



# City of Pompano Beach

100 W. Atlantic Blvd.  
Pompano Beach, Florida  
33060

## Detailed Minutes - Final

### Community Redevelopment Agency

*Rex Hardin, Chairperson*  
*Andrea McGee, Vice Chairperson*  
*Rhonda Eaton, Commissioner*  
*Alison Fournier, Commissioner*  
*Barry Moss, Commissioner*  
*Beverly Perkins, Commissioner*

*Gregory P. Harrison, Executive Director*  
*Claudia McKenna, CRA Attorney*  
*Kervin Alfred, CRA Secretary*

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Tuesday, May 16, 2023

1:00 PM

Commission Chamber

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### Meeting

#### CALL TO ORDER

**Chairperson Hardin** called the CRA Board meeting to order at 1:00 pm.

#### ROLL CALL

**Present** Commissioner Rhonda Eaton, Commissioner Alison Fournier, Commissioner Barry Moss, Commissioner Beverly Perkins, Vice Chair Andrea McGee, and Chairperson Rex Hardin

#### PLEDGE OF ALLEGIANCE

Led by Kervin Alfred, Acting CRA Secretary

#### APPROVAL OF MINUTES

[23-505](#) CRA Board Meeting Minutes April 18, 2023

**A motion was made by Vice Chair McGee, seconded by Commissioner Eaton, that the Minutes be APPROVED. The motion carried by a unanimous voice vote.**

**APPROVAL OF AGENDA**

**A motion was made by Vice Chair McGee, seconded by Commissioner Eaton, that the Agenda be APPROVED AS SUBMITTED. The motion carried unanimously.**

**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.

Chair Hardin announced that no items were pulled for Board discussion.

**A. AUDIENCE TO BE HEARD**

Chairperson Hardin announced that it was time for "Audience To Be Heard". The following speakers were called to speak before the Board:

**Vicente Thrower** expressed his desire for a barbecue place with liquor on the east side of the town. He asked the mayor if he could open such a business and inquired about available space.

**Chairperson Hardin** suggested applying through the City's regulations and contacting the appropriate office. Vicente asked about vacant space, but the chairperson mentioned that it was leased.

**Vicente Thrower** then asked if he could set up a corner shop to sell barbecue, to which the chairperson advised consulting with Mr. Tran. Mr. Thrower suggested having a special exception for small businesses like his, but the chairperson suggested checking with the Business Development department for allowed options. He mentioned the presence of similar corners in Hollywood and expressed the need for research and a resolution from the board. He concluded by mentioning the need for a downtown barbecue place.

**Sarahca Peterson** spoke about the Seventh Avenue Corridor and the fire that had occurred, displacing many families. She expressed curiosity about the 40-year investigation report and suggested that electrical issues might be the cause of the problem. She emphasized the need for the board and the CRA to assist these families affected by slums and blight, acknowledging that the people should be considered in the definition. Sarahca asked if the CRA could take the initiative and come up with creative solutions to help these families who were now essentially homeless in Pompano. She shared her conversation with a Red Cross representative, stating that it typically falls on the city, not the Red Cross, to take the lead in such disasters. She expressed concerns about the limited assistance the Red Cross might provide and highlighted the need for a plan when families are displaced due to redevelopment or tragedy. She inquired about the CRA's relocation policy, acknowledging its use during property purchases but emphasizing the ongoing challenges posed by slum lords and the need to address affordable housing and market inflation. She emphasized the importance of being proactive in addressing these issues and ensuring the plan aligns with the current circumstances.

**Kim Mohorne** addressed the commissioners regarding the Blanche Ely High School pre-prom issue. She mentioned that the event had been going on for 44 years but faced challenges due to not having a venue this year

after being kicked out of various locations. She expressed the importance of providing a nice place for the students to showcase their senior year and requested assistance in finding a solution.

**Chairperson Hardin** mentioned that he had discussed the matter with Major Wayne Atkins the previous evening and believed that Community Park was available. However, Ms. Mohorne informed him that they received an email from the city stating otherwise.

