

POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY

Northwest CRA ADVISORY COMMITTEE

Monday, December 2, 2019

E. Pat Larkins Civic Center

6:00 p.m.

MOTION COVER SHEET OF MINUTES

Motion made by Jay Ghanem to approve the minutes from the NWCRA Advisory Committee Meeting of November 4, 2019. Seconded by Velma Flowers. Motion was approved unanimously.

Motion made by Jay Ghanem to approve the incentive applications of the Innovate Food Group, LLC. Seconded by Veronica Thomas. Motion was approved unanimously.

Motion made by Jay Ghanem to approve the term sheet. Seconded by Velma Flowers. Motion was approved unanimously.

Motion made by Jay Ghanem to relocate the McClellan Office and renovate for Café/Wine Bard use. Seconded by Shelton Pooler. Motion was approved unanimously.

Motion made by Jay Ghanem to approve the purchase but asked staff to try and negotiate a better price. Seconded by Velma Flowers. Motion was approved unanimously.

**POMPANO BEACH
COMMUNITY REDEVELOPMENT AGENCY**

**Northwest CRA ADVISORY COMMITTEE
MEETING MINUTES**

**Monday, December 2, 2019
E. Pat Larkins Civic Center
6:00 p.m.**

A. CALL TO ORDER

Whitney Rawls called the meeting of the Northwest CRA Advisory Committee to order at 6:01 p.m.

B. ROLL CALL

PRESENT

Whitney Rawls – Chairman
Jay Ghanem – Vice Chair
Shelton Pooler
Veronica Thomas
Velma Flowers

ABSENT

Phyllis Smith

ALSO PRESENT

Commissioner Perkins
Chris Brown, RMA Principal
Nguyen Tran, Director
Kim Vazquez, Project Manager
Marsha Carmichael, Administrator
Dahlia Baker, Workforce Program Director
Dani Sabat, Project Coordinator

C. ADDITIONS/DELETIONS/REORDERING

Addition of Item G4 – Contract for Sale/Purchase of property located at 702, 704, 706-708 MLK Blvd.

D. APPROVAL OF MINUTES

1. November 4, 2019

Motion made by Jay Ghanem to approve the minutes from the NWCRA Advisory Committee Meeting of November 4, 2019. Seconded by Velma Flowers. Motion was approved unanimously.

E. AUDIENCE TO BE HEARD

None.

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F. OLD BUSINESS

None

G. NEW BUSINESS

1. Strategic Investment Program/Façade & Business Site Improvement Program
Applications 165 NE 1st Avenue – Innovative Food Group LLC

Kim Vazquez, Project Manager, presented the item to the Committee. She covered many things including but not limited to:

- Floor Plan including tables and chairs, bathroom, kitchen, walk-in cooler, outdoor seating and bar
- New windows and entryway
- Architectural features
- Electrical/Lighting
- Currently 4,000 sf of vacant space
- Estimated cost of improvements \$1.2 million
- Asking \$40,000 under the Façade and Business Site Improvement Program and \$150,000 under the Strategic Investment Program.

Staff recommends approval. There were no audience comments. Mike Linder is the owner and operator of the Innovate Food Group. **Ms. Vazquez** explained the project came before the Committee as a Term Sheet and subsequently an approved Sublease Agreement which allowed Mr. Linder to apply for the incentive programs to assist with offsetting the cost for buildout of the vacant space. **Mr. Rawls** asked about the timeline. **Ms. Vazquez** said it should happen in the next year. **Mr. Ghanem** asked if there would be more money for others and the answer was yes, there is \$400,000 budgeted for this year.

Motion made by Jay Ghanem to approve the incentive applications of the Innovate Food Group, LLC. Seconded by Veronica Thomas. Motion was approved unanimously.

2. Term Sheet for Sublease Agreement 44 NE 1st Street and a Lease for the Adjacent Property

Kim Vazquez, Project Manager, presented the item to the Committee. She covered many things including but not limited to:

- Located in Old Pompano
- Fixturing period of 36 months
- Logo and menu
- Floor Plan with indoor/outdoor patio seating and bar

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- 5,000 sf exterior space for patio seating which will require a separate lease with the CRA
- 3-5 year
- \$11.72 SF initial rent to commence after fixturing period which begins upon execution of lease

Troy Ganter spoke to the Committee and reviewed his background. He explained his interest in Pompano Beach and is excited about this opportunity. Papamigos Restaurant and Bar is their concept and they believe it will be one of the best restaurants in town. They will specialize in crazy Asian with a Mexican flair along with tapas and sushi. He is in business with Brian Faeth and Lauren Grosso. The audience did not have any comments or questions. The item was opened up for Committee discussion. There was a question if RMA played a role in this project and the answer was no. **Ms. Flowers** asked if there would be a mural on the wall and the answer was that was up to the City. **Ms. Flowers** asked if they would reconsider some of their menu names as she feels they are inappropriate.

