

# POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY

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NORTHWEST CRA ADVISORY COMMITTEE  
Monday, December 9, 2024  
E. Pat Larkins Community Center - 6:00 p.m.

## MOTION COVER SHEET OF MINUTES

Motion made by Jay Ghanem to approve the minutes of the NWCRA Advisory Committee Meeting of September, 9, 2024. Seconded by Keriann Worley. Motion was approved unanimously by voice vote. (Velma Grant, Phyllis Smith, Shelton Pooler Absent).

Motion made by Keriann Worley to nominate Jay Ghanem as Vice Chair. Motion made by Jay Ghanem to nominate Keriann Worley as Vice Chair. Motion was approved by voice vote for Jay Ghanem as Vice Chair. Jay Ghanem received three (3) votes (John Berger, Keriann Worley, Danielle Elzahr ) and Keriann Worley received two (2) votes (Jay Ghanem, and Whitney Rawls.) (Velma Grant, Phyllis Smith, Shelton Pooler - Absent).

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**NORTHWEST CRA ADVISORY COMMITTEE  
DRAFT MEETING MINUTES**

**Monday, December 9, 2024  
E. Pat Larkins Community 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 pm.

**B. ROLL CALL**

Whitney Rawls – Chairman  
Shelton Pooler- Arrived at 6:08 PM  
Velma Grant- Arrived at 6:09PM  
Jay Ghanem  
John Berger  
Keriann Worley  
Danielle Elzahr

**ABSENT**

Phyllis Smith- Vice Chairman

**C. ADDITIONS/DELETIONS/REORDERING**

None.

**D. APPROVAL OF MINUTES**

1. September, 9, 2024

**Motion made by Jay Ghanem to approve the minutes of the NWCRA Advisory Committee Meeting of September, 9, 2024. Seconded by Keriann Worley. Motion was approved unanimously by voice vote. (Velma Grant, Phyllis Smith, Shelton Pooler Absent).**

**E. AUDIENCE TO BE HEARD**

None.

**F. OLD BUSINESS**

None.

**G. NEW BUSINESS**

Election of Chair and Vice Chair

**Motion made by Keriann Worley to nominate Whitney Rawls as Chair. Seconded by Jay Ghanem. Motion was approved unanimously by voice vote. (Velma Grant, Phyllis Smith, Shelton Pooler Absent).**

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**Motion made by Keriann Worley to nominate Jay Ghanem as Vice Chair. Motion made by Jay Ghanem to nominate Keriann Worley as Vice Chair. Motion was approved by voice vote for Jay Ghanem as Vice Chair. Jay Ghanem received three (3) votes (John Berger, Keriann Worley, Danielle Elzahr ) and Keriann Worley received two (2) votes (Jay Ghanem, and Whitney Rawls.) (Velma Grant, Phyllis Smith, Shelton Pooler - Absent).**

## H. DIRECTOR/STAFF REPORT

**Nguyen Tran** reported that a new business, The Vault, located in the Old Town is working on their Temporary Certificate of Occupancy (TCO). As the 2<sup>nd</sup> anticipated full-service restaurant in Old Town, Mr. Tran expressed excitement for the future opening of the restaurant, as The Vault received incentives from the NWCRA. There is no official opening but they anticipate a soft opening after the 1<sup>st</sup> of the year.

**Nguyen Tran** reported the Water Taxi services in Pompano Beach are going to begin on December 10<sup>th</sup>, officiating with a ribbon cutting at 10:00 AM with food and refreshments at Chris Reyka Park, AKA Dockswell Dock.

**Kimberly Vazquez** reported that the monthly newsletter was disseminated to the businesses located in both districts. **John Berger** asked how many newsletters are being sent out to the community. **Sarah Mulder** responded that twelve thousand newsletters are being sent out, with a current open rate of thirty-five (35%).

**Jay Ghanem** asked for an update regarding I & B Medical Facility. **Sarah Mulder** responded the structure is currently under construction and in timeline with the agreement. Exterior construction is almost complete at this time.

**Sarah Mulder** reported the public input meeting on the McNab Master Plan will be on Thursday, January 23<sup>rd</sup>, 2025 at 6:00pm at the Emma Lou Olson Civic Center. Flyers were circulated regarding the presentation. **Ms. Mulder** reported that Public Works is in the process of resurfacing streets around NW 6<sup>th</sup> Street and the raised intersection project on NW 6<sup>th</sup> Street will go out to bid this fiscal year.

## I. KEY PROJECTS

### 1. G.O. Bond Updates

**Nguyen Tran** stated Whiting-Turner completed the work notice for Segment #2, minus the area that belongs to FEC and requires their approval to complete. Atlantic Blvd and Dixie Hwy have been repaved up to the intersection area. FEC and the City continue to work on agreements. The City Attorney and Staff will establish the details of remaining items from segment two in January or February. The city is working on awarding segment three which is from NE 10<sup>th</sup> Street to Copan's Rd. **Whitney Rawls** asked about the timeline for segment

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three, and **Mr. Tran** stated that it is happening at present. **Jay Ghanem** asked about the scope of segment three, and **Mr. Tran** responded it is for the improvements to Dixie Hwy and right-lane turns at the intersections, similar to the improvements completed on the south end from McNab Road to 3<sup>rd</sup> Avenue. The anticipated work end date for segment three is December, 2026.

