

# **POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY BOARD MEETING**

***DATE: October 17, 2017***      ***TIME: 5:30 P.M.***

**LAMAR FISHER**  
*Chairperson*

**CHARLOTTE BURRIE**  
*Vice Chairperson*

**MICHAEL SOBEL**  
*Board Member*

**REX HARDIN**  
*Board Member*

**BARRY MOSS**  
*Board Member*

**BEVERLY PERKINS**  
*Board Member*

**Kim Briesemeister**  
*Co-Executive Director*

**Chris Brown**  
*Co-Executive Director*

**Claudia McKenna**  
*CRA Attorney*

**Cathy Trenkle**  
*Secretary*

***Meetings Are Held in Commission Chambers  
City Hall, 100 W. Atlantic Boulevard  
954-786-5535***

**[www.pompanobeachcra.com](http://www.pompanobeachcra.com)**

## **GOVERNMENT IN THE SUNSHINE**

The State of Florida pioneered the concept of “Government in the Sunshine”, and, accordingly, all meetings of the Pompano Beach Community Redevelopment Agency (CRA) are public. The Community Redevelopment Agency Board of Directors welcomes the involvement and participation of the citizens.

## **PROCEDURE**

The Pompano Beach Community Redevelopment Agency Board of Directors has adopted **Robert’s Rules of Order, Newly Revised**.

## **COMMUNITY REDEVELOPMENT AGENCY MEETING TIME**

The Pompano Beach Community Redevelopment Agency meets once a month:

Third Tuesday of the month:           Regular CRA Meeting – 5:30 p.m.

## **ADDRESSING THE BOARD OF DIRECTORS**

“Audience To Be Heard” is scheduled for a thirty (30) minute period at the beginning of the 5:30 p.m. CRA Meeting, and will be continued to the end of the meeting for those speakers who are not heard during the initial thirty-minute period. All persons interested in speaking during “Audience To Be Heard” must fill out and submit a request form to the Board Secretary **fifteen (15) minutes prior** to the start of the meeting. Speakers will be limited to three (3) minutes to speak on any matter related to the CRA that is NOT on the Agenda and are requested to approach the podium and state his/her name and address and, if appropriate, the organization they represent, for the record.

## **HEARING IMPAIRED**

If you require the services of a Sign Interpreter, please notify the City Manager’s Office 24 hours in advance.

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**NOTE:** Any person who decides to appeal any decision of the CRA Board of Directors with respect to any matter considered at this meeting will need a record of the proceedings, and for such purpose may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

**POMPANO BEACH**  
**COMMUNITY REDEVELOPMENT AGENCY BOARD**  
**AMENDED AGENDA**  
**Tuesday, October 17, 2017**  
**CITY COMMISSION CHAMBERS**  
**5:30 P.M.**

**I. CALL TO ORDER**

**II. ROLL CALL**

Lamar Fisher, Chairperson  
Charlotte Burrie, Vice Chair  
Rex Hardin  
Barry Moss  
Beverly Perkins  
Michael Sobel

**III. PLEDGE OF ALLEGIANCE**

**IV. APPROVAL OF MINUTES**

- CRA Board Meeting of September 19, 2017

**V. CONSENT AGENDA DISCUSSION**

The CRA Board may pull items from the Consent Agenda. During Audience To Be Heard, a person may speak on any item on the Consent Agenda, which has not been pulled.

**VI. APPROVAL OF THE AGENDA**

**VII. AUDIENCE TO BE HEARD**

All persons interested in speaking during "Audience To Be Heard" must fill out a request form and turn it in to the CRA Clerk prior to the meeting.

**VIII. CONSENT AGENDA**

1. A RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY, APPROVING AND AUTHORIZING THE PROPER OFFICIAL TO EXECUTE A SATISFACTION OF MORTGAGE PERTAINING TO A DEFERRED PAYMENT LOAN GIVEN BY THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY TO FLORENCE JOSEPH FOR PROPERTY LOCATED AT 641 NW 19 AVENUE; PROVIDING AN EFFECTIVE DATE.

Summary of Purpose and Why:

Staff recommends that the CRA Board approve this Satisfaction of Mortgage for the sum of \$48,000.00. The property is located in Pompano Springs Replat and as a requirement of the Deferred Payment Loan, the homeowners must care for, maintain and hold title to the property for at least 10 years. The original loan agreement was executed on July 31, 2007 and modified on August 28, 2013, and the owner has met this obligation. CRA staff recommends approval of the Mortgage Deed and Note Modification Agreement.

2. A RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY, APPROVING AND AUTHORIZING THE PROPER OFFICIAL TO EXECUTE A SATISFACTION OF MORTGAGE PERTAINING TO A DEFERRED PAYMENT LOAN GIVEN BY THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY TO JEFFREY B. BOSKET, JR. AND TANZANIA T. BOSKET FOR PROPERTY LOCATED AT 681 NW 19 AVENUE; PROVIDING AN EFFECTIVE DATE.

