

Pompano Beach Community Redevelopment Agency

Commission Chamber
*100 W. Atlantic Blvd.
Pompano Beach, Florida 33060*



Agenda - Final

Tuesday, December 17, 2019

5:30 PM

***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***

CALL TO ORDER

*The Honorable Rex Hardin
Mayor, Presiding*

ROLL CALL

Marsha Carmichael, CRA Secretary

PLEDGE OF ALLEGIANCE**APPROVAL OF MINUTES**

[20-179](#) CRA Board Meeting Minutes November 19, 2019

APPROVAL OF AGENDA**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.

A. SPECIAL PRESENTATION

[20-177](#) Presentation on the relocation of the historic McClellan Office and proposed adaptive reuse of the structure.

(Fiscal Impact: N/A)

Summary Explanation/Background:

Consideration of the relocation of the historic McClellan Office and proposed adaptive reuse of the structure into a café/wine bar or similar type use.

Origin of request for this action: Staff

Fiscal impact and source of funding: N/A

(Staff Contact: Nguyen Tran/Chris Brown)

B. 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 Secretary prior to the meeting.

C. CONSENT AGENDA

1. [20-172](#) 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 GO ECO HOMES, LLC. RELATING TO SIX VACANT INFILL HOUSING PARCELS IN THE NORTHWEST CRA DISTRICT TO EXTEND THE CONSTRUCTION COMPLETION DATE TO MARCH 1, 2020; PROVIDING AN EFFECTIVE DATE.

(Fiscal Impact: N/A)

Summary Explanation/Background:

On December 4, 2017, the Pompano Beach CRA received an unsolicited proposal from GO Eco Homes, LLC to construct six (6) single family homes on CRA-owned infill lots located at the following addresses: (1) 900 NW 19th Ave.; (2) 1910 NW 19th Ave.; (3) 2020 NW 9th St.; (4) 2030 NW 9th St.; (5) 1921 NW 8th St.; and (6) 1911 NW 8th St. The CRA Board directed staff to work towards a developer's agreement at the February 20, 2018 meeting and a Property Disposition and Development Agreement was approved on April 17, 2018 which set the Construction Completion Date to be December 1, 2019. A letter was received from the Developer on November 20, 2019 requesting a three (3) month extension to the Construction Completion date and citing various unexpected time delays with the zoning process and permitting requirements. The homes are currently 80 percent constructed at the factory and will be delivered sometime in December. The Developer is on track once again and is requesting additional time to be considered for construction completion. Should the Board approve the extension request, the new construction completion date will be March 1, 2020.

Origin of request for this action: Staff

Fiscal impact and source of funding: N/A

(Staff Contact: Nguyen Tran)

D. REGULAR AGENDA

2. [20-111](#)

A RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY (CRA) APPROVING AND AUTHORIZING THE PROPER OFFICIALS TO EXECUTE A SUBLEASE AGREEMENT BETWEEN THE CRA AND BROWARD SHERIFF'S DEPARTMENT RELATING TO PROPERTY LOCATED AT 731 DR. MARTIN LUTHER KING JR BOULEVARD, UNIT 101A AND 102B, POMPANO BEACH, FLORIDA; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

(Fiscal Impact: N/A)

Summary Explanation/Background:

Approval of a Sublease Agreement between the Pompano Beach Community Redevelopment Agency (CRA) and Broward Sheriff's Department for Unit 101A and 102B in the commercial building located at 731 Dr. Martin Luther King, Jr. Boulevard for use as a temporary outreach center.

Origin of request for this action: Staff

Fiscal impact and source of funding: Revenue of \$10 for FY2020.

(Staff Contact: Kimberly Vazquez)

3. [20-174](#)

A RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY (CRA), APPROVING AND AUTHORIZING THE PROPER OFFICIALS TO EXECUTE A FAÇADE AND BUSINESS SITE IMPROVEMENT GRANT AGREEMENT BETWEEN THE CRA AND INNOVATE FOOD GROUP LLC RELATING TO THE PROPERTY LOCATED AT 165 NE 1ST AVENUE; PROVIDING AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

(Fiscal Impact: \$40,000)

Summary Explanation/Background:

In November 2010, the CRA Board formally adopted a Plan for the Pompano Beach Northwest CRA district. The plan identified implementation priorities as an important component of the redevelopment strategy. As additional inducement for improvement of the visual appearance of existing structures, the CRA created incentive programs specifically crafted to address investment obstacles within the CRA district.

The CRA received an incentive program application from Mike Linder, Innovate Food Group, LLC for the Façade & Business Site Improvement Program (Program) offered through the CRA for the property located at 165 NE 1st Avenue. The Program is available for exterior improvements for existing commercial buildings for restaurant or retail uses.

The CRA Board approved a Term Sheet on May 15, 2018 which resulted in a sublease agreement with Innovate Food Group, LLC on October, 16, 2018 for restaurant use. The Sublease agreement with Innovate Food Group allowed for them to apply for this incentive program for the major improvements required to renovate the space for restaurant use.

