

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

**Tuesday, July 18, 2017
CITY COMMISSION CHAMBERS
5:30 P.M.**

PRESENT

Mayor	Lamar Fisher
Vice-Chair	Charlotte Burrie
Commissioner	Rex Hardin
Commissioner	Barry Moss
Commissioner	Beverly Perkins
Commissioner	Michael Sobel

ALSO PRESENT

CRA Co-Executive Directors	Kim Briesemeister
	Chris Brown
CRA Attorney	Claudia McKenna
City Manager	Greg Harrison
Assistant City Manager	Brian Donovan
ECRA Advisory Committee	Judy Niswonger
City Attorney	Mark Berman
West Palm Beach CRA	John Ward
West Palm Beach CRA	Dr. Alisha Winn
NW CRA Director	Nguyen Tran
Project Manager	Adriane Esteban
CIP Manager	Horacio Danovich
Project Manager	David Hasenauer
Project Manager	Emily Marcus
Program Director	Dahlia Baker
Marketing Director	Sharon West McCormick
Marketing Coordinator	Keila Rodriguez
Cultural Executive Director	Jody Leshinsky
Director of Prog. & Facilities	Grace Gdaniec
Marketing Events Coordinator	Tiara Striggles
Director of Prog. & Facilities	Cherolyn Davis
CRA Clerk	Marsha Carmichael
Deputy City Clerk	Kervin Alfred

CALL TO ORDER

Mayor Fisher called the meeting of the Community Redevelopment Agency Board to order at 5:30 P.M.

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES

June 20, 2017 Minutes

MOTION made by Commissioner Hardin to approve the minutes of the June 20, 2017 CRA Board Meeting. Seconded by Vice-Mayor Burrie. Motion was approved unanimously.

APPROVAL OF THE AGENDA

MOTION made by Commissioner Hardin to approve the Agenda. Seconded by Vice-Mayor Burrie. Motion was approved unanimously.

AUDIENCE TO BE HEARD

Cindy Groves, 133 N. Pompano Beach Blvd., asked if a traffic study has been done regarding the pier development. **Kim Briesemeister** answered before the pier development started there was a defined amount of square footage given for development and a traffic analysis was completed. She explained the options were a hotel or 10,000 square feet of restaurant space and hotels generate a lot less traffic than restaurants. Cindy Groves said people are using street parking instead of the garage which is causing problems for residents.

Veronica Thomas, 624 NW 3rd Avenue, said she is working with the CRA and residents in the NWCRA area to make changes for the community. She wants more activities for the residents of the NWCRA. She suggested a resource center and an area like Rhythm and Vine and handed information regarding Rhythm and Vine to the Board members.

LeRhonda Henley, 601 NW 20th Street, agrees a resource center and an area like Rhythm and Vine would be great for the community.

David Miller, District 5, said he is bringing new information to the Historical Society regarding Collier City. He likes the advances Pompano Beach is making in cultural arts and he's glad changes are finally happening for District 5. He appreciates the City cleaning up the playground at the park in Collier City.

Sharon Stephenson, 41 NE 1st, said **David Miller** is very involved in community based exhibitions at BaCA and would love to collaborate with him for an event recognizing Collier City residents.

Bishop Dr. Ivory Wilson, 2419 NW 6th Street, said he wants to encourage the Board to consider the black community when making decisions in development.

PRESENTATION

Historic Northwest Rising West Palm Beach Presentation – **Jon Ward** and **Dr. Alisha Winn**. **Jon Ward** and **Dr. Alisha Winn** gave a presentation regarding the process they used in West Palm Beach for outreach and community involvement during redevelopment. **Mayor Fisher** thanked **Mr. Ward** and **Ms. Winn** for sharing their experiences and presentation. **Kim Briesemeister** said she hopes to use their experiences and guidance from a group like 880 Cities to move the Pompano Beach community forward in a collaborative way.

CONSENT AGENDA

Item #2 pulled from the consent agenda by Commissioner Perkins.

Motion made by Commissioner Hardin to approve the consent agenda. Seconded by Vice-Mayor Burrie. On roll call, motion was approved unanimously.

Item #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 WESLEY R. INNOCENT AND MICHELE N. INNOCENT FOR PROPERTY LOCATED AT 2031 NW 6TH COURT; PROVIDING AN EFFECTIVE DATE.

Approved on consent.

REGULAR AGENDA

Item #2

A RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY (CRA) APPROVING AND AUTHORIZING THE PROPER OFFICIALS TO EXECUTE A FIRST AMENDMENT TO SUBLEASE AGREEMENT AND A FIRST AMENDMENT TO PATIO GROUND LEASE AGREEMENT BETWEEN THE CRA AND ATLANTIC HOSPITALITY GROUP II,

LLC, RELATING TO PROPERTY LOCATED AT 44 NORTHEAST 1ST STREET, POMPANO BEACH, FLORIDA; PROVIDING AN EFFECTIVE DATE.

