

POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY BOARD MEETING

DATE: February 20, 2018

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

Marsha Carmichael

Secretary

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

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.

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, February 20, 2018
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 January 16, 2018

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 (CRA) APPROVING AND AUTHORIZING THE PROPER OFFICIALS TO EXECUTE A SATISFACTION OF MORTGAGE PERTAINING TO A DEFERRED PAYMENT LOAN GIVEN BY THE CRA TO DONALD JACKSON FOR PROPERTY LOCATED AT 2000 NW 6TH PLACE; PROVIDING AN EFFECTIVE DATE.

Summary of Purpose and Why:

Staff recommends that the CRA Board approve this Satisfaction of Mortgage for the sum of \$56,000.00. 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 Mortgage Deed and Promissory Note for Deferred Payment was executed on April 30, 2007 and the owner has met this obligation.

2. A RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY (CRA) APPROVING AND AUTHORIZING THE PROPER OFFICIALS TO EXECUTE A SATISFACTION OF MORTGAGE PERTAINING TO A DEFERRED PAYMENT LOAN GIVEN BY THE CRA TO MICHAEL AND PEGGY CARTER FOR PROPERTY LOCATED AT 660 NW 20TH 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 \$78,000.00. 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 7 years. The original Mortgage Deed and Promissory Note for Deferred Payment was executed on October 10, 2007 and the owner has met this obligation.

3. A RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY (CRA), APPROVING AND AUTHORIZING THE PROPER OFFICIALS TO BID UP TO \$50,000.00 FOR PROPERTY LOCATED AT 236 DR. MARTIN LUTHER KING, JR. BOULEVARD, POMPANO BEACH, FL 33060 THAT IS BEING SOLD AT TAX DEED AUCTION BY THE BROWARD COUNTY TAX COLLECTOR.

Summary of Purpose and Why:

Staff is seeking CRA Board authorization to bid up to \$50,000.00 for property located at 236 Dr. Martin Luther King, Jr. Boulevard, Pompano Beach, FL 33060, that is being sold at a tax deed auction by the Broward County Tax Collector. The property is both adjacent to numerous CRA-owned properties and located within the core of the Downtown Pompano Transit Overlay District (DPTOD), an area zoned for height and density allowances of a proposed downtown and that has been targeted by the CRA over the past twenty (20) plus years.

4. A RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY (CRA), APPROVING AND AUTHORIZING THE PROPER OFFICIALS TO BID UP TO \$95,000.00 FOR PROPERTY LOCATED AT 316 NW 7 AVENUE, POMPANO BEACH, FL 33060 THAT IS BEING SOLD AT TAX DEED AUCTION BY THE BROWARD COUNTY TAX COLLECTOR.

Summary of Purpose and Why:

Staff is seeking CRA Board authorization to bid up to \$95,000.00 for property located at 316 NW 7 Avenue, Pompano Beach, FL 33060, that is being sold at a tax deed auction by the Broward County Tax Collector. The property is both adjacent to numerous CRA-owned properties and located within the Downtown Pompano Overlay Transit District (DPTOD), an area zoned for height and density allowances of a proposed downtown and that has been targeted by the CRA over the past twenty (20) plus years.

5. A RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY (CRA), APPROVING AND AUTHORIZING THE PROPER OFFICIALS TO BID UP TO \$15,000.00 FOR PROPERTY LOCATED AT 409 NW 7 AVENUE, POMPANO BEACH, FL 33060 THAT IS BEING SOLD AT TAX DEED AUCTION BY THE BROWARD COUNTY TAX COLLECTOR.

Summary of Purpose and Why:

Staff is seeking CRA Board authorization to bid up to \$15,000.00 for property located at 409 NW 7 Avenue, Pompano Beach, FL 33060, that is being sold at a tax deed auction by the Broward County Tax Collector. The property is both adjacent to CRA-owned properties and located within the Downtown Pompano Transit Overlay District (DPTOD), an area zoned for height and density allowances of a proposed downtown and that has been targeted by the CRA over the past twenty (20) plus years.