**Commissioner Perkins** also expressed her previous conversation with Assistant City Manager Earl Bosworth, who had no issues with holding the pre-prom at Hunters Manor Park as long as the necessary security measures were paid for. She emphasized the need to resolve this issue promptly since the event was scheduled for Saturday.

**Chairperson Hardin** suggested that Ms. Mohorne speaks with Mr. Harrison after the meeting to clarify the situation and make immediate plans. He also mentioned that the event had been held on school property in the past but was moved to the community.

## **B. CONSENT AGENDA**

Chair Hardin requested a motion to Approve/Adopt Items 1 and 2 under the Consent Agenda without Board discussion.

**A motion was made by Vice Chair McGee, seconded by Commissioner Eaton, to APPROVE/ADOPT the item under the Consent Agenda. The motion carried unanimously.**

1. [23-499](#) A RESOLUTION OF THE POMPAÑO BEACH COMMUNITY REDEVELOPMENT AGENCY (CRA) DESIGNATING THE CRA SECRETARY; PROVIDING AN EFFECTIVE DATE.  
(Fiscal Impact: N/A)

(Staff Contact: Claudia McKenna)

**A motion was made by Vice Chair McGee, seconded by Commissioner Eaton, to APPROVE/ADOPT the item under the Consent Agenda. The motion carried unanimously.**

**Enactment No: CRA RES. 2023-32**

2. [23-500](#) A RESOLUTION OF THE POMPAÑO BEACH COMMUNITY REDEVELOPMENT AGENCY (CRA), APPROVING AND AUTHORIZING THE PROPER OFFICIALS TO EXECUTE A CHANGE ORDER IN THE AMOUNT OF \$88,066.01 PURSUANT TO THE CONSTRUCTION-MANAGER-AT-RISK CONTRACT BETWEEN THE CRA AND MBR CONSTRUCTION, INC., FOR IMPROVEMENTS RELATING TO THE BACKYARD PROJECT; PROVIDING AN EFFECTIVE DATE.

(Fiscal Impact: \$88,066.01)

(Staff Contact: Horacio Danovich/Nguyen Tran)

**A motion was made by Vice Chair McGee, seconded by Commissioner Eaton, to APPROVE/ADOPT the item under the Consent Agenda. The motion carried unanimously.**

**Enactment No: CRA RES. 2023-33**

### **C. REGULAR AGENDA**

3. [23-504](#) Consideration of the proposed Tactical Urbanism/Beautification Plan for NW 6th Avenue between Atlantic Boulevard to NW 15th Street.

(Fiscal Impact: None at this time)

(Staff Contact: Kimberly Vazquez)

**Kimberly Vasquez** provided an overview of the item. She provided background information, stating that the beautification of the avenue had been completed in 2012 but required refurbishments. The CRA budgeted \$3.1 million in FY 2023 for this purpose. Kissinger Design was contracted to conduct an inventory and analysis, resulting in the urbanism plan that aimed to improve the aesthetics and address blight issues. The plan included short and long-term actions, identified opportunities and constraints, and provided cost estimates. She highlighted various aspects such as public utility and maintenance schedules, site furnishings, code enforcement collaboration, street infrastructure, landscape maintenance, and vehicular and pedestrian circulation. She also mentioned the potential for social activities and community involvement. The plan included before and after visual representations of proposed improvements, including removing roundabouts, replacing site furnishings, addressing trash and dumping sites, pressure cleaning sidewalks, and creating additional parking. She concluded by recommending that the board accept the tactical urbanism plan and authorize the CRA to lead the beautification initiatives outlined in the plan using the allocated funds. The Northwest Advisory Committee had already reviewed and approved the plan.

**Vincente Thrower** expressed his frustration with the City's spending on various projects, questioning why the master developer couldn't cover the costs as part of their community benefit during the ongoing RFP process. He suggested using the available capital for other needs and mentioned a spot behind the 731 building where a new building could be constructed, with the developer covering the expenses. He emphasized the need for the market to pay for some of the infrastructure instead of relying solely on the City's funds. He brought up the issue of pressure cleaning, noting the families on Sixth Avenue who needed it, and suggested having a full-time pressure cleaning truck funded by the developer. He questioned why the City was taking the lead and paying for maintenance instead of holding developers accountable. He mentioned the deteriorating appearance of the boxes with the City's tiger logo and emphasized the need for developers to invest in the community rather than just paying taxes and legal fees.