Summary of Purpose and Why:

Staff recommends that the CRA Board approve this Satisfaction of Mortgage for the sum of \$63,000.00. The property is located in Pompano Springs Replat and as a requirement of the Deferred Payment Loan, the homeowners must care for, maintain and hold title to the property for at least 10 years. The original loan agreement was executed on July 31, 2007 and modified on December 15, 2015, and the owner has met this obligation. CRA staff recommends approval of the Mortgage Deed and Note Modification Agreement.

**IX. REGULAR AGENDA**

3. APPROVAL TO CONTINUE DISCUSSIONS WITH IL PORTICO, LLC IN RESPONSE TO IL PORTICO'S SUBMISSION TO REQUEST FOR PROPOSALS (RFP) E-29-17 TO CONSTRUCT A MIXED-USE DEVELOPMENT LOCATED ON DIXIE HIGHWAY AND DR. MARTIN LUTHER KING, JR. BLVD. / NW 3RD STREET.

Summary of Purpose and Why:

On April 5, 2017, the CRA issued Request for Proposals (RFP) E-29-17 for a mixed-use development on Dixie Highway and Dr. Martin Luther King, Jr. Blvd. / NW 3rd Street, known as the Gateway Project. One proposal was submitted in response to the RFP by Il Portico, LLC. Il Portico's mixed-used development proposal contains approximately 20,000 sq. ft. of retail and 12,000 sq. ft. of office space, as well as 173 market-rate residential units.

The Gateway Project is paramount to the success of Pompano Beach's planned Innovation District as the project is an entrance to the district's main thoroughfare from the North. Although there is much due diligence to complete with regards to Il Portico's proposal, the CRA is excited by the opportunity that has been presented and would like permission to further

discussions with Il Portico to determine whether the project is in the best interests of the city and its residents.

4. APPROVE RANKING ORDER FOR RFP P-40-17 BROKERAGE SERVICES FOR THE CITY AND CRA ASSETS TO AUTHORIZE STAFF TO NEGOTIATE A CONTRACT WITH THE HIGHEST-RANKED FIRM, CUSHMAN AND WAKEFIELD US, INC.

Summary of Purpose and Why:

RFP P-40-17 was issued to establish a contract to provide brokerage services for City and CRA assets. CRA Board approval of the ranking order presented by the Selection/Evaluation Committee is requested, and authorization is requested for appropriate CRA staff to negotiate a contract with the highest-ranked firm, Cushman and Wakefield US, Inc. Further authorization is requested to continue negotiations with the succeeding ranked firm should an impasse occur in the negotiations with the recommended firm. This item is a companion to the one being presented to the City Commission on October 10, 2017.

5. A RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY (CRA) APPROVING AND AUTHORIZING THE PROPER OFFICIALS TO EXECUTE AN INTERLOCAL AGREEMENT BETWEEN THE CRA AND THE CITY OF POMPANO BEACH RELATING TO ADDITIONAL IMPROVEMENTS TO THE ATLANTIC BOULEVARD BRIDGE TO BE PROVIDED BY THE CRA; PROVIDING AN EFFECTIVE DATE.

Summary of Purpose and Why:

Staff is seeking CRA Board approval of a Resolution authorizing the CRA and the City of Pompano Beach to enter into an Interlocal Agreement (ILA). The ILA is necessary to allow the CRA to manage all aspects of construction of proposed improvements to the Atlantic Boulevard Bridge. On February 21, 2014, the CRA Board approved Resolution 2014-37 and awarded Burkhardt Construction \$1.5 million to assist the CRA with design, permitting and partial construction (PO # 142234). Since, the City approve Resolution 2017-327 entering into a series of Agreements with the Florida Department of Transportation including a Construction Agreement. The CRA wishes to enter into an ILA with the City, which is the permittee. Staff recommends approval.

6. A RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY (CRA) APPROVING AND AUTHORIZING THE PROPER OFFICIALS TO EXECUTE AN AMENDMENT TO THAT CERTAIN DESIGN-BUILD AGREEMENT BETWEEN THE CRA AND BURKHARDT CONSTRUCTION, INC./CURRIE SOWARDS AGUILA ARCHITECTS, INC. RELATING TO ADDITIONAL IMPROVEMENTS TO THE ATLANTIC BOULEVARD BRIDGE IN THE AMOUNT OF \$3,498,860; PROVIDING AN EFFECTIVE DATE.

Summary of Purpose and Why:

Staff is seeking CRA Board approval of a Resolution authorizing the CRA to amend an existing agreement with Burkhardt Construction, Inc. (BCI) and Currie Sowards Aguila Architects, Inc. (CSA). The amended agreement will allow BCI and CSA to carry out construction improvements to the Atlantic Boulevard Bridge in accordance with Exhibit "A" including modifications to the tenderhouse, additional lighting, a new esplanade under the bridge, additional lighting, four (4) sails, façade improvements to the bridge span, to name a few. BCI/CSA previously received approval to design, permit, and construct partial improvements (Phase I). Staff believes it is the CRA and City's best interest to carry out all improvements in one phase that BCI/CSA can manage to minimize the impact to residents and visitors and expedite construction activities. Staff recommends approval.

