

**POMPANO BEACH
COMMUNITY REDEVELOPMENT AGENCY**

**Northwest CRA ADVISORY COMMITTEE
MEETING MINUTES**

**Monday, February 3, 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 6:01 p.m.

B. ROLL CALL

PRESENT

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

ABSENT

Phyllis Smith -excused

ALSO PRESENT

Commissioner McMahon
Commissioner Perkins
Nguyen Tran, Director
Kim Vazquez, Project Manager
Marsha Carmichael, Administrator
Dahlia Baker, Workforce Program Director

C. ADDITIONS/DELETIONS/REORDERING

None.

D. APPROVAL OF MINUTES

1. January 6, 2020

Motion made by Jay Ghanem to approve the minutes from the NWCRA Advisory Committee Meeting of January 6, 2020. Seconded by Veronica Thomas. Motion was approved unanimously.

E. AUDIENCE TO BE HEARD

None.

F. OLD BUSINESS

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1. Community Benefits Plan

Whitney Rawls asked to form a committee to draft a Plan. He read through the information presented and reviewed other Community Benefit Plans from other states and now wants to form a committee to work on this for the next two months and bring back a draft plan. He asked the members to volunteer to be on the Committee and/or suggest members for the committee.

Nguyen Tran explained this needs to come from the CRA Board to the City Commission. **Mr. Tran** remarked it is not in the NWCRA plan and the board needs to be aware of the Committee working on this topic. **Mr. Rawls** asked for public input.

Vincente Thrower suggested the Community Benefit be put into the plan. He said each of the proposals that are brought forward needs to have a plan to include the community, jobs, etc.

Mr. Rawls asked **Mr. Tran** if he can start a committee to draft a Community Benefit Plan and the answer was not without going to the Board first. Therefore, he asked if he can move forward. **Mr. Tran** further explained CRA's normally deal with brick and mortar properties and buildings and redevelopment, not community benefits or programming. **Veronica Thomas** said the Board does not care what the black community wants, and the Community Benefit Plan should be in Chapter 163. **Whitney Rawls** said the CRA needs a new attorney. **Mr. Rawls** said he had a discussion with Representative Chip LaMarca and Mr. LaMarca stated CRA dollars can pay for programming. **Mr. Rawls** said the CRA attorney doesn't have the community's best interest at heart and is there to defend the CRA Board. **Shelton Pooler** said **Nguyen Tran** is trying to use language in the bylaws in order to deny the Committee from creating a Community Benefits Plan. **Mr. Pooler** said no one cares about Chapter 163 and staff doesn't want a Community Benefit Plan so they are using language to prevent it. **Mr. Rawls** said he plans to bring in the Economic Development Council into the process of creating a plan. He stated if the CRA Attorney is tasked with this plan she will not come up with anything beneficial for the community. **Mr. Rawls** expressed his disappointment in Staff bringing back only Hallandale and Delray Beach's Community Benefit Plan. Only one member from the CRA Advisory Committee will be on the Committee. **Mr. Rawls** appointed himself to head this committee. He would like to have suggestions of people that need to be on this Committee, please forward them to Mr. Rawls.

Commissioner Perkins said she has asked the City Manager to research a Community Benefit Plan and nothing has been brought back to her yet. She will ask again about it at the next meeting.

Motion made by Jay Ghanem to approve the NWCRA Advisory Committee to form a Committee to draft a Community Benefit Plan to bring to the Board. Seconded by Velma Flowers. Motion was approved unanimously.