## 2. The Downtown Project

**Nguyen Tran** stated the Master Developer Agreement was approved on June 20<sup>th</sup>, 2024, and that the developer has issued solicitations to acquire an architect for design services for City Hall and the Public Parking Garage. No awards yet for surveying and civil services. Responses from prospective contractors are being reviewed at this time. **Whitney Rawls** mentioned the solicitation approach was Request for Proposals issued by RP Pompano, taking place more on a regional and national level. He expressed his concerns that focus should be on local contractors. **Mr. Tran** advised that Suzette Sibble is working on a possible amendment to the Master Development Agreement to include local participation and workforce development. CRA has reached out to Career Source and other entities that can support local hires.

## 3. Grisham Properties

**Nguyen Tran** stated the RFP was withdrawn in April 2024 and needs to be re-issued. There is currently a hold on issuance on CRA owned properties as per part of the Development Agreement with RP Pompano until June 2025. Mr. Rawls expressed his concerns that some of the CRA owned properties should be held for smaller developers in the future.

## 4. Sonata

**Nguyen Tran** said the project is located on NW 8<sup>TH</sup> St/ Dixie Hwy, and the developer has begun leasing. The CRA initially leased the 3,000 SF commercial space on the ground floor to the Crockett Foundation, Inc., but unfortunately, they had to pull out due to development timelines that didn't align with their grant funding requirements. Currently, the commercial space is under permit and buildout should begin within the next 2-3 weeks.

## 5. Hunter's Manor

**Nguyen Tran** reported they are under construction with the drainage and installation of sidewalks. They are looking to break ground for the models in Spring 2025. **Whitney Rawls** asked about the starting price point for the homes. **Mr. Tran** responded they are anticipated to be in the \$650,000 range.

## 6. 11 NE 1<sup>st</sup> Street - Wash House

**Nguyen Tran** stated this location is on hold until parking is addressed. He pointed out that there is a need for a parking plan as restaurants (South Bar and Kitchen, The Vault) are

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opening in the area. Discussion ensued by the Committee regarding parking in the area of Old Town. **Mr. Tran** responded that structured parking is one approach to meet parking demands in Old Town. At the moment, the City is working with First Baptist Church regarding additional parking on their property. CRA also owns the parking lot near Atlantic Blvd and 1<sup>st</sup> Avenue and that would be an alternative for parking. He continued there is a need for approximately 200 parking spaces.

**Keriann Worley** asked about the pricing of structured parking. **Mr. Tran** said pricing is about thirty (30) to thirty-five (35) thousand a parking space. Discussion ensued by the members and staff regarding what contributes to the cost of a parking structure and the appropriate charges for paid parking, consideration of vertical and automated parking, uses by businesses and/or residential, naming rights and advertising as way to offset cost.

**Marie Gonville** introduced herself and stated she owns a real estate agency and she was involved in building such structures. **Ms. Gonville** mentioned that bigger cities such as Chicago and New York have advanced automated parking in their parking developments and that these factors may bring attention to responsibility, and how well received these options would be by the public when considering vertical parking solutions.

## 7. NW 6<sup>th</sup> Ave Tactical Urbanism Plan

**Sarah Mulder** reported work continues on finalizing the parking lot and NW 6<sup>th</sup> Street designs. The utility box wraps, have been looked at and approved by Commissioner Perkins. **Ms. Mulder** informed the committee that several utility boxes owned by FPL may require repair prior to the wrapping process, and they have been advised of such necessity.

## 8. Big Tree BBQ

**Nguyen Tran** explained the CRA is working with Big Tree and local banks to get them on track for an SBA construction loan and they are working with an architectural team on the site plan and design.

## J. COMMITTEE MEMBER REPORTS

**Shelton Pooler-** asked Mr. Tran if he was aware of an extension of the lake by the fence at Weaver Park and the reasoning behind it. **Mr. Tran** responded that he is not aware and he can look into this. **Whitney Rawls** mentioned the Parks and Recreation Department is holding public input meetings on the Parks Master Plan.

**John Berger** – none

**Keriann Worley-** congratulated Mr. Rawls on his reappointment as the Chair for the advisory committee.

**Velma Grant** – reported she was pleased with the tree lighting ceremony on MLK Blvd. however, she was not pleased that she was notified late of this event in time for distribution of her blessing bags. Ms. Grant is planning to reach out and plan a

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giveaway event to distribute as many of the blessing bags as possible. **Mr. Rawls** asked if this event is currently run by Parks and Recreations and **Mr. Tran** confirmed it is done by Parks and Recreation.

**Danielle Elzahr** – none

**Jay Ghanem** –Acknowledged staff on being prompt, available, and that questions were answered during the meeting or at the following meeting. He continued by stating as more projects are coming in the city, that staff to have the residents in mind and how they can benefit from the project in order to improve their life's.

**Whitney Rawls** stated the importance of the collaboration of the CRA with workforce development, such as Career Source, and ensuring that the NWCRA residents and local businesses can benefit by preparing them for future jobs and businesses in the Downtown project. **Jocelyn Jackson**, introduced herself as advocate for the Downtown project. She continued the importance of providing local people with jobs from the projects that are coming in, as well as being part of the decision factors for the area. **Mr. Rawls** responded this project has been in the works for the past twenty (20) plus years, and the community has rallied around the project. He referenced Sarahca Peterson of the consulting firm, Lotus Mindsets, who has been contracted to ensure the NW community is engaged and part of this project. **John Berger** asked if there is a community engagement plan as part of this project. **Mr. Rawls** responded yes, there is a plan that has been created for the community to have their input in this project.

**Phyllis Smith** – absent

**K. NEXT MEETING – Monday, March 3, 2025 – 6:00 p.m. – E. Pat Larkins Community Center**

**L. ADJOURNMENT**

There being no other business, the meeting of the Northwest CRA Advisory Committee adjourned at **6:46 p.m.**