**Chairperson Hardin** mentioned a local developer contributing \$50,000 towards traffic improvements. However, Mr. Thrower expressed disappointment.

**Commissioner Fournier** expressed concerns about investing more money in the Northwest Sixth Avenue corridor while the area was experiencing significant changes and ongoing development projects with developers. She questioned the budget allocation and specific items in the plan, such as the cost of sod and the proposed speed tables. The commissioner also questioned the necessity of replacing the traffic circles with raised intersections for safety reasons.

Commissioners discussed the history of the banner poles and the responsibility for their maintenance, with city administration clarifying that ongoing expenses like banners fall under the City's responsibility, not the CRA's.

**Greg Harrison** acknowledged the concerns raised regarding the banner poles and assured that the issue would be communicated between the CRA staff and public works staff to address the maintenance. He clarified that the project had been voted on and approved two years ago, and the staff was following the directive given by the board.

**Commissioner Moss** expressed that the project seemed more like a maintenance issue rather than a \$3 million expense.

**Commissioner Perkins** explained that the project was important for beautifying the Northwest community and had been a topic of discussion and complaints from the community for some time. She highlighted the need for comprehensive improvements rather than patchwork solutions and emphasized the importance of beautification in the community, which had been neglected in the past. She mentioned the success of similar streetscape projects in other areas and stressed the significance of improving the main entrance to the Northwest community. She believed that the project should not be scaled back but rather expanded to address the slum and blight issues in the area. Finally, she highlighted the positive impact such improvements had on other communities and expressed their support for the project.

**A motion was made by Commissioner Perkins, seconded by Commissioner Eaton, to direct staff to proceed with the Tactical Urbanism/Beautification Plan for NW 6th Avenue as presented. The motion carried by the following roll call vote:**

**Yes:** Commissioner Eaton, Commissioner Fournier, Commissioner Perkins, Vice Chair McGee, and Chairperson Hardin

**No:** Commissioner Moss

4. [23-497](#) Consideration of unsolicited proposals from The Melted Bar 7, LLC and Design Kollaborative Architects Planners, Inc., doing business as DK Architects, to sublease 27 NE 1st Avenue, Pompano Beach, FL 33060 from the Pompano Beach Community Redevelopment Agency.  
(Fiscal Impact: N/A)

(**Staff Contact:** Cassandra LeMasurier)

**Cassandra LeMasurier** provided background information on the lease agreement between the CRA and C Inc for a commercial property located in the Old Town, arts, and entertainment district. She mentioned receiving unsolicited proposals from Melted Bar 7 LLC and DK Architects for subleasing the premises. The Melted Bar proposed offering candle-making classes, retail sales, and collaborations with local businesses and artists. They planned to invest \$80,000 in tenant improvements and were eligible for a facade improvement and business improvement grant. The projected gross sales for the Melted Bar were \$624,000 in the first year, with a net income of approximately \$288,000 and five employees. The proposed rent was \$26,400 annually. On the other hand, DK Architects proposed using the space as an office and requested a special exception to participate in the facade improvement program. They planned to invest \$130,000 for interior build-out and \$50,000 for facade improvements. The lease rate for DK Architects ranged from \$18 to \$20 per square foot annually. She recommended accepting the unsolicited proposal from Melted Bar 7 as it aligned with the goals and objectives of the CRA. She also mentioned the significant investments made by the CRA in the old town area to create an arts and entertainment district. Melted Bar 7 LLC and DK Architects representatives were present at the meeting for any questions.

**Andre Capi**, the owner of DK Architects, highlighted their long-standing presence in the Pompano Beach community and their collaboration with the CRA on various projects. He emphasized DK Architects' contribution to reducing blight, encouraging public and private investments, and improving the economic health of the historic downtown. He mentioned their relocation to the historic downtown in 2019 and their plans to invest in tenant improvements and facade improvements for the subject space. He also discussed DK Architects' role in introducing new clients to the CRA and their active involvement in the community. He argued that DK Architects' presence in the 1100-square-foot space would complement the CRA's goals and objectives. He shared his personal connection to the Pompano Beach community and his commitment to its redevelopment.

