

**POMPANO BEACH
COMMUNITY REDEVELOPMENT AGENCY BOARD
AMENDED AGENDA
Tuesday, April 17, 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 March 20, 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

ITEM 1 – REMOVED FROM THE AGENDA

- ~~1. A RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY (CRA) AMENDING THE CRA BYLAWS TO CREATE A SECTION WHICH MIRRORS SECTION 32.40 OF THE POMPANO BEACH CODE OF ORDINANCES, WHICH IS TITLED "LOCAL BUSINESS PROGRAM" TO PROVIDE FOR THE AMENDMENT TO THE CRA'S PROCUREMENT PROCEDURES; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.~~

~~Summary of Purpose and Why:~~

~~CRA staff regularly reviews governing documents to ensure they accurately reflect current operations, and was made aware the City amended the purchasing procedures in the Code of Ordinances. Since the City's General Services Department also provides services to the CRA, it would be most efficient for the CRA to have the same purchasing procedures as the City. This agenda item is to amend the CRA's Purchasing Procedures to reflect those of the City. This amendment will incorporate the "Local Business Program" recently added to the Pompano Beach Code of Ordinances as Section 32.40.~~

IX. REGULAR AGENDA

2. CONSIDERATION OF LISTING THE HISTORICAL ALI CULTURAL ARTS BUILDING ONTO THE NATIONAL REGISTER OF HISTORICAL PLACES.

Summary of Purpose and Why:

The Pompano Beach Historic Preservation Board is requesting the CRA's consideration and support of initiating the process of listing the Ali Cultural Arts Building onto the National Register of Historic Places. The Building has been listed on the Local Register of Historic Places since August 16, 2016.

3. 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 POMPANO, 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. The thirty day disposition notice period required by Chapter 163, Florida Statutes expired on April 3, 2018, and no other proposals were received pursuant to such notice.

4. A RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY (CRA) APPROVING AND AUTHORIZING THE PROPER OFFICIALS TO EXECUTE A FIRST AMENDMENT TO THE LICENSE AGREEMENT BETWEEN THE CRA AND BLOOMING BEAN COFFEE & ROASTERY, INC. RELATING TO TERM, RENT AND

IMPROVEMENTS FOR THE KIOSK AT BAILEY CONTEMPORARY ARTS, 41 NE 1ST STREET, POMPANO BEACH; PROVIDING AN EFFECTIVE DATE.

Summary of Purpose and Why:

This item proposes to amend the License Agreement with Blooming Bean to revise the term, rent and improvements sections. Now that Blooming Bean has been in operation for over a year, the business and CRA have been able to evaluate how the terms for the agreement could work out better for both parties. Blooming Bean has requested some changes to the license agreement that they have determined will help the business reinvest in their operations and plan for growth. CRA staff is supportive of these amendments to the term, rent and improvements sections. This amendment should help this business, that was one of the first to invest in the vision for Old Town, to flourish.

5. A RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY (CRA) APPROVING AND AUTHORIZING THE PROPER OFFICIALS TO EXECUTE A FIRST AMENDMENT TO THE STRATEGIC INVESTMENT PROGRAM GRANT AGREEMENT BETWEEN THE CRA AND SNAPPERS OF SILWAD, CORP., A FLORIDA PROFIT CORPORATION, TO PROVIDE ADDITIONAL GRANT FUNDS FOR INCREASED PROJECT COSTS; PROVIDING AN EFFECTIVE DATE.

Summary of Purpose and Why:

This item proposes to amend the Strategic Investment Program (SIP) grant agreement for Snappers of Silwad, Corp., based on increased project costs. After construction commenced, Snappers realized there were additional items required by various development service departments, as well as other upgrades, that led to \$31,895 in increased projects costs. Mr. Juma with Snappers is requesting additional grant funds based on the increased project costs and CRA staff is supportive of this request. Snappers' total \$116,237 investment in this renovation project will greatly improve the capacity and look of this established restaurant along the redevelopment target area of MLK Blvd. in the NW CRA district.