Adriane Esteban explained the amendment is to update the project schedule because the tenant encountered some issues in the permitting process. **Commissioner Perkins** asked if the owners of The Foundry are connected to Atlantic Hospitality Group. **Adriane Esteban** answered yes, they are connected to Atlantic Hospitality Group Two and Three but the CRA doesn't have any relationship with Atlantic Hospitality Group One. **Commissioner Perkins** asked **Kim Briesemeister** to advertise in the Sun Sentinel, Miami Herald, and The Pelican when properties are available for lease. **Kim Briesemeister** explained leased properties aren't bid like services so we have a policy which the CRA follows which includes listing the property on Loopnet and using a "for rent" sign.

MOTION made by Commissioner Hardin to approve this resolution. Seconded by Vice Mayor Burrie. On roll call, motion passed unanimously.

Item #3

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 THE FRUITFUL FIELD, INC. TO ESTABLISH AND SERVE AS THE OPERATOR OF A COMMUNITY GARDEN IN THE NORTHWEST COMMUNITY REDEVELOPMENT AREA; PROVIDING AN EFFECTIVE DATE.

Emily Marcus made a brief presentation regarding hiring a garden manager and operator for a community garden in the Northwest CRA community. She introduced Flavio Sloat and Chris Reesor from the Fruitful Field.

LeRhonda Henley, 601 NW 20th Street, said she has discussed the community garden with the CRA and wanted to oversee the garden. She asked why the garden was outsourced instead of staying in the community. **Emily Marcus** explained the CRA sought an experienced gardener to manage the community garden to get it started successfully. She reminded **Ms. Henley** during these recent discussions they agreed it was better to start with a group of skilled community garden partners to ensure the garden's success and that Ms. Henley would be a perfect candidate for the garden apprentice. **Kim Briesemeister** said the goal is to have a successful start to the community garden then hand it over to the community to run in the future.

Vicente Thrower, 1890 NW 6th Avenue, said Blanche Ely High School should run the garden. **Kim Briesemeister** explained the community garden should be a broader project than just the high school students and the high school is no longer interested.

Richard Stephenson, 41 NE 1st, said he has visited the Fruitful Field and it is a very successful garden and the community enjoys it. He said they work well with the youth of the community and it is a great opportunity.

Veronica Thomas, 624 NW 3rd Avenue, said she recently attended a NWCRA Advisory Committee Meeting and **Whitney Rawls** said the community garden didn't come before the Advisory Committee. **Mayor Fisher** asked **Kim Briesemeister** if the NWCRA Advisory Committee approved the proposal on July 10, 2017. **Kim Briesemeister** answered yes.

Debra Campbell, 1950 NW 4th Court, asked if there is a way to use the garden for training young high school students or for people who are recently out of jail.

Sharon Stephenson, 41 NE 1st, is excited about the community garden project and would like to use Blooming Bean at BaCA as a place to pick up community shares.

Hazel Armbrister, 1808 NW 6th Avenue, asked the CRA Board to consider LeRhonda Henley to manage the community garden.

Bishop Dr. Ivory Wilson, 2419 NW 6th Street, said everyone needs to learn to work together.

David Miller, District 5, suggested the community garden manager get with the McDougal House Garden and with Broward Community College and their agriculture program for assistance and volunteers.

Flavio Sloat and **Chis Reesor**, from Fruitful Field, spoke about their experience and success with community gardens.

Commissioner Perkins said she is concerned about the \$48,288.00 going to Fruitful Field for the first year. She suggested starting a garden club and using LeRhonda Henley to get the garden started. She asked the CRA Board to postpone voting on the resolution until September so she can organize a garden club. She stated Pompano Beach is a farming community and they just need dedicated people and volunteers.

Commissioner Perkins made a motion to table the item until September. No second on the motion.

Vice-Mayor Burrie said the expertise of the Fruitful Field will be passed on to the community. She said the idea of the community garden has been around for 6 years and she's ready to move forward with the current plan with Fruitful Field.

MOTION made by Commissioner Hardin to approve this resolution. Seconded by Vice Mayor Burrie. On roll call, the motion passed 5-1.

“Yes” – Fisher, Burrie, Hardin, Moss, Sobel

“No” – Perkins

Item #4

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 MG PAVANI REMODELING CORP FOR PROPERTY LOCATED AT 100 SE 20TH AVENUE, POMPANO BEACH, FLORIDA; PROVIDING AN EFFECTIVE DATE.

Claudia McKenna gave a background of the unsolicited proposal and addressed some concerns which were brought up at the East CRA Advisory Committee. She explained the legal process and stated a thirty day invitation for proposal was done by the CRA and will expire on July 25, 2017. The contract will not be signed until after that date.