**Einnikki McCloud**, the owner of Melted Bar 7 LLC, spoke about her deep ties to Pompano Beach and her desire to create a family-oriented space in the 27 Northeast First Avenue building. She described the Melted Bar's concept of offering candle-making classes and retail sales, catering to people of all ages. She emphasized her volunteer work and her vision of bringing the culture and family-oriented atmosphere back to Pompano Beach. She shared her personal experiences with Pompano Pharmacy and highlighted the Melted Bar's goal of providing activities for residents and visitors alike. She expressed hope for support in bringing her vision to life in the historic downtown area.

**Chairperson Hardin** expressed appreciation for the interest shown in the downtown space and noted that both company submissions were included in the backup materials.

**Sarahca Peterson** voiced her support for the Melted Bar, emphasizing the need for diversity in the area and the potential for the business to bridge the community and attract cultural activities.

**Vicente Thrower** expressed his support for the staff's recommendation and praised DK Architects for their long-standing presence and positive contribution to the community.

**Vice Chairperson McGee** inquired about the lease structure for the candle bar, and **Cassandra LeMasurier** provided details on the proposed lease terms.

**Vice Chairperson McGee** expressed concerns about the lease structures and the preservation of the historic brick in the area.

**Commissioner Moss** questioned the concept of a candle-making business but expressed willingness to support the staff's recommendation.

**Chairperson Hardin** voiced support for the Melted Bar proposal and mentioned having ideas for DK Architects.

**Commissioner Eaton** commended the Melted Bar's potential to attract pedestrians and enliven the area.

**Commissioner Fournier** acknowledged both proposals as worthy but hoped to find an alternate space for DK Architects.

**Commissioner Perkins** expressed enthusiasm for the Melted Bar's diversity.

**Vice Chairperson McGee** praised the concept as fun.

**A motion was made by Commissioner Eaton, seconded by Vice Chair McGee, to direct staff to proceed with the unsolicited proposal from The Melted Bar 7, LLC. The motion carried by the following roll call vote:**

**Yes:** Commissioner Eaton, Commissioner Fournier, Commissioner Moss, Commissioner Perkins, Vice Chair McGee, and Chairperson Hardin

Meeting went into Recess

Meeting Reconvened

5. [23-501](#) Consideration of an Unsolicited Proposal from Big Tree BBQ for construction of a restaurant on CRA owned properties on Powerline Road between NW 4th Court and NW 5th Street.  
(Fiscal Impact: N/A)

**(Staff Contact: Kimberly Vazquez)**

**Kim Vasquez** presented an unsolicited proposal from Big Tree Barbecue for four properties located off Powerline Road. The owners of Big Tree Barbecue are longtime Collier City residents with 30 years of combined

experience in barbecue and soul food. They approached the CRA seeking a brick-and-mortar location for their business. The proposal requested the CRA to contribute to the four properties valued at \$200,000, and Big Tree Barbecue plans to construct a 1,200-square-foot restaurant with an outdoor patio. The Northwest Advisory Committee reviewed the application and recommended its approval.

**Ken Bynum**, the owner of Big Tree Barbecue, highlighted the objectives of his business, including job creation, paying employees competitive wages, offering quality dining experiences, becoming a pillar in the community, generating additional revenue for the city, and participating in local events and fundraisers.

**Ms. Bynum** added to her husband's statement, emphasizing the importance of showcasing the achievement of black-owned businesses in the community. They aim to make a lifelong commitment to their business and provide employment opportunities in the city. Their goal is to demonstrate that black ownership is attainable and encourage others to strive for it. They want to be pillars in the community, teaching and learning from others. Through their food, they hope to create a joyful and loving atmosphere where people can gather and have a fun night at Big Tree Barbecue.

