

**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  
Veronica Thomas  
Phyllis Smith

**ABSENT**

Velma Flowers

**ALSO PRESENT**

Commissioner McMahon  
Nguyen Tran, CRA Director  
Kim Vazquez, CRA Project Manager  
Marsha Carmichael, Administrator  
Dahlia Baker, Workforce Program Director  
Horacio Danovich, CIP Manager

**C. ADDITIONS/DELETIONS/REORDERING**

None.

**D. APPROVAL OF MINUTES**

1. October 14, 2019

**Motion made by Phyllis Smith to approve the minutes from the NWCRA Advisory Committee Meeting of October 14, 2019. Seconded by Jay Ghanem. Motion was approved unanimously.**

**E. AUDIENCE TO BE HEARD**

**F. OLD BUSINESS**

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None

## **G. NEW BUSINESS**

1. Conveyance of City Owned Property on Dixie Highway from NW 6<sup>th</sup> Street to NW 8<sup>th</sup> Street to the Pompano Beach CRA

**Nguyen Tran, CRA Director**, presented the item to the Committee. He covered many things including but not limited to:

- Described the location of the property
- Drainage areas
- Site Plan
- Needs more parking and open space
- Interlocal Agreement
- Direct conveyance to CRA

Staff recommends approval. There were no audience or committee comments.

**Motion made by Jay Ghanem to approve the conveyance of this property from the City to the CRA. Seconded by Phyllis Smith. Motion was approved unanimously.**

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

1. Update on 737 Dr. Martin Luther King, Jr. Boulevard Property

Kim Vazquez, Project Manager reported on the property with the following information:

- The CRA purchased 7 years ago and renovated the property as a “vanilla box” shell
- Request For Proposal was issued for purchase, purchase with option to buy or for lease for owner occupied, viable commercial business
- The CRA Board approved the ranking of West Construction to purchase and occupy the space
- A Sale/Purchase contract will go to the Board at their next meeting of November 19<sup>th</sup>.
- Some of the provisions in the contract is they must maintain ownership for five (5) years and the CRA will maintain the first right of refusal if the property is placed on the market for sale.

2. Financial Report – Detail Statement of Activities –September 2019

There was one substantial item including the property acquisition of 11 NE 1<sup>st</sup> Street for \$1.2M as approved by the Board in 2014. The Committee will review and bring forth any comments next month.

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## I. KEY PROJECTS

**Horacio Danovich, CIP Director and Nguyen Tran, CRA Director reported:**

- MLK Boulevard Streetscape and Resurfacing Project is currently moving into Phase 2. **Mr. Danovich** anticipates the section from 6<sup>th</sup> Avenue to I95 should break ground in January or February and the section from I95 to Powerline Road will have a final bid by December.
- Innovation District is still in the solicitation process. There won't be any more information until February 5, 2020, when the packages are received they will be reviewed, ranked and brought to the Board.

**Phyllis Smith** asked **Horacio Danovich** about the traffic light on 27<sup>th</sup> since there was a loss of life. He reported because of the crash and the fatality we are approximated two weeks from getting those repairs completed and will be ready to complete the project. It will probably be after Thanksgiving before it can be completed. **Mr. Pooler** suggested we push forward and make sure this gets completed as soon as possible. **Mr. Pooler** asked if someone from the County could come and experience that intersection themselves to understand the need for this completion.

- McNair Park – **Mr. Danovich** said there is a long way to go on this project. **Phyllis Smith** asked if this could move faster and the answer was no because of all the moving parts of this project.
- Kensington Town Home – **Mr. Tran** reported the rezoning is complete and now we are waiting for plans to be approved and the permit process to start. Frank Gotsman clarified a few points of this project. He reviewed the timeline of the process thus far and explained the timely process. **Whitney Rawls** thanked Mr. Gotsman for the update and is glad to hear we are finally at the permitting stage. **Shelton Pooler** voiced his thoughts that the City is part of the delay in the permits being issued. The Committee encouraged the developer to update them when there are delays moving forward.
- City Vista Co-Working Space – the City is reviewing the project and they are looking for a contractor to complete the buildout. **Mr. Tran** does not foresee this taking much longer.
- Old Town Streetscape – will be completed this week.
- Anne Gillis Park – **Mr. Danovich** will be back in December with the budget, but he is expecting it to be approximately \$750,000. **Mr. Pooler** and others asked why the price has increased and it was discussed.
- Patagonia Project – **Mr. Tran** said the Committee and the Board approved an unsolicited proposal to enter into a development agreement. The agreement has been put on hold until forward movement has been made on the Kensington Town Home project. **Mr. Tran** asked the Committee if they want to continue to move forward with a development agreement. The Committee suggested moving forward with the development agreement.

## J. COMMITTEE MEMBER REPORTS

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**Shelton Pooler** – no report.

**Veronica Thomas** – no report.

**Phyllis Smith** – invited everyone to come out Wednesday night for the Casino Expansion project on November 5 and mentioned the County Board Meeting on November 6.

**Jay Ghanem** – no report

**Whitney Rawls** – he is happy to hear that Kensington is moving forward.

**NEXT MEETING – Monday, December 2, 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 6:45 p.m.