6. A RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY (CRA) APPROVING AND AUTHORIZING THE PROPER OFFICIALS TO EXECUTE A CONTRACT FOR SALE AND PURCHASE BETWEEN THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY AND FLOPRO, LLC FOR THE PURCHASE OF PROPERTY LOCATED AT 119 SOUTH FEDERAL HIGHWAY; PROVIDING AN EFFECTIVE DATE.

Summary of Purpose and Why:

This item is to approve a Contract for Sale and Purchase of the property located at 119 S. Federal Highway. This property is adjacent to the four other properties the Agency has purchased in the South Federal Highway area. This target acquisition area serves as a gateway to the beach and is

severely affected by blight. The purchase of this property will help the CRA stabilize that area for future use. If purchased, this would bring the assemblage to just over 1 acre, which can attract a sizable development once the East Transit Oriented Corridor (ETOC) land use and zoning is fully codified, and increase the tax base for the East CRA district. Staff recommends approval of this agenda item.

7. A RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY (“CRA”) APPROVING AND AUTHORIZING THE PROPER OFFICIALS TO EXECUTE A LEASE BETWEEN THE CRA AND TILES OF POMPANO INC FOR PROPERTY LOCATED AT 119 S. FEDERAL HIGHWAY, POMPANO BEACH, FLORIDA 33062; PROVIDING AN EFFECTIVE DATE.

Summary of Purpose and Why:

This item is a companion item to the purchase of the property located at 119 S. Federal Highway. The Seller of the property currently has a month-to-month arrangement with the tenant, Tile of Pompano Inc. If purchased, staff is recommending the CRA keep the tenant and enter into a Lease Agreement at closing. This lease will be for a two year period with the option to terminate the lease with a 90 day notice after the first year. Approval of the agenda item will ensure a Pompano Beach business stays intact and provides a more stable status as tenant with an agreement.

8. A RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY (CRA), APPROVING AND AUTHORIZING THE PROPER OFFICIALS TO EXECUTE A CONTRACT FOR CONSULTING/PROFESSIONAL SERVICES BETWEEN THE CRA AND REDEVELOPMENT MANAGEMENT ASSOCIATES, LLC., EFFECTIVE AUGUST 1, 2018; PROVIDING AN EFFECTIVE DATE.

Summary of Purpose and Why:

Following the expiration of the extension of the master consulting agreement with RMA on August 1, 2018, this continuing services contract allows the Executive Director of the Community Redevelopment Agency (CRA) to have access to RMA employees on an as needed basis.

9. 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 SETTLEMENT OF THE THROWER LITIGATION AND REIMBURSEMENT OF ATTORNEY’S FEES AND COSTS; PROVIDING AN EFFECTIVE DATE.

Summary of Purpose and Why:

The CRA is the defendant in that certain litigation styled: Vincente Thrower v. Pompano Beach Community Redevelopment Agency, Case No. 16-012620, Seventeenth Judicial Circuit, Broward County, Florida (the Thrower

Ligation), by which Mr. Thrower is seeking reimbursement of \$483,000 in attorneys' fees and costs (the Fees) incurred in defending a prior criminal prosecution alleging unlawful compensation by a public official and bribery, for which Mr. Thrower was acquitted.

Both the City and the CRA recognize the importance of encouraging public service and protecting their volunteers who serve on advisory committees from personal financial jeopardy. The CRA is constrained by the restrictions placed on the Redevelopment Trust Fund to reimburse the Fees without a judicial determination. The City believes it is in the best interest of the CRA and the City to amicably settle the Thrower Litigation without such judicial determination.

The Interlocal Agreement provides that the CRA will enter into a settlement agreement with Mr. Thrower that provides for voluntary dismissal of the Thrower Litigation with prejudice upon receipt of payment by the City of \$265,000 as full and complete settlement of all claims for reimbursement of the Fees.

X. REPORTS

A. EXECUTIVE DIRECTOR

- Neighborhood Ambassadors Program – Dahlia Baker
- Northwest CRA Advisory Committee Minutes/Incentives
- East CRA Advisory Committee Minutes/Incentives
- Staff Assignments

B. CRA ATTORNEY

C. FINANCIAL SUMMARIES

- **March**

D. NEXT MEETING DATE – May 15, 2018

E. CRA BOARD

XI. ADJOURNMENT