**Commissioner Perkins** expressed support for the proposal and mentioned that she recently started eating barbecue and is excited about the idea. She noted that barbecue is loved by everyone and will be an enhancement for the community.

**Commissioner Eaton** raised concerns about the positioning of the building in relation to the afternoon sun and advised the applicants to consider providing shade for outdoor dining.

**Commissioner Fournier** liked the concept but raised concerns about incomplete financials and suggested the applicants' review and include additional costs in their projections.

**Commissioner Moss** welcomed the business to his district and inquired about a previous hardware store on a nearby parcel.

**Vice Chairperson McGee** recommended considering a different roof design to prevent leaks and also raised concerns about the terms of the property transfer, suggesting a long-term land lease as an option.

**Chairperson Hardin** emphasized the need to protect the value of the properties and ensure a fair agreement.

**Commissioner Perkins** asked if the business would serve breakfast, lunch, and dinner, to which the applicants confirmed.

**A motion was made by Vice Chair McGee, seconded by Commissioner Eaton, to direct staff to proceed with the unsolicited proposal from Big Tree BBQ. The motion carried by the following roll call vote:**



**Yes:** Commissioner Eaton, Commissioner Fournier, Commissioner Moss, Commissioner Perkins, Vice Chair McGee, and Chairperson Hardin

6. [23-502](#) A RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY (CRA) APPOINTING \_\_\_\_\_, ONE RESIDENT, BUSINESS OWNER OR MANAGER OF THE NORTHWEST CRA, TO THE NORTHWEST DISTRICT ADVISORY COMMITTEE OF THE CRA FOR A TERM OF TWO (2) YEARS; SAID TERM TO EXPIRE ON JUNE 15, 2025; PROVIDING AN EFFECTIVE DATE.

(Fiscal Impact: N/A)

(Staff Contact: Kimberly Vazquez)

**A motion was made by Vice Chair McGee, seconded by Commissioner Eaton, that the CRA Resolution - Regular be ADOPTED and to insert the name Shelton Pooler. Chair Hardin nominated Mr. Pooler. The motion carried unanimously.**

**Enactment No: CRA RES. 2023-34**

7. [23-503](#) A RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY (CRA) APPOINTING \_\_\_\_\_, ONE BANKER, FINANCIER OR OTHER MANAGEMENT LEVEL REPRESENTATIVE OF A FINANCIAL INSTITUTION 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 JUNE 15, 2025; PROVIDING AN EFFECTIVE DATE

(Fiscal Impact: N/A)

(Staff Contact: Kimberly Vazquez)

**A motion was made by Vice Chair McGee, seconded by Commissioner Eaton, that the CRA Resolution - Regular be ADOPTED and to insert the name John Berger. Chair Hardin nominated Mr. Berger. The motion carried unanimously.**

**Enactment No: CRA RES. 2023-35**

#### **D. ADDITIONAL AUDIENCE TO BE HEARD**

Mayor Hardin asked if there were any additional speakers signed-up to speak under Audience to be Heard, to which Secretary Alfred replied there were none.

**E. REPORTS**

**Gregory Harrison** thanked the board and mentioned the CRA annual report.

**Claudia McKenna** - No report.

**Chairperson Hardin** announced the next meeting date (June 20th) and acknowledged Commissioner Eaton's birthday.

**Commissioner Eaton** - No report.

**Commissioner Fournier** requested an update on the negotiations for the Wash House and the McNab House.

**Claudia McKenna** informed the commissioners that the lease had been drafted, and they were fine-tuning the terms.

**Commissioner Moss** - No report.

**Commissioner Perkins** shared information about a fire at the Royal Atlantic Apartments and commended BSO and the American Red Cross for their assistance. She also mentioned the need for a plan for future incidents and addressed the issue of a venue not being available for a preschool prom.

**Vice Chairperson McGee** - No report.

**Chairperson Hardin** - No report.

[23-508](#) Monthly Reports

- Northwest CRA Advisory Committee
- East CRA Advisory Committee
- Financial Summaries - March 2023
- FPI Security Reports

**F. ADJOURNMENT**

The meeting adjourned at 3:02 p.m.