6. A RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY (CRA), APPROVING AND AUTHORIZING THE PROPER OFFICIALS TO BID UP TO \$30,000.00 FOR PROPERTY LOCATED AT 690 DR. MARTIN LUTHER KING, JR. BOULEVARD, POMPANO BEACH, FL 33060 THAT IS BEING SOLD AT TAX DEED AUCTION BY THE BROWARD COUNTY TAX COLLECTOR; PROVIDING AN EFFECTIVE DATE.

Summary of Purpose and Why:

Staff is seeking CRA Board authorization to bid up to \$30,000.00 for property located at 690 Dr. Martin Luther King, Jr. Boulevard, Pompano Beach, FL 33060, that is being sold at a tax deed auction by the Broward County Tax Collector. The property is both adjacent to numerous CRA-owned properties and located within the Downtown Pompano Transit Overlay District (DPTOD), an area zoned for height and density allowances of a proposed downtown and that has been targeted by the CRA over the past twenty (20) plus years.

7. A RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY (CRA) APPROVING AND AUTHORIZING THE PROPER OFFICIALS TO EXECUTE A FIRST AMENDMENT TO SUBLEASE AGREEMENT BETWEEN THE CRA AND BRANDON

SYLVESTER SMITH D/B/A BOJO'S SEAFOOD KITCHEN RELATING TO RENTAL AND LATE FEE AMOUNTS; PROVIDING AN EFFECTIVE DATE.

Summary of Purpose and Why:

Brandon Smith, a Pompano Beach resident, started his homegrown business at 731 MLK Blvd. in the take-out space in 2015. Mr. Smith wanted to continue the legacy of his parents who had their own restaurant, Lombo's Seafood, during his childhood. In March 2016, the CRA Board approved Brandon Smith d/b/a Bojo's Seafood Kitchen moving his business from the take-out space to the larger sit-down restaurant space in Unit F. Since that time, Mr. Smith has been adjusting to the requirements of operating at a larger capacity. One of the major adjustments Mr. Smith had to grapple with was the higher cost of rent. After looking at his operational costs, Mr. Smith has asked the CRA if the rent could be reduced to \$1,500 per month. CRA staff is supportive of this and a late fee adjustment, and recommends approval of the First Amendment to codify the rent and late fee amounts. This amendment will enable Mr. Smith the opportunity to continue the spirit of his family's restaurant and serve fresh seafood to the Pompano Beach community.

IX. REGULAR AGENDA

8. CONSIDERATION OF A DEVELOPMENT PROPOSAL FROM GO ECO HOMES, LLC TO CONSTRUCT SIX (6) SINGLE FAMILY HOMES ON CRA-OWNED INFILL LOTS LOCATED IN THE NORTHWEST COMMUNITY REDEVELOPMENT AGENCY AREA.

Summary of Purpose and Why:

On December 4, 2017, the Pompano Beach CRA received an unsolicited proposal from GO Eco Homes, LLC to construct six (6) single family homes on CRA-owned infill lots located at the following addresses: (1) 900 NW 19th Ave.; (2) 1910 NW 19th Ave.; (3) 2020 NW 9th St.; (4) 2030 NW 9th St.; (5) 1921 NW 8th St.; and (6) 1911 NW 8th St. The proposal went through two (2) NWCRA Advisory Board meetings, receiving approval to be presented to the CRA Board at the February 20, 2018, CRA Board meeting.

9. A RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY (CRA), APPROVING AND AUTHORIZING THE PROPER OFFICIALS TO EXECUTE A SERVICE CONTRACT BETWEEN THE CRA AND CUSHMAN & WAKEFIELD RELATING TO PROVIDING REAL ESTATE ADVISORY AND BROKERAGE SERVICES; PROVIDING AN EFFECTIVE DATE..

Summary of Purpose and Why:

Staff is seeking CRA Board authorization to execute a service contract between the CRA and Cushman & Wakefield to provide real estate advisory and brokerage services of City and CRA-owned assets located in the proposed downtown district of the Northwest CRA as a result of Cushman &

Wakefield being selected as the winning bidder in response to the CRA's Request for Proposal (RFP) P-40-17.

