

**Pompano Beach  
Community Redevelopment Agency**

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



**Agenda - Final**

**Tuesday, September 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**

[19-727](#) CRA Board Meeting Minutes July 16, 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. 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.**

**B. CONSENT AGENDA**

1. [19-599](#) Approval to award RFP P-32-19, Community Redevelopment Agency (CRA) MLK Sale/Lease Commercial Space in the Northwest Community Redevelopment District to the highest ranked firm, West Construction, Inc.  
(Fiscal Impact: N/A)

**Summary Explanation/Background:**

RFP P-32-19 was issued to obtain proposals from qualified individuals or commercial businesses capable of operating a long-term commercial business in the renovated building located at 737 Dr. Martin Luther King Boulevard in the Northwest CRA District of the City of Pompano Beach. The General Services Department performed outreach to twenty-two (22) local companies to inform them about this project. Approval of the ranking order as presented by the Selection/Evaluation Committee and authorization is requested for the appropriate CRA staff to negotiate a contract with the highest ranked firm, as detailed above.

**Origin of request for this action:** Staff

**Fiscal impact and source of funding:** None at this time

(Staff Contact: Kimberly Vazquez)

2. [19-627](#) Approval to award RFP P-19-19, Hunters Manor Residential Subdivision, located in the Northwest Community Redevelopment Agency District to the highest ranked firm, D.R. Horton, DBA As Is Cash Buyers, LLC.

(Fiscal Impact: N/A)

**Summary Explanation/Background:**

RFP P-19-19 was issued to obtain proposals from experienced subdivision homebuilders to develop and construct a single-family detached residential subdivision in the Northwest CRA District of the City of Pompano Beach known as Hunters Manor. The General Services Department notified twelve (12) local companies to inform them about this project and received a total of two (2) submittals. Approval of the ranking order presented by the Selection/Evaluation Committee is requested of the CRA Board and authorization requested for appropriate CRA staff to negotiate a contract with the highest ranked firm, as detailed above.

**Origin of request for this action:** Staff

**Fiscal impact and source of funding:** N/A

(Staff Contact: Nguyen Tran)

3. [19-682](#) A RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY (CRA) APPROVING AND AUTHORIZING THE PROPER OFFICIALS TO EXECUTE SIDEWALK EASEMENT AGREEMENTS BETWEEN THE CRA AND THE CITY OF POMPANO BEACH FOR PROPERTIES LOCATED ON MLK BOULEVARD; PROVIDING AN EFFECTIVE DATE.

(Fiscal Impact: N/A)

**Summary Explanation/Background:**

Staff is seeking CRA Board approval of a Resolution to execute easement agreements with the City of Pompano Beach for property located at 236, 690 and 800 Dr. MLK Boulevard. The easements are necessary to conduct sidewalk improvements, installation of new landscape and light fixtures, etc. Funding for construction is being made possible by the GO Bond.

**Origin of request for this action:** CRA Staff

**Fiscal impact and source of funding:** None at this time.

(Staff Contact: Horacio Danovich)

4. [19-705](#) A RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY APPROVING THE AMENDED POLICIES AND PROCEDURES FOR THE REAL ESTATE DEVELOPMENT ACCELERATOR (REDA) PROGRAM FOR THE NORTHWEST CRA DISTRICT; PROVIDING AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

(Fiscal Impact: N/A)

**Summary Explanation/Background:**

Community Redevelopment Agency (CRA) staff is seeking approval to amend the Real Estate Development Accelerator (REDA) Program for the Northwest CRA district extending the Phases of the program for an additional six years, placing emphasis on the Downtown Pompano Transit Oriented Development Area and 27th and 31st Avenue Corridors and adding a provision to exceed the 80% threshold in Phase I provided the development project meets specific criteria

**Origin of request for this action:** Staff

**Fiscal impact and source of funding:** N/A

**(Staff Contact:** Kimberly Vazquez)

5. [19-630](#)

A RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY (CRA) APPROVING AND RATIFYING THE CHAIR AND EXECUTIVE DIRECTOR'S EXECUTION OF AN AGREEMENT BETWEEN THE CRA AND MODERN HOUSE & BUILDING MOVERS, INC. TO RELOCATE THE MCNAB HOUSE AND GARAGE FROM 1736 E ATLANTIC BOULEVARD TO MCNAB PARK; PROVIDING AN EFFECTIVE DATE.

(Fiscal Impact: \$448,000.00)

**Summary Explanation/Background:**

On July 29, 2019, Bid T-38-19 was opened for a Building Mover for McNab House and Garage Relocation. The lowest bidder was Modern House & Building Movers, Inc., at a cost of \$448,000.00.

The references provided by Modern House & Building Movers, Inc., were checked which produced favorable results and staff recommended awarding the contract to Modern House & Building Movers, Inc.

Resolution No. 2019-38 grants the CRA Executive Director authority during the CRA Board's August hiatus to perform and finish such matters as may have been budgeted and authorized, subject to ratification thereafter. As such, attached is the executed agreement between the CRA and Modern House & Building Movers, Inc., in the amount of \$448,000.00 for the McNab house and garage relocation from 1736 E. Atlantic Boulevard to a designated area of McNab Park.

