



City of Pompano Beach

100 W. Atlantic Blvd.
Pompano Beach, Florida
33060

Detailed Minutes - Draft

Community Redevelopment Agency

Rex Hardin, Chairperson
Barry Moss, Vice Chairperson
Andrea McGee, Board Member
Rhonda Eaton, Board Member
Tom McMahon, Board Member
Beverly Perkins, Board Member

Gregory P. Harrison, Executive Director
Claudia McKenna, CRA Attorney
Marsha Carmichael, CRA Secretary

Tuesday, June 18, 2019

5:30 PM

Commission Chamber

CRA Board Meeting

CALL TO ORDER

Chairman Hardin called the CRA Board Meeting to order at 5:30 PM.

ROLL CALL

Present Board Member Rhonda Eaton, Board Member Andrea McGee, Board Member Tom McMahon, Board Member Beverly Perkins, Vice Chair Barry Moss, and Chairperson Rex Hardin

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES

[19-522](#) CRA Board Meeting Minutes of May 21, 2019

A motion was made by Vice Chair Moss, seconded by Board Member Perkins, that the Minutes be APPROVED. The motion carried by a unanimous voice vote.

APPROVAL OF AGENDA

A motion was made by Vice Chair Moss, seconded by Board Member Perkins, that the Agenda be APPROVED. The motion carried by a unanimous voice vote.

CONSENT AGENDA DISCUSSION

No items were pulled from the Consent Agenda.

A. AUDIENCE TO BE HEARD

Kay Johnson, 213 SE 23rd Avenue, is concerned about committee meeting minutes being incorrect when presented to the Board. She would like to see the Board give the

Chamber time to move or consider moving the McNab House to the library site. She asked **Chairman Hardin** if there would be control over the property if it is leased out for a restaurant. **Chairman Hardin** answered there isn't a lease at this time and the direction of the Board is to move the McNab House to McNab Park.

Gladys and Willie Cameron, Around the Dinner Table, 1915 NW 5th Way, gave an update on the Culinary Kitchen Program and thanked the CRA for the opportunity. They said there will be a total of 103 people who have completed the program by the end of July. **Commissioner Perkins** asked when the program ends because she would like it put on the agenda to be continued. Ms. Cameron said the program ends July 31. **Nguyen Tran**, CRA Director, said he has been working with City staff to continue the programming of the Culinary Kitchen.

Ed Phillips, 384 NW 19th Street, is concerned with crime in the area and asked everyone to come together for some type of event to bring awareness to the gun violence in the area. He reported the Tiger Trail is holding an event planning session for the festival and he needs to hear from the City regarding co-sponsoring the event. Mr. Phillips asked about the process of unsolicited proposals. **Chairman Hardin** said anyone can submit an unsolicited proposal to the City or CRA. **Nguyen Tran** said they still have to advertise with an unsolicited proposal.

Sharon Stephenson, Blooming Bean Coffee Roasters, 41 NE 1st Street, read a prepared statement thanking everyone on the CRA Board and the CRA staff for the opportunity of opening their coffee shop and the work they've been able to do for charitable organizations and women in need. They are excited about moving forward and growing their business as they close Blooming Bean in Old Town. **Chairman Hardin** wished them all the best on their new venture.

B. CONSENT AGENDA

A motion was made by Vice Chair Moss, seconded by Board Member Perkins, that the Consent Agenda be APPROVED. The motion carried unanimously.

1. [19-492](#) Approval to award Bid T-23-19 44 N.E. 1st Street Improvements to the lowest responsive responsible bidder, R. P. Utility & Excavation Corporation, at a cost of \$109,782.74.
(Fiscal Impact: \$109,782.74)

(Staff Contact: Horacio Danovich)

A motion was made by Vice Chair Moss, seconded by Board Member Perkins, to APPROVE/ADOPT the item under the Consent Agenda. The motion carried unanimously on the Consent Agenda.

2. [19-495](#) 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 HABITAT FOR HUMANITY OF BROWARD, INC. RELATING TO NINE (9) VACANT INFILL HOUSING PARCELS LOCATED ON NW 27 AVENUE, COLLIER CITY, IN THE NORTHWEST CRA DISTRICT; PROVIDING AN EFFECTIVE DATE.

(Fiscal Impact: N/A)

(Staff Contact: Nguyen Tran)

A motion was made by Vice Chair Moss, seconded by Board Member Perkins, that the CRA Resolution be ADOPTED.. The motion carried. by a unanimous voice vote.

