

**POMPANO BEACH
COMMUNITY REDEVELOPMENT AGENCY
BOARD MEETING**

DATE: May 15, 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

Greg Harrison

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, May 15, 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 April 17, 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 ADOPTING AMENDED PURCHASING PROCEDURES TO ESTABLISH A LOCAL BUSINESS PROGRAM; 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.

2. A RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY (CRA) APPROVING AND AUTHORIZING THE PROPER OFFICIALS TO EXECUTE AN AMENDMENT TO THE INTERLOCAL AGREEMENT (INTERLOCAL) BETWEEN BROWARD COUNTY (COUNTY), THE CITY OF POMPANO BEACH (CITY) AND THE CRA REGARDING THE POMPANO BEACH CULTURAL CENTER AMENDING THE PROVISIONS OF THE INTERLOCAL AND THE LEASE BETWEEN THE CITY AND THE COUNTY REGARDING THE LIBRARY; PROVIDING FOR EFFECTIVE DATE.

Summary of Purpose and Why:

The CRA, the City of Pompano Beach (City) and Broward County (County) are parties to an interlocal agreement to design, construct and program the Pompano Beach Cultural Center (the Interlocal Agreement). An exhibit to the Interlocal Agreement is the lease between the County and the City relating to the County's library located within the building. The proposed amendment to the Interlocal Agreement will amend the Lease to reflect that the County's adult reading room is on the second floor of the building. Additionally, there are minor revisions to the Interlocal that do not relate to the CRA, but involve matters between the City and the County.

IX. REGULAR AGENDA

3. CONSIDERATION OF A TERM SHEET FOR PROPERTY LOCATED AT 165 NE 1ST AVENUE WITH INNOVATE FOOD GROUP LLC.

Summary of Purpose and Why:

The CRA is in possession of a few key properties in Old Town, and it is important that these properties are appropriately tenanted to activate the arts and entertainment district. It is imperative that there is pedestrian activity throughout the day which will promote a sense of safety in the area, and restaurants tend to provide this. One restaurant that would like to become the newest member of the Old Town tenant mix is Innovate Food Group, LLC. Its members include Mike Linder, a local restaurateur with over twenty (20) years of experience who owns Silver Lining Inflight Catering and Jet Runway Café. Additionally, Innovate Food Group includes Thompson Hospitality, a minority-owned food service provider and one of the largest retail food and facilities management companies in the country.

Together, these two teams plan to bring years of restaurant and food service experience into the Old Town area to help make it a thriving arts and entertainment district.

4. A RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY (CRA), APPROVING AND AUTHORIZING THE PROPER OFFICIALS TO EXECUTE A LICENSE AGREEMENT BETWEEN THE CITY OF POMPANO BEACH AND THE CRA FOR THE USE OF THE EXTERIOR WALL OF THE BAILEY CONTEMPORARY ARTS BUILDING LOCATED AT 41 NE 1ST STREET FOR THE PAINTING OF A MURAL BY ARTIST FABIO GONCALVEZ; PROVIDING AN EFFECTIVE DATE.

Summary of Purpose and Why:

The cultural arts scene in Pompano Beach has expanded in recent years in large part to the City and CRA's efforts. The City and CRA work symbiotically to promote cultural arts events and opportunities for the community. This agenda item presents another chance for the CRA and City to work together and bring one of the Public Art Committee's projects to fruition. The City would like its mural to be located on the Bailey Contemporary Arts (BaCA) building. CRA staff recommends this location and presents this Board the License Agreement with the City for the mural, created by artist Fabio Goncalvez, to be placed on the exterior, western, back wall of the BaCA building. Approval of this agenda item will support the continuation of the cooperative relationship the City and CRA have promoting Pompano Beach's cultural assets.

5. A RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY (CRA) APPROVING AND AUTHORIZING THE PROPER OFFICIALS TO EXECUTE A FIRST AMENDMENT TO THE PROPERTY DISPOSITION AND DEVELOPMENT AGREEMENT BETWEEN THE CRA AND HADAR HOMES, LLC. RELATING TO PROPERTIES LOCATED ON THE NORTHWEST CORNER OF NW 27 AVENUE AND NW 13 STREET TO CHANGE THE DESIGN FROM TWO BUILDINGS TO THREE; PROVIDING AN EFFECTIVE DATE.

Summary of Purpose and Why:

Due to unforeseen issues the developer had to change the design from two buildings to three buildings. This constitutes a major site plan change under the agreement and therefore must be approved by the CRA Board. There are no other changes to the project.