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G. NEW BUSINESS

1. Presentation of Census 2020

Nguyen Tran introduced **Daniel Keester** that reported on this item and covered the following:

- Census awareness and are completed every ten (10) years
- Pompano Beach Population in 2010, was 99,845 was the consensus count and every citizen residing in Pompano Beach needs to be counted
- Money comes from Census numbers for public housing, highways, schools
- Representation in Congress
- Alleviate the costs by using internet
- April 1 is target date
- Phone and mail will be used as well
- Paper questionnaire will be sent last to those that have not responded as of yet
- In May the Census Takers will be sent out
- Census Taker jobs are available for Pompano Beach Citizens
- Some of the basic questions including how many people living at residence, rent or own, children should be included on the census
- All information is confidential and not shared
- Information is sealed for 72 years
- Please spread the word that everyone needs to be counted and it is confidential

Mr. Ghanem asked about illegal immigrants not opening doors. **Mr. Keester** responded if no one answers the door the Census taker will ask neighbors about how many people lived there, etc. and the homeless will try to be counted this year. Renters need to know their count is important as well. **Ms. Flowers** asked if the census takers are from the area because if the takers don't know the area it will be harder to get the proper count. **Mr. Rawls** echoed how important this census is to the community.

2. Conveyance of Property to the City of Pompano Beach located at 706 NW 6th Street

Nguyen Tran, CRA Director reported on this item. Staff recommends approval.

Motion made by Jay Ghanem to approve the conveyance of the property located at 706 NW 6th Street from the CRA to the City of Pompano Beach. Seconded by Veronica Thomas. Motion was approved unanimously.

H. DIRECTOR/STAFF REPORT

1. Financial Report – Detail Statement of Activities – December 2019

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

I. KEY PROJECTS

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

Mr. Rawls was not happy that there were changes made to the Master Developer for the Innovation District Request For Proposal (RFP) as he had conversation with a representative of Armada Hoffler who has withdrawn from the RFP process due to the changes made in the RFP. He thinks it is wrong to continue with this RFP and it should be pulled as in the past when things were changed during an RFP process it was pulled and put out again with the changes. **Mr. Tran** explained the process was a two (2) step process. Step one (1) was the qualification portion and Step two (2) is the actual RFP for those who qualified under Step 1. When the Step 1 process was issued, it included a draft of an RFP with the disclaimer it was not the final RFP and was subject to changes. **Mr. Rawls** asked for the record to reflect the Chairman is requesting the Executive Director to pull this RFP and start over with this proposal.

Motion made by Shelton Pooler to pull Innovation District Master Developer RFP and start the process over. Seconded by Velma Flowers. Motion was approved unanimously.

J. COMMITTEE MEMBER REPORTS

Shelton Pooler – congratulated **Mr. Rawls** for his award from the Tiger Trail Gala. He invited everyone to come out to the Tiger Trail 5k Run/Walk on the 8th and the Tiger Trail Festival on February 15. Also, the Tiger Trail Gospel on February 22, 2020.

Veronica Thomas – voiced her discontentment on being a member of this Advisory Committee. She said she's spent much time and dedication working for the Advisory Committee and the community and it feels like a slap in the face being disrespected by the City Manager, the Mayor, the Commissioners, and the CRA. She said the Advisory Committee is ignored and the Board doesn't take our voice into consideration. She stated black people are people and deserve the same rights as others.

Velma Flowers – echoed Ms. Thomas' opinion. She will not stop being on this Committee and wants to continue doing her part to benefit the community. She said we need to get this together.

Jay Ghanem – congratulated **Mr. Rawls** on his award. **Mr. Ghanem** mentioned we still have not received the lights requested as a body 10 years ago.

Whitney Rawls – thanked everyone for the accolades of his award. **Mr. Rawls** asked that bylaws be put on the agenda next month. He spoke out about how he feels about

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the Gateway RFP and why the single response that responded didn't get chosen. Now we have had three proposals and multiple others wanting to come forward. On the last RFP only one person responded. We shouldn't disregard this response. We need to move forward with this project. He hopes it isn't going to be included with the Innovation District. He is asking the Executive Director to accept the single response to the last Gateway RFP.

Motion made by Shelton Pooler to ask CRA Executive Director to accept the Single Response to Gateway RFP that was received. Seconded by Velma Flowers. Motion was approved unanimously.

NEXT MEETING – Monday, March 2, 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 7:53 p.m.