Enactment No: CRA RES. 2019-32

3. [19-498](#) 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 HADAR HOMES, LLC. RELATING TO PROPERTIES LOCATED ON THE NORTHWEST CORNER OF NW 27 AVENUE AND NW 13 STREET TO EXTEND THE CONSTRUCTION COMPLETION DATE TO SEPTEMBER 15, 2020; PROVIDING AN EFFECTIVE DATE.

(Fiscal Impact: N/A)

(Staff Contact: Nguyen Tran)

A motion was made by Vice Chair Moss, seconded by Board Member Perkins, that the CRA Resolution be ADOPTED.. The motion carried. by a unanimous voice vote.

Enactment No: CRA RES. 2019-33

4. [19-504](#) A RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY (CRA) APPROVING AND AUTHORIZING THE PROPER OFFICIALS TO EXECUTE A FIRST LEASE AMENDMENT AND EXTENSION AGREEMENT BETWEEN THE CRA AND MG PAVANI REMODELING CORP. FOR PROPERTY LOCATED AT 100 SE 20TH AVENUE; PROVIDING AN EFFECTIVE DATE.

(Fiscal Impact: \$1,787 revenue per month)

(Staff Contact: Kimberly Vazquez)

A motion was made by Vice Chair Moss, seconded by Board Member Perkins, that the CRA Resolution be ADOPTED.. The motion carried. by a unanimous voice vote.

Enactment No: CRA RES. 2019-34**C. REGULAR AGENDA**

5. [19-507](#) CONSIDERATION OF AN UNSOLICITED DEVELOPMENT PROPOSAL FROM REVA DEVELOPMENT CORPORATION TO CONSTRUCT AN 80-UNIT ARTIST BASED HOUSING DEVELOPMENT ON CRA OWNED LANDS TO BE LOCATED ON THE NORTH SIDE OF NW 4TH STREET, BETWEEN NW 6TH AVENUE AND NW 4TH AVENUE.

(Fiscal Impact: \$1,600,000.00 (Purchase Offer))

(**Staff Contact:** Nguyen Tran)

Nguyen Tran, CRA Director, gave a presentation for the unsolicited proposal for an 80-unit artist housing development to the CRA Board and reviewed the initial terms. **Mr. Tran** told the Board the NWCRA Advisory Committee was concerned about the rental rates of the units and there are outstanding questions regarding Opportunity Zone funding. **Mr. Tran** introduced Don Patterson from REVA Development who made a presentation regarding the proposed development.

Jocelyn Jackson, Pompano Beach, asked about the cost for a two-bedroom apartment. Mr. Patterson said it would depend on the number of people in the household and their income but approximately \$1600.00 with some units being lower and some higher. Jocelyn Jackson said there are already people complaining about the rent at City Vista increasing and she wants Mr. Patterson to be very specific about rental prices and the number of artists who will live there. She doesn't think the rental prices will be affordable for the NW community.

Board Member McGee said the proposed property is beautiful and she wants to make sure its successful but the prices are not compatible for the area. She asked when Mr. Patterson expects to be receiving the rents he is proposing. Mr. Patterson answered 18 months to stabilization and the market will determine the rental prices. **Ms. McGee** said the market rates listed are too high to be successful. **Ms. McGee** asked about the timeline. Mr. Patterson said 8 to 10 months to find funding and have permits in hand.

Vice Chairman Moss asked who will be financing the project. Mr. Patterson said there were discussions with PNC Bank but that window of opportunity has closed. He stated there are three funds interested in the project and they are in discussions. **Mr. Moss** said underwriters are going to look to see if the project is sustainable and will want to see comps for the rental rates from the area. He stated there are not any comps in the area for the rates proposed and its going to be a problem which concerns him.

Board Member Perkins expressed her concern regarding the rental rates proposed. She asked if the NWCRA Advisory Committee recommended the project. Mr. Patterson answered yes. **Board Member Perkins** said she likes the vision of the project but she wants to make sure the project will work and she doesn't see the rental rates working in the NW area at this time. **Ms. Perkins** said she would like for Mr. Patterson to go back and try to come up with better numbers. Mr. Patterson asked for an approval from the Board so he will have the opportunity to work with staff on a development agreement.

