

**POMPANO BEACH**  
**COMMUNITY REDEVELOPMENT AGENCY BOARD**  
**AMENDED AGENDA**  
**Tuesday, March 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 February 20, 2018
- CRA Special Board Meeting of February 27, 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. DISCUSSION**

Discussion of Broward County response to City/CRA Conceptual Counter-Counter proposal

**VIII-A. CONSENT AGENDA**

1. 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 MN ENTERPRISES INC D/B/A LANDMARK PHOTOS AND PRINTS, RELATING TO PROPERTY LOCATED AT 731 DR. MARTIN LUTHER KING JR. BOULEVARD, UNIT E, POMPANO BEACH, FLORIDA; PROVIDING AN EFFECTIVE DATE.

Summary of Purpose and Why:

In January 2018, the CRA Board approved a Sublease Agreement between the CRA and MN Enterprises Inc. d/b/a/ Landmark Photos and Prints for Unit E in the 731 MLK Blvd. building. Before and after the sublease was approved, the CRA worked with Public Works to prepare the space for the new tenant. Some of the work required took a little longer to complete than anticipated. The tenant has requested an extension of the rental commencement date for an additional month. Staff is supportive of this request and is presenting the First Amendment for approval by the CRA Board.

2. A RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY (CRA), APPROVING AND AUTHORIZING THE PROPER OFFICIALS TO EXECUTE A FIRST AMENDMENT TO LEASE AGREEMENT BETWEEN T E P M, INC. AND THE CRA FOR PROPERTY LOCATED AT 37 NE 1ST STREET, POMPANO BEACH, FLORIDA; PROVIDING AN EFFECTIVE DATE.

Summary of Purpose and Why:

In September 2016, the CRA entered into a lease agreement with T E P M, Inc. related to a 300 SF space located at 37 NE 1st Street. The intent was to renovate the space and showcase the Innovation District to the community and developers. However just as the renovations were about to commence, the City Vista asked if they could use the space for their leasing office. A sublease was approved for City Vista, but now that they are no longer occupying the space it would be appropriate to complete the renovations. CRA staff is recommending approval of a First Amendment to the Lease Agreement with T E P M, Inc. to extend the term for an additional two months ending May 31, 2018. The approval of this agenda item will enable the Agency to effectively promote the area to the private sector and community.

**IX. REGULAR AGENDA**

3. A RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY (THE CRA), APPROVING AND AUTHORIZING THE PROPER OFFICIALS TO EXECUTE AN INTERLOCAL AGREEMENT BETWEEN THE CRA AND THE CITY OF POMPANO BEACH RELATING TO TRANSFER OF CRA FUNDS TO ASSIST THE CITY WITH PARTICIPATION IN NATIONAL REBUILDING DAY IN THE COLLIER CITY AREA OF THE NORTHWEST CRA; PROVIDING AN EFFECTIVE DATE.

Summary of Purpose and Why:

Approval of budget adjustment to transfer from CRA's Substantial Housing Rehab account to City's RTBC & Kappa Foundation of Pompano Beach account to continue streetscape improvements in Collier City and a Resolution approving an Interlocal Agreement between the CRA and the City relating to use of the funds.

4. A RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY (CRA), APPROVING AND AUTHORIZING THE PROPER OFFICIAL TO EXECUTE A SUBLEASE AGREEMENT BETWEEN THE CRA AND CITY VISTA COMMERCIAL, LLC RELATING TO GROUND FLOOR COMMERCIAL SPACE LOCATED AT 501 DR. MARTIN LUTHER KING, JR. BOULEVARD, POMPANO BEACH, FLORIDA; PROVIDING AN EFFECTIVE DATE.