Motion made by Jay Ghanem to approve the term sheet. Seconded by Velma Flowers. Motion was approved unanimously.

3. Presentation of the McClellan Café/Wine Bar Concept.

Nguyen Tran, CRA Director, reviewed the background of the item and turned it over to **Chris Brown, RMA Principal**, who covered the following:

- 700 square feet
- Historical building
- Historical architecture
- NE 1st Avenue
- Near the McNab House and many other important landmarks
- Site Plan
- Preservation of this site will be beneficial
- \$450,000 to move and renovate this building

Jerry Bowman, Historical Society, mentioned they do have a tour every two weeks that includes the surrounding areas of Pompano and this would be a great addition to the tour and the City.

Claudia Dubois grew up here and would love to preserve this building for the City. It is a charming building and has local history. She urged everyone to get behind this concept. Novice Johnson said she is also supports preserving and moving the building. Larry Slappy echoed the previous sentiments.

Motion made by Jay Ghanem to relocate the McClellan Office and renovate for Café/Wine Bard use. Seconded by Shelton Pooler. Motion was approved unanimously.

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4. Contract for sale or purchase of 704, 706-708 MLK Boulevard

Nguyen Tran, CRA Director, reviewed the item covering the following with the Committee:

- At \$617K and appraised at \$650K.
- Owner, Ms. Robinson is asking \$650K for the property
- Present tenants will remain and keep the same rent
- After the Innovation District begins and the space CRA will help relocate the tenants to another CRA property
- G-1 Investments purchased the property approximately five weeks ago at \$425K and they will agree to take the appraised \$650k price
- G-1 Investments has let the CRA know there are other entities looking at this property with interest

Much discussion was had by the Committee and the Committee understood the importance of acquiring this property but wants to renegotiate the price. The new owner, G-1 Investments acquired this property 5 weeks ago for \$425k and they feel that \$650K should be negotiated down regardless of the appraised value.

Motion made by Jay Ghanem to approve the purchase but asked staff to try and negotiate a better price. Seconded by Velma Flowers. Motion was approved unanimously.

H. DIRECTOR/STAFF REPORT

1. Update on research of Community Benefit Program

Dani Sabat, Project Coordinator reported the following:

- Research was done on Hallandale and Delray Beach
- Both programs were inactive
- Reason: Time consuming and hard to manage

Nguyen Tran commented this belongs on the City Procurement side. **Whitney Rawls** asked her to broaden her search and find a successful program somewhere we can mirror.

2. Financial Report – Detail Statement of Activities –October 2019

There was not much going on since the budget year just started so there was nothing substantial to report.

I. KEY PROJECTS

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Nguyen Tran, CRA Director, read the Key Projects memo into the record. The memo is attached to these minutes.

J. COMMITTEE MEMBER REPORTS

Shelton Pooler – attended Light Up MLK and said it was great! He feels we need to ramp up for next year because of the popularity of the event.

Veronica Thomas – is concerned about high-rise buildings coming to the community and blocking the view of residents. She believes the people should be first not the money to be made.

Velma Flowers – said Light Up MLK was wonderful. She mentioned the 250 bags that were given out and needs help next year as she has been out of pocket on these and the event is growing.

Jay Ghanem – thinks we should not lose sight that the people are what's most important to the Community and this Committee.

Whitney Rawls – echoed Mr. Ghanem and Ms. Thomas's sentiments about the citizens being most important. He reminded everyone the conservation of the history of Pompano Beach is very important and we should try to preserve historical properties. He thinks the McClellan Project is a great one but wants to see as much historical preservation in the Northwest as in the East. His quote was "If you do it for them you should do it for us".

Dahlia Baker, Workforce Program Director, reported she spoke with Ms. Luster and the hot dogs at Light Up MLK were hot this year. **Ms. Baker** said she sees a lot of activity going on and she asked the CRA staff and the Committee to be her advocates and surrogates when they are out in the community so people know her office exists and is available to connect workers with businesses. She stated there are contractors and subcontractors to connect to any projects that are coming.

Ms. Baker reported collaborating with FDOT on a workforce training which will happen in April 2020 on Tuesdays from 9-5. Training will include many areas, i.e. asphalt, professional services, painting, construction, bidding and estimating, obtaining FDOT back funding and much more.

NEXT MEETING – Monday, January 6, 2020 at 6:00 p.m. at E. Pat Larkins Civic Center.

K. ADJOURNMENT

There being no other business, the meeting of the NWCRA Advisory Committee meeting adjourned at 7:49 p.m.