10. A RESOLUTION OF THE POMPANO COMMUNITY REDEVELOPMENT AGENCY, APPROVING AND AUTHORIZING THE PROPER OFFICIALS TO EXECUTE A CONTRACT FOR SALE AND PURCHASE BETWEEN THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY AND THE GRISHAM FAMILY TRUST AND OTHER ASSOCIATED ENTITIES RELATING TO FOURTEEN PARCELS LOCATED ON NW 4TH STREET, NW 4TH AVENUE, AND NW 5TH STREET POMPANO BEACH UP TO \$1,900,000 ON OR BEFORE MARCH 5, 2018; PROVIDING AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

Summary of Purpose and Why:

Staff is seeking CRA Board authorization to pay up to \$1,900,000 on or before March 5, 2018, for fourteen (14) parcels located on NW 4th Street, NW 4th Avenue, and NW 5th Street in Pompano Beach, Florida. The property is both adjacent to numerous CRA-owned properties and located within the Downtown Pompano Transit Overlay District (DPTOD), an area zoned for height and density allowances of a proposed downtown and that has been targeted by the CRA over the past twenty (20) plus years.

11. A RESOLUTION FOR CONSIDERATION AND APPROVAL OF A PROPERTY DISPOSITION AND DEVELOPMENT AGREEMENT WITH MFK/REVA DEVELOPMENT, LLC FOR AN AFFORDABLE 50 UNIT MIXED-USE ARTIST BASED HOUSING DEVELOPMENT TO BE LOCATED AT EITHER THE ALI CULTURAL ARTS CENTER (THE ALI SITE) OR ON THE BLOCK NORTH OF THE ALI SITE (THE NORTH BLOCK)

Summary of Purpose and Why:

A Property Disposition and Development Agreement between the CRA and Boulevard Art Lofts, LLC approved in 2015 to construct a 45-unit artist based loft style project on the Ali Cultural Arts Center site (the Ali Site) expired prior to any commencement of construction. At the time of approval of the original development agreement, construction of the Ali Cultural Arts Center was not completed.

On March 29, 2017, an unsolicited proposal (Proposal) was received from the same Developer to construct a re-designed project on the Ali site. The Ali Cultural Arts Center site has been fully developed and the Center has now been fully operational for more than two years.

The CRA Board discussed the Proposal at the June 20, 2017 CRA meeting and directed staff to work on a development agreement for a 45-unit artist based loft style development on the Ali site, subject to any legal and operational issues to be determined. Internal staff review by utilities, engineering, planning, legal and the CRA indicates that there are several

legal and operational issues that have to be resolved, some of which involve policy decisions that require consideration by the City Commission.

Subsequent meetings with the developer resulted in a willingness to consider moving the project to the block north of the Ali Site (the North Block). Since that time, CRA staff has worked diligently to acquire the Grisham properties. The co-owners have indicated a willingness to sell and are aware that the Contract for Sale and Purchase must be signed prior to March 8, 2018. Additionally, CRA staff would recommend to the Board that the CRA contribute \$250,000 to the developer to defray the design costs of moving the project to the North Block.

The project size has increased to 50 units based on the Florida Housing Finance Corporation requirement in the RFA 2018-102 (local neighborhood initiatives).

Based on the foregoing, CRA staff is submitting a Property Disposition and Development Agreement for both the Ali Site and for the North Block. This will give the Board the ability to determine which site is best suited for the Proposal.

X. REPORTS

A. EXECUTIVE DIRECTOR(S)

- Transition Plan Update
- Northwest CRA Advisory Committee Minutes/Incentives
- East CRA Advisory Committee Minutes/Incentives
- Staff Assignments

B. CRA ATTORNEY

C. FINANCIAL SUMMARIES

- January

D. NEXT MEETING DATE, March 20, 2018

E. CRA BOARD

XI. ADJOURNMENT