Origin of request for this action: Staff

Fiscal impact and source of funding: \$40,000 from 150-1910-539. 83.42 Incentive Programs

(Staff Contact: Kimberly Vazquez)

4. [20-176](#)

A RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY (CRA), APPROVING AND AUTHORIZING THE PROPER OFFICIALS TO EXECUTE A STRATEGIC INVESTMENT PROGRAM GRANT AGREEMENT BETWEEN THE CRA AND INNOVATE FOOD GROUP, LLC RELATING TO THE PROPERTY LOCATED AT 165 NE 1ST AVENUE; PROVIDING AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

(Fiscal Impact: \$150,000)

Summary Explanation/Background:

In November 2010, the CRA Board formally adopted the Strategic Finance Plan for

the Pompano Beach Northwest CRA district. The plan identified implementation priorities as an important component of the redevelopment strategy. As additional inducement for improvement of the visual appearance of existing structures, the CRA created incentive programs specifically crafted to address investment obstacles within the CRA district.

The CRA received an incentive program application from Mike Linder, Innovate Food Group, LLC for the Strategic Investment Program (Program) offered through the CRA for the property located at 165 NE 1st Avenue. The Program is available for exterior aesthetic and interior structural building improvements for an existing commercial building for restaurant or retail uses. The CRA Board approved a Term Sheet on May 15, 2018 which resulted in a sublease agreement with Innovate Food Group, LLC on October, 16, 2018 for restaurant use. The Sublease agreement with Innovate Food Group allowed for them to apply for this reimbursable incentive Program.

The building is currently a vacant shell and requires major renovation. The improvements under the Strategic Investment Program application is for buildout of the interior and exterior space for restaurant use and includes buildout of a kitchen, bathrooms, electrical, lighting, plumbing, HVAC, walls, flooring, bar area, parapet and aesthetic features of awnings, reclaimed wood and metal. Once completed, it will comfortably seat more than 150 customers.

Origin of request for this action: Staff

Fiscal impact and source of funding: \$150,000 from 150-1910-539.83-42 - Incentive Programs

(Staff Contact: Kimberly Vazquez)

5. [20-173](#)

Consideration of a Term Sheet for 44 NE 1st Avenue and Adjacent Vacant Property owned by the CRA for Patio Area.

(Fiscal Impact: N/A)

Summary Explanation/Background:

CRA staff has been promoting the availability of all properties in CRA possession to interested parties that will create the optimal merchandise mix in the arts and entertainment district known as Old Town. This area needs to include more businesses that will activate the area throughout the day and into evening hours. Having more pedestrian activity will increase the sense of safety in the area and restaurants tend to do this, as well as drive new customers into the area from the city and beyond.

The Lean Grill, LLC, would like to bring a taco/sushi fusion themed restaurant as they see the potential in this up and coming area. The partners would like to sublease the 3,081 square feet of vacant space at 44 NE 1st Avenue and the vacant adjacent property owned by the CRA for an outdoor patio space. A Term Sheet has been

negotiated and is being submitted for your review.

Origin of request for this action: Staff

Fiscal impact and source of funding: N/A

(Staff Contact: Kimberly Vazquez)

6. [20-175](#)

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 G-1 INVESTMENTS, LLC RELATING TO TWO PARCELS LOCATED AT 704 AND 706-708 DR. MARTIN LUTHER KING JR. BOULEVARD, POMPANO BEACH, IN THE AMOUNT OF \$650,000.00; PROVIDING AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

(Fiscal Impact: \$650,000.00)

Summary Explanation/Background:

Staff is seeking Approval from the CRA Board to purchase two properties identified by the Broward County Property Appraiser as 704 Dr. MLK Jr. Blvd. (folio 4842 35 21 0170) and 706-708 Dr. MLK Jr. Blvd. (folio 4842 35 21 0190) in the amount of \$650,000.00. The properties are appraised at \$650,000 and are located on the southwest corner of Dr. Martin Luther King Jr. Boulevard and NW 7th Avenue in Pompano Beach, Florida.

Origin of request for this action: Staff

Fiscal impact and source of funding: \$650,000.00; Account# 150-1910-539.65-09 Property Acquisition (General)

(Staff Contact: Nguyen Tran)

E. REPORTS

A. EXECUTIVE DIRECTOR

B. CRA ATTORNEY

C. NEXT MEETING DATE – January 23, 2020

D. CRA BOARD

[20-180](#)

Monthly Reports for November 2019

- Northwest Advisory Committee
- East Advisory Committee
- Staff Report
- November Financial Summaries
- PSC Security Reports - November

F. ADJOURNMENT

HEARING IMPAIRED

If you require the services of a Sign Interpreter, please notify the CRA 24 hours in advance at (954) 786-7823.

NOTICE: IF ANY PERSON DECIDES TO APPEAL ANY DECISION OF THE CRA AT THIS MEETING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND FOR THAT 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. THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY DOES NOT PREPARE OR PROVIDE SUCH A RECORD.