Summary of Purpose and Why:

Staff is seeking CRA Board approval to enter into a sublease agreement with City Vista Commercial, LLC for a period of ten (10) years to occupy City Vista's ground floor commercial space located at 501 Dr. Martin Luther King, Jr. Boulevard, Pompano Beach, Florida, which will be run as a co-working space. If the sublease agreement is approved, the CRA intends to solicit bids from co-working management companies to program and manage the space, as well as pay the costs associated with running the space (rent, utilities, etc.).

5. A RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY (CRA) APPROVING AND AUTHORIZING THE PROPER OFFICIALS TO EXECUTE AN ASSIGNMENT AND FIRST AMENDMENT TO SUBLEASE AGREEMENT BETWEEN THE CRA AND KBN RESTAURANT III, LLC, RELATING TO PROPERTY LOCATED AT 11 NORTHEAST 1ST STREET, POMPANO BEACH, FLORIDA; PROVIDING AN EFFECTIVE DATE.

Summary of Purpose and Why:

In July 2017, the CRA Board approved a Sublease Agreement between the CRA and Atlantic Hospitality Group III, LLC. Since that time, the restaurateur's investor became more involved and interested in being a true partner with the project, while the restaurateur decided they wanted to pursue other ventures. This investor, who grew up in Pompano Beach, has found a strong culinary partner and still desires to bring the project to fruition. CRA staff is recommending the CRA Board approve an Assignment and First Amendment for this team to bring a new restaurant that will invest significant dollars into to the emerging arts and entertainment district of Downtown Pompano.

6. A RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY (CRA) APPROVING AND AUTHORIZING THE PROPER OFFICIALS TO EXECUTE AN ASSIGNMENT AND SECOND AMENDMENT TO SUBLEASE AGREEMENT AND AN

ASSIGNMENT AND SECOND AMENDMENT TO PATIO GROUND LEASE AGREEMENT BETWEEN THE CRA AND KBN RESTAURANT II, LLC, RELATING TO PROPERTY LOCATED AT 44 NORTHEAST 1ST STREET, POMPANO BEACH, FLORIDA; PROVIDING AN EFFECTIVE DATE.

Summary of Purpose and Why:

In May 2016, the CRA Board approved a Sublease Agreement and Patio Ground Lease between the CRA and Atlantic Hospitality Group II, LLC and then a First Amendment in July 2017 related to the property located at 44 NE 1st Street. Since that time, the restaurateur's investor became more involved and interested in being a true partner with the project, while the restaurateur decided they wanted to pursue other ventures. This investor, who grew up in Pompano Beach, has found a strong culinary partner and still desires to bring the project to fruition. CRA staff is recommending the CRA Board approve Assignments and Second Amendments for this team to bring a new restaurant that will invest significant dollars into to the emerging arts and entertainment district of Downtown Pompano.

7. A RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY (CRA), APPROVING AND AUTHORIZING THE PROPER OFFICIALS TO EXECUTE A PROPERTY DISPOSITION AND DEVELOPMENT AGREEMENT BETWEEN THE CRA AND GO ECO HOMES, LLC. RELATING TO SIX VACANT INFILL HOUSING PARCELS IN THE NORTHWEST CRA DISTRICT; PROVIDING AN EFFECTIVE DATE.

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 Committee meetings and the CRA Board directed staff to work towards a developer's agreement at the February 20, 2018 meeting.

8. A RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY APPROVING THE ANNUAL REPORT FOR THE YEAR ENDING SEPTEMBER 30, 2017; PROVIDING AN EFFECTIVE DATE.

Summary of Purpose and Why:

The CRA Annual Report for the Pompano Beach CRA covering the period of October 1, 2016 – September 30, 2017 is presented for the CRA Board's review and approval. The Annual Report has been prepared in accordance with F.S. 163.356(3)(c) and 163.387(8).

**X. REPORTS**

**A. EXECUTIVE DIRECTOR**

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

**B. CRA ATTORNEY**

**C. FINANCIAL SUMMARIES**

- February

**D. NEXT MEETING DATE - April 17, 2018**

**E. CRA BOARD**

**XI. ADJOURNMENT**