7. A RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY (CRA), APPROVING AND AUTHORIZING THE PROPER OFFICIALS TO EXECUTE A LEASE AGREEMENT BETWEEN THE CRA AND ASHANTI CULTURAL ARTS AND ENRICHMENT, INC.; PROVIDING AN EFFECTIVE DATE.

Summary of Purpose and Why:

Ashanti Cultural Arts and Enrichment, Inc. ("Ashanti") is a holdover tenant occupying office space on the second floor of the CRA-owned Ali Cultural Arts Center, 353 Dr. Martin Luther King, Jr. Boulevard. A lease agreement is presented to re-establish the contractual relationship between Ashanti and the CRA for one (1) year in the amount of \$150.00, plus sales tax, per month.

8. A RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY (CRA), APPROVING AND AUTHORIZING THE PROPER OFFICIALS TO EXECUTE A SUBLEASE AGREEMENT BETWEEN THE CRA AND CITY VISTA ASSOCIATES, LLC; PROVIDING AN EFFECTIVE DATE.

Summary of Purpose and Why:

City Vista Associates, LLC ("City Vista") seeks to enter into a short-term sublease agreement to establish a temporary leasing office at the CRA-leased property located at 37 NE 1st Street, Pompano Beach, Florida 33060, as City Vista completes construction on its 111-unit, rent-regulated apartment project in Pompano Beach.

9. A RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY (CRA) APPOINTING \_\_\_\_\_, ONE GENERAL CONTRACTOR, DEVELOPER, REAL ESTATE PROFESSIONAL, APPRAISER OR RELATED INDUSTRY PROFESSIONAL, TO THE EAST CRA DISTRICT ADVISORY COMMITTEE OF THE CRA FOR A TERM OF TWO (2) YEARS; SAID TERM TO EXPIRE ON OCTOBER 17, 2019; PROVIDING AN EFFECTIVE DATE.

10. A RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY (CRA) APPOINTING \_\_\_\_\_, ONE RESIDENT FROM THE ECRA DISTRICT OR WITHIN ONE-MILE RADIUS OF THE ECRA DISTRICT, TO THE EAST CRA DISTRICT ADVISORY COMMITTEE OF THE CRA FOR A TERM OF TWO (2) YEARS; SAID TERM TO EXPIRE ON OCTOBER 17, 2019; PROVIDING AN EFFECTIVE DATE.
11. A RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY (CRA) APPOINTING \_\_\_\_\_, ONE CITY RESIDENT OR BUSINESS OWNER, TO THE EAST CRA DISTRICT ADVISORY COMMITTEE OF THE CRA FOR A TERM OF TWO (2) YEARS; SAID TERM TO EXPIRE ON OCTOBER 17, 2019; PROVIDING AN EFFECTIVE DATE.
12. A RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY APPOINTING \_\_\_\_\_, ONE RESIDENT OF THE NORTHWEST CRA DISTRICT, TO THE NORTHWEST DISTRICT ADVISORY COMMITTEE OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY FOR A TERM OF TWO (2) YEARS; SAID TERM TO EXPIRE ON OCTOBER 17, 2019; PROVIDING AN EFFECTIVE DATE.
13. A RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY APPOINTING \_\_\_\_\_, ONE OWNER AND OPERATOR OF A BUSINESS LOCATED IN THE NORTHWEST CRA, TO THE NORTHWEST DISTRICT ADVISORY COMMITTEE OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY FOR A TERM OF TWO (2) YEARS; SAID TERM TO EXPIRE ON OCTOBER 17, 2019; PROVIDING AN EFFECTIVE DATE.

**X. REPORTS**

**A. EXECUTIVE DIRECTOR(S)**

1. Economic Impact of Commerce Park Development Revenue Projection

Attachments - For Informational Purposes

- Northwest CRA Advisory Committee Minutes/Incentives
- East CRA Advisory Committee Minutes/Incentives
- Staff Assignments

**B. CRA ATTORNEY**

Announcement of Attorney Client Session on October 19, 2017 at 3:00 P.M. in the case styled:

***Pompano Beach Community Redevelopment Agency and City of Pompano Beach vs. Broward County, Case No.: 14-009654(18), 17th Judicial Circuit, Broward County, Florida.***

Pursuant to Section 286.011(8), Florida Statutes, this session will be private and only the following persons will be in attendance: Pompano Beach Community Redevelopment Agency Board members; Greg Harrison, City Manager; Mark E. Berman, Esq., the City Attorney; Claudia McKenna, Esq., CRA Attorney; Kim Briesemeister, Executive Director; Chris Brown, Executive Director; and Outside Counsel for the CRA.

**C. FINANCIAL SUMMARIES**

- **August**
- **September**

**D. NEXT MEETING DATE, November 21, 2017**

**E. CRA BOARD**

**XI. ADJOURNMENT**