MOTION made by Commissioner Hardin to approve this resolution. Seconded by Vice Mayor Burrie. On roll call, the motion passed unanimously.

Item #5

A RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY (CRA) APPROVING AND AUTHORIZING THE PROPER OFFICIALS TO EXECUTE A REVISED LICENSE AGREEMENT BETWEEN THE CRA AND THE CITY OF POMPANO BEACH RELATING TO USE OF THE COMMERCIAL KITCHEN AT THE E. PAT LARKINS COMMUNITY CENTER, 520 MLK JR. BOULEVARD, POMPANO BEACH, FLORIDA, FOR A CULINARY KITCHEN INCUBATOR PROGRAM; PROVIDING AN EFFECTIVE DATE.

Dahlia Baker presented the License Agreement for the use of the commercial kitchen at the E. Pat Larkins Community Center.

MOTION made by Commissioner Hardin to approve this resolution. Seconded by Vice Mayor Burrie. On roll call, motion passed unanimously.

Item #6

INNOVATION DISTRICT REPORT – URBAN LAND INSTITUTE SYMPOSIUM UPDATE.

Kim Briesemeister explained she would like to get feedback from the CRA Board regarding some of the pop-up projects mentioned at the ULI Event in order for the CRA to move forward to work with the community and Advisory Committees on their ideas. **Emily Marcus** gave a presentation regarding the ULI Event. **Commissioner Perkins** asked Kim Briesemeister to meet with the people in District 4 to let them know what is going on. **Kim Briesemeister** said it would be helpful to have access to the contact list. **Commissioner Perkins** said she will reach out to the community with the meeting information.

Commissioner Hardin made a motion to explore the pop-up container project idea with the Advisory Committees and the Community. Seconded by Vice Mayor Burrie. Motion was approved unanimously.

Item #7

PRESENTATION OF FINANCING AND IMPLEMENTATION PLANS (FY2018-2021) FOR THE NORTHWEST AND EAST CRA DISTRICTS.

Adriane Esteban gave a presentation regarding the budget for the Northwest CRA District and East CRA District. **Commissioner Perkins** asked how much cash is available to the CRA right now. **Kim Briesemeister** directed **Commissioner Perkins** to the proposed budget which shows approximately \$12 million. **Mayor Fisher** said most of that money is already allocated and committed.

REPORTS

1. Idea Accelerator Workshop

Emily Marcus explained the Mayor's Challenge and the Idea Accelerator Workshop. **Mayor Fisher** said it is an honor to participate. The CRA Board directed the CRA to work with the City Manager to move forward to schedule the workshop.

Claudia McKenna stated there were concerns regarding the appointment of David Seleski to the East CRA Advisory Committee. She explained there isn't a conflict of interest because there is a specific exemption in the Code of Conduct for Public Officers that allows him to serve in an advisory capacity as long as there isn't a vote that involves his bank. She said it is an appropriate appointment and not an ethics violation. **Ms. McKenna** also clarified an issue regarding

contract employees that came up at a City Commission meeting. She said the CRA follows all laws and the CRA contracts mirror the City's contracts. She explained the City Charter prevents the City Commission from interfering in employment matters. Employment matters for the CRA should be directed to the Executive Director and city employment matters should be directed to the City Manager. She stated she is not aware of any complaints.

Commissioner Hardin said everyone should go behind BaCA to see the murals in the alley. He thanked **Kim Briesemeister** for facilitating the ULI event.

Commissioner Moss announced Collier City Homeowners Association will host CRA Staff on July 22, 2017 for a community workshop from 9-11AM at the McNair Community Center.

Commissioner Perkins read excerpts from a letter written to the Pelican Newspaper from John Geer. The Pompano Beach resident said the complaints aren't loud enough from the Northwest Community. She announced a cleanup on Saturday at Apollo Park with JustUs League. **Commissioner Perkins** thanked the City Manager for being diligent to get the electricity on in her area. She also thanked Tim Irvin with BSO for doing a great job in cleaning up District 4. **Commissioner Perkins** expressed her sympathy regarding the passing of Eunice Harvey.

Commissioner Sobel commended the CRA for the new agenda format. He also announced a city tree giveaway this weekend and encouraged everyone to come. He said there is a disconnect between the community and the CRA Board which leaves the residents of the Northwest feeling shutout of the process. He would like to see better communication between the CRA and the Community.

Mayor Fisher explained there has been great leadership in the city for many years and he takes offense when he hears millions of dollars have been spent and nothing has been done. He expressed his admiration for the work of E. Pat Larkins in leading the city as a whole. He encouraged the CRA Board to work closer with CRA staff and communicate better with the members of the community.

ADJOURNMENT

Mayor Fisher adjourned the meeting of the CRA Board at 8:35 PM.