Board Member Perkins made a motion to postpone the item to give Mr. Patterson the opportunity to work out lower proposed rental rates. Motion failed due to lack of second.

Board Member Eaton thinks the proposed property is beautiful but the City needs to take a more cohesive look at the planning for the entire area in the NW. She thinks the City, as a whole, should restrategize what is best for the area.

Vice Chair Moss asked when the CRA closed on the property. **Mr. Tran** answered May and explained the properties are currently going through asbestos abatement. **Mr. Moss** said he likes the project but it is too much too soon for the area and he wants to put out a RFP for the property. **Mr. Tran** said there was a 30-day notice but the CRA can put out a full RFP.

Greg Harrison, Executive Director, said he would like the Board to give staff time to get the properties completely cleaned up and look at what others might want to propose.

Chairman Hardin said he would like to give the project a chance and direct staff to work with Mr. Patterson towards a development agreement for at least 60 days. **Mr. Harrison** asked **Claudia McKenna** if moving forward towards a development agreement would give Mr. Patterson site control. **Ms. McKenna** answered no. She reminded the Board there is not a meeting in August so the item wouldn't come back to the Board until September. **Chairman Hardin** asked **Mr. Harrison** if he is comfortable moving forward with a development agreement. **Mr. Harrison** answered no, there are too many unanswered questions. **Chairman Hardin** said the item shouldn't have come before the Board if staff doesn't support moving to a development agreement.

Vice Chair Moss said Mr. Patterson should come back before the Board in September.

Vice Chair Moss withdrew his motion to approve the item.

Mr. Harrison asked if the Board would like an RFP put out for the area. **Chairman Hardin** said it should be done if staff thinks its a good idea. **Claudia McKenna** said it would be helpful if the Board gave staff an idea of what they want to see in that area before an RFP goes out. **Mr. Harrison** said he will schedule one on one meetings to discuss.

No action was taken on the Item for Consideration/Discussion. Original Motion for Approval was withdrawn by Vice Chair Moss.

6. [19-442](#) A RESOLUTION OF THE POMPAÑO BEACH COMMUNITY REDEVELOPMENT AGENCY (CRA) APPROVING AND AUTHORIZING THE PROPER OFFICIALS TO EXECUTE AN AGREEMENT FOR PROFESSIONAL SERVICES BETWEEN THE CRA AND PROFESSIONAL SECURITY CONCEPTS, INC. FOR UNARMED ROVING SECURITY GUARD SERVICES; PROVIDING AN EFFECTIVE DATE.
(Fiscal Impact: \$100,000 for FY2019)

(Staff Contact: Kimberly Vazquez)

Kim Vazquez, Project Manager, presented the contract with PSC to the Board for the NWCRA district.

Tundra King, 124 NW 15th Street, asked if there were any stats from BSO to see if PSC is effective. **Nguyen Tran** said PSC acts as a deterrent so their effectiveness is hard to calculate with measureables. Kelvin Bledsoe, PSC, said they act as ambassadors and are the eyes and ears for the public to enhance the work of the police. He said their presence prevents crime. He explained the crimes observed are reported to BSO. He stated their job is to supplement what BSO does in the area. Tundra King expressed her concerns with their effectiveness and said she doesn't feel safe in the area. Mr. Bledsoe explained that being homeless isn't a crime but PSC does work with the homeless to make sure they have access to resources and don't commit crimes. **Chairman Hardin** asked Ms. King to speak to Major Adkins regarding the areas she is talking about so BSO can send their deputies, who work with the homeless, to the area.

Jocelyn Jackson, Pompano Beach, is very concerned about security in the district especially after the recent shooting. She's disappointed the BSO substation hasn't been operable for years because it could deter a lot of crime.

Board Member McGee asked how many officers are included in the contract. Mr. Bledsoe answered 2 shifts with 2 officers from 7AM to 11PM and longer on weekends.

Board Member Perkins asked who determines the area being patrolled. **Nguyen Tran**

said mainly the commercial areas are patrolled and any hot spots that come up. **Ms. Perkins** said she would support the contract if they could cover a larger area. **Nguyen Tran** explained there are monthly meetings with the Park Rangers, PSC, and BSO to review the areas being covered.

Chairman Hardin asked if the item went before the NWCRA Advisory Committee. **Nguyen Tran** explained it was sent out for bid and PSC was selected in the selection process and the item was recommended for approval by the NWCRA Advisory Committee.