6. CONSIDERATION OF FOUR (4) DEVELOPMENT PROPOSALS FROM AMH FAMILY HOMES & LG FAMILY HOMES INC., HORIZON NEW HOMES DEVELOPMENT, LLC, PREMIER HOUSING & REHAB, LLC AND CAPITAL GROUP GREEN DEVELOPMENTS LLC TO CONSTRUCT SINGLE FAMILY HOMES ON SEVEN (7) IN-FILL HOUSING LOTS

LOCATED IN THE ORTANIQUE NEIGHBORHOOD IN THE NORTHWEST COMMUNITY REDEVELOPMENT AGENCY AREA.

Summary of Purpose and Why:

Over the past several months, the Pompano Beach Community Redevelopment Agency (CRA) has received four (4) unsolicited proposals to construct single family homes on some or all of the seven (7) CRA-owned in-fill housing lots in the Ortanique neighborhood located at the following addresses: (1) 651 NW 19 Ave.; (2) 671 NW 19 Ave.; (3) 1920 NW 7 St.; (4) 1940 NW 7 St.; (5) 2020 NW 7 St.; (6) 2060 NW 7 St.; and (7) 610 NW 21 Ave. The proposals were received from AMH Family Homes & LG Family Homes, Inc. (AMH), Horizon New Homes Development, LLC (Horizon), Premier Housing & Rehab, LLC (Premier), and Capital Group Green developments, LLC (Capital).

The four (4) proposals were presented before the NWCRA Advisory Committee on May 7, 2018, receiving approval to be presented to the CRA Board at the May 15, 2018, CRA Board meeting, with AMH receiving approval for two (2) lots, Horizon for two (2) lots, Premier for one (1) lot, and Capital for two (2) lots.

7. A RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY (CRA) APPROVING AND AUTHORIZING THE PROPER OFFICIALS TO EXECUTE A SECOND AMENDMENT TO THE PROPERTY DISPOSITION AND DEVELOPMENT AGREEMENT BETWEEN THE CRA AND ETA NU EDUCATION FOUNDATION, INC. REGARDING PROPERTY LOCATED AT MLK BOULEVARD AND 10TH AVENUE (THE PROPERTY) AND A FIRST AMENDMENT TO THE LEASE FOR THE PROPERTY, BOTH AMENDMENTS ALLOWING FOR AN INSTALLMENT PURCHASE OPTION; PROVIDING AN EFFECTIVE DATE.

Summary of Purpose and Why:

Both the Development Agreement and the Lease between the CRA and ETA NU Foundation provide for a purchase option. The existing option contemplates notice by Eta Nu and a regular closing to occur with payment of the full purchase price at the time of closing. ETA NU has requested that the CRA allow it to pay the purchase price on an installment payment. If the purchase option is exercised during the first ten year term of the Lease, the purchase price for the land is fixed at \$150,000. Accordingly, the amendments to the Development Agreement and the Lease would allow ETA NU to begin with an initial payment of \$20,000 which they would like to make in June, 2018, with installment payments of \$18,600 in each of the remaining seven years of the first ten year term.

8. A RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY (CRA) APPOINTING _____, ENGINEER OR RELATED INDUSTRY PROFESSIONAL, TO THE NORTHWEST DISTRICT ADVISORY COMMITTEE OF THE CRA FOR A

TERM OF TWO (2) YEARS; SAID TERM TO EXPIRE ON MAY 15, 2020;
PROVIDING AN EFFECTIVE DATE.

Summary of Purpose and Why:

Jay Ghanem, member of the Northwest CRA District Advisory Committee, term expires on May 15, 2018, and he has expressed interest as remaining as a member of the Committee serving under the membership category of "Engineer or Related Industry Professional" who is either a resident or business owner within the City of Pompano Beach. Currently, Mr. Ghanem is the only applicant to qualify under this membership category and his application is being presented to the CRA Board for reappointment to the Northwest CRA Advisory Committee.

Applicant:

Jay Ghanem – District 4

X. REPORTS

A. EXECUTIVE DIRECTOR

- Qualified Opportunity Zones
- Culinary Kitchen Program
- Northwest CRA Advisory Committee Minutes/Incentives
- East CRA Advisory Committee Minutes/Incentives
- Staff Assignments

B. CRA ATTORNEY

C. FINANCIAL SUMMARIES

- April

D. NEXT MEETING DATE – June 19, 2018

E. CRA BOARD

XI. ADJOURNMENT