendations of this Committee are taken to the CRA Board. He explained the items will move forward with or without a recommendation so tabling an item isn't an option for the Advisory Committee.

**Motion made by Velma Flowers to deny the conveyance. Motion failed due to a lack of a second.**

**Motion made by Velma Flowers to approve the conveyance. Motion failed due to a lack of a second.**

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### 2. Unsolicited Proposal – 610 NW 21<sup>st</sup> Avenue – LG Family Homes, Inc.

**Kimberly Vazquez**, Project Manager, reported on the item and introduced Mr. James Lowe of LG Family Homes. She presented the Unsolicited Proposal submitted and asked for a recommendation of approval of this item based on the past performance and quality homes constructed by LG Family Homes. **Chairman Rawls** complimented the developer on the quality of the homes. **Mr. Ghanem** asked what will be done differently and the answer was nothing as these projects are sought after. There were questions about the money that was donated by LG Family Homes to Coral Ridge Presbyterian Church and the Committee raised other organizations that could use these funds. **Mr. Rawls** mentioned if Pompano Beach had a Community Benefit Program it could have helped place the money. **Mr. Tran** reminded the committee community benefits are not part of a development agreement and not required of developers when coming forward with a proposal.

**Motion made by Jay Ghanem to approve the proposal. Seconded by Velma Flowers. Motion was approved unanimously.**

### 3. Unsolicited Proposal 2010 NW 9th Street - Kenny Davis Contracting, LLC

**Nguyen Tran**, CRA Director presented this item and reported on the following:

- Formerly known as the “Hole”
- Proposed one (1) single family home
- Developer has built and completed homes before
- \$18,300 assessed value of lot
- Model was shown
- Home has a prequalified buyer

**Kenny Davis** spoke to the Committee and said he stands by his work and he will employ people from Pompano Beach. **Mr. Ghanem** asked what this home will cost, and the answer was approximately \$260,000. The approximate completion date will be September. **Mr. Rawls** thanked **Mr. Davis** for his work developing the single-family lots in the area.

**Motion made by Jay Ghanem to approve the proposal. Seconded by Velma Flowers. Motion was approved unanimously.**

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

### 1. Financial Report – Detail Statement of Activities – November 2019

**Kim Vazquez**, Project Manager, reported no large encumbrances, just normal business ongoing.

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**Ms. Flowers** asked about the Security expense and **Ms. Vazquez** explained in the past, the money has been utilized for security camera systems.

## I. KEY PROJECTS

**Nguyen Tran** compiled and read the memo of the Key Projects into the record. The memo is attached to these minutes.

## J. COMMITTEE MEMBER REPORTS

**Shelton Pooler** – none.

**Velma Flowers** – none.

**Jay Ghanem** – none.

**Chairman Rawls** – thanked everyone for coming and wanted to cover what **Mr. Pooler** brought up earlier in reference to the Advisory Committee's recommendations. He has recommended the audio recordings to go to the board so they can hear the Committee's concerns. He brought up the item that didn't get renegotiated as per the Advisory's recommendation but instead it went straight to the board without any renegotiation. **Mr. Tran** said the item went forward to the Board with the Committee's recommendation to renegotiate for a lower price. The item has been postponed to a future CRA meeting and direction will come from the Board if they want staff to renegotiate the contract. **Mr. Tran** explained the recommendations of this Committee are expressed to the Board on all items that come before them. **Mr. Pooler** was not happy that **Mr. Tran** did not come back with the information asked for by the Committee. **Mr. Ghanem** was in agreement with **Mr. Pooler** and didn't feel things were transparent such as the add on agenda item from last month. **Mr. Ghanem** accused staff of being deceiving. **Mr. Rawls** stated he did not want to discourage added or walked on agenda items by staff or the public such as the item added to last month's agenda. He explained some of these items cannot wait until the next monthly meeting of the Committee. **Mr. Pooler** said the Grisham properties were not brought before the Committee. **Mr. Rawls** said the Grisham project was on numerous agendas and discussed multiple times by the Advisory Committee. He reminded the members to vote on each item and at least voice if you are against it or for it as their recommendations are reflected and provided to the CRA Board.

**NEXT MEETING – Monday, February 3, 2020 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 7:10 p.m.



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## MEMORANDUM

**Date:** January 6, 2020  
**To:** Northwest CRA Advisory Committee  
**Thru:** Greg Harrison, CRA Executive Director  
**From:** Nguyen Tran, CRA Director  
Horacio Danovich, CIP and Innovation District Director  
**Subject:** Key Project Updates

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### 1. Streetscape and Infrastructure

- Traffic Signal– Project is complete.
- Collier City – Street Lights – City Commission approved an agreement with Florida Power and Light (FPL) to replace/upgrade 186 light fixtures and add 215 new ones, all LED-technology based. A check was cut to pay for services and delivered to FPL. FPL will complete the design and anticipate construction may start as early as May/June 2020.
- Old Town –Project is complete.

### 2. Innovation District

- Request for Letters of Interest (RLI) issued and Phase I is complete. Finalized the Phase II RFP issued to 3 qualified firms (Armada Hoffler, Prime Group and E2L) due February 5, 2020.

### 3. Kensington (Legacy II) Town Home Development (NW Corner NW 27 Ave/NW 13 Street)

- Rezoning complete, awaiting permit approval for construction.

### 4. City Vista Co-Working Facility (NE corner NW 6 Ave/MLK Blvd.)

- Permit for work submitted and under review
- Contractor has been obtained to do work
- 45-60 Day turnaround once work has started

### 5. Old Town Activity and Streetscape



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- Design plans are close to 100% complete. Staff reviewed pricing and is negotiating an agreement with a local vendor. If successful, staff intend to introduce a contract for CRA Board approval in February, 2020.

**6. Annie Adderly Gillis Park**

- Contractor submitted a cost estimate that's far in excess of the design team and staff's projections. The team is evaluating the contractor's pricing to determine accuracy and validity. Given the importance of this project and the magnitude of the expense, staff may need until late January to finalize the review and prepare a recommendation.

**7. Patagonia**

- NW CRA Advisory Committee recommended to move forward with Development Agreement. Developer has Development Agreement and is reviewing.