A motion was made by Vice Chair Moss, seconded by Board Member Perkins, that the CRA Resolution be ADOPTED. The motion carried by the following roll call vote:

Yes: Board Member Eaton, Board Member McGee, Board Member McMahon, Vice Chair Moss, and Chairperson Hardin

No: Board Member Perkins

Enactment No: CRA RES. 2019-35

7. [19-499](#) A RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY (CRA), APPROVING AND AUTHORIZING THE PROPER OFFICIALS TO EXECUTE A CONTRACT FOR SALE & PURCHASE AGREEMENT BETWEEN THE CRA AND POMPANO PROPERTY INVESTMENTS, LLC RELATING TO THE PROPERTY LOCATED AT 11 NE 1ST STREET, POMPANO BEACH AND ALL DOCUMENTS NECESSARY TO EFFECTUATE THE AGREEMENT; PROVIDING AN EFFECTIVE DATE.

(Fiscal Impact: \$1,200,000.00)

(**Staff Contact:** Nguyen Tran/Kimberly Vazquez)

Kim Vazquez, Project Manager, presented the purchase agreement to the Board.

Jocelyn Jackson, Pompano Beach, asked about the location of the property and who owns the property. **Kim Vazquez** answered the property is owned by Pompano Property Investments LLC, Forest Virgil Simpson, and is located in Old Town where the former laundromat was located.

Board Member McMahon disclosed the property to the East of the building is owned by his family member so he discussed this with the CRA Attorney and the City Attorney to see if there was a conflict regarding him voting on the item. **Claudia McKenna** said there is no conflict.

Board Member Perkins asked if RMA still owns property behind this building. **Kim Vazquez** answered yes, Flagler LLC owns a property behind this building.

A motion was made by Vice Chair Moss, seconded by Board Member Perkins, that the CRA Resolution be ADOPTED. The motion carried by the following roll call vote:

Yes: Board Member Eaton, Board Member McGee, Board Member McMahon, Board Member Perkins, Vice Chair Moss, and Chairperson Hardin

Enactment No: CRA RES. 2019-36

8. [19-496](#) 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 KENT AND GLENDA EDWARDS FOR THE PURCHASE OF PROPERTY AT 1560 NW 16 AVENUE; PROVIDING AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.
(Fiscal Impact: \$22,540.00)

(Staff Contact: Nguyen Tran)

Nguyen Tran, CRA Director, gave a brief background regarding the area this property is located. He explained the lot can not be developed until the area is cleaned up.

Board Member Moss asked the amount of the fines on the property. **Nguyen Tran** answered approximately \$500,000.

Board Member Perkins asked about plans for the area. **Nguyen Tran** said there are no dedicated roads and the area is landlocked so it will never get developed and cleaned up unless the CRA and City steps in to do it. **Board Member Perkins** said she would like the area around 18th and 19th to have a dedicated road. **Greg Harrison** said he would appreciate help from **Board Member Perkins** to get the right of way for a road. **Board Member Perkins** said she will be happy to go to the area with staff to discuss it with residents.

Chairman Hardin asked about water and sewer in the area. **Nguyen Tran** stated they are on well and septic.

A motion was made by Vice Chair Moss, seconded by Board Member Perkins, that the CRA Resolution be ADOPTED.. The motion carried by the following roll call vote:

Yes: Board Member Eaton, Board Member McGee, Board Member McMahon, Board Member Perkins, Vice Chair Moss, and Chairperson Hardin

Enactment No: CRA RES. 2019-37**D. REPORTS**

Board Member Perkins said she is very concerned about shootings in the area. She mentioned an article about Palm Beach County creating a task force to combat violent crime and suggested Broward County do the same. **Ms. Perkins** would like a substation opened in District 4 with Braggs Cristwell's name and also a substation in Collier City. Major Adkins spoke about the recent actions of BSO including a recent gang sweep in the area which included multiple agencies on the task force. Major Adkins spoke about a recent shooting in the area and asked the public to come forward to help locate the suspect who has been identified. **Board Member Perkins** said she would like to see community policing in the area.

Chairman Hardin encouraged the public to attend the CRA Advisory Committee meetings to give their input on proposed items for the community. He cautioned CRA Board members, who attend the advisory meetings, to listen and not impact the advice coming to the Board.

E. ADJOURNMENT

Chairman Hardin adjourned the CRA Board Meeting at 7:59 PM.