**Origin of request for this action:** Staff

**Fiscal impact and source of funding:** \$448,000.00 Funded from budgeted funds in account 160-7660-539.65-12/CRA McNab House/Garage

**(Staff Contact:** Nguyen Tran)

6. [19-680](#)

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 CAPITAL GROUP DEVELOPMENTS, LLC. RELATING TO PROPERTIES LOCATED AT 631 NW 19TH AVENUE AND 2020 NW 6TH PLACE TO EXTEND THE CONSTRUCTION COMPLETION DATE TO APRIL 30, 2020; PROVIDING AN EFFECTIVE DATE.

(Fiscal Impact: N/A)

**Summary Explanation/Background:**

The CRA entered into a Property Disposition and Development Agreement (Resolution 2016-29) with Capital Group Developments, LLC for the construction of four (4) single family homes within Ortanique Estates on March 15, 2016. The properties are located at 2020 NW 6th Place (Lot 100), 631 NW 19th Avenue (Lot 116), 650 NW 21st Avenue (Lot 131) and 620 NW 21st Avenue (Lot 134). Capital Group Developments, LLC completed the construction of two single family homes on Lot 116 and Lot 134; thereby leaving Lot 100 and Lot 131 to complete. Pursuant to the Property Disposition and Development Agreement and the submitted construction schedule, the estimated construction completion date for all four homes was anticipated to be April 1, 2019. According to the extension request, the delay was due to a flaw in material and installation process from a previous supplier. Alternative material and a new supplier was identified and this caused unforeseen delays to the construction time schedule. The Developer is requesting to extend the construction time schedule from April 1, 2019 to April 30, 2020.

**Origin of request for this action:** Staff

**Fiscal impact and source of funding:** N/A

**(Staff Contact:** Nguyen Tran)

**C. REGULAR AGENDA**

7. [19-715](#)

A RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY (CRA), APPROVING AND AUTHORIZING THE PROPER OFFICIALS TO EXECUTE A DEVELOPMENT AND TAX INCREMENT FINANCING AGREEMENT BETWEEN THE CRA AND CP OLD TOWN SQUARE, LLC, LOCATED AT THE NORTHEAST CORNER OF NE 1ST AVENUE AND NE 2ND STREET; PROVIDING AN EFFECTIVE DATE.

(Fiscal Impact: Capped at \$7.8 million; CRA TIF generated by the Development over a 20 year term.)

**Summary Explanation/Background:**

Old Town, is a transitional area void of market rate residential, mixed-use development activity. The CP Old Town Square, LLC site located at 212 NE 1st Avenue/101 NE 2nd Street, is a planned development of 282 Class A, residential high-rise, located on approximately 1.90 acres of land with a 300-car structured parking garage and approximately 5,433 square feet of ground floor commercial space in Old Town. The Developer received site plan application approval and is

finalizing construction drawings at this time. As a pioneer project in the area, it cannot generate sufficient income to cover the debt service and provide a return satisfactory to the developer considering the risk therefore the developer is requesting assistance under the Amended REDA program to meet the pro forma gap. The CRA Board considered the REDA program application and Term Sheet/Letter of Intent for the Old Town Square development on July 16, 2019 and moved a motion for Approval. Before the CRA Board for approval is the Development and Tax Increment Financing Agreement associated with the approved Term Sheet.

**Origin of request for this action:** Staff

**Fiscal impact and source of funding:** Capped at \$7.8 million; CRA TIF generated by the Development over a 20 year term.

**(Staff Contact:** Nguyen Tran)

8. [19-706](#)

A RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY (CRA) APPROVING THE EAST FINANCING AND IMPLEMENTATION PLAN AND ADOPTING THE FINAL ESTIMATES OF REVENUE AND EXPENDITURES FOR THE FISCAL YEAR COMMENCING ON OCTOBER 1, 2019, AND ENDING ON SEPTEMBER 30, 2020, APPROPRIATING THE FUNDS SHOWN THEREIN AS MAY BE NEEDED OR DEEMED NECESSARY TO DEFRAID ALL EXPENDITURES AND LIABILITIES OF THE EAST DISTRICT OF THE CRA FOR SUCH FISCAL YEAR; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

(Fiscal Impact: N/A)

**Summary Explanation/Background:**

The Financing and Implementation Plan, which will also serve as the Fiscal Year 2020 Budget, for the East CRA District is presented for review and approval by the CRA Board.

**Origin of request for this action:** Staff

**Fiscal impact and source of funding:** N/A

**(Staff Contact:** Kimberly Vazquez)

9. [19-707](#)

A RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY (CRA) APPROVING THE NORTHWEST FINANCING AND IMPLEMENTATION PLAN AND ADOPTING THE FINAL ESTIMATES OF REVENUE AND EXPENDITURES FOR THE FISCAL YEAR COMMENCING ON OCTOBER 1, 2019, AND ENDING ON SEPTEMBER 30, 2020, APPROPRIATING THE FUNDS SHOWN THEREIN AS MAY BE NEEDED OR DEEMED NECESSARY TO DEFRAID ALL EXPENDITURES AND LIABILITIES OF THE NORTHWEST DISTRICT OF THE CRA FOR SUCH FISCAL YEAR; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

(Fiscal Impact: N/A)

**Summary Explanation/Background:**

The Financing and Implementation Plan, which will also serve as the Fiscal Year 2020

Budget, for the Northwest CRA District is presented for review and approval by the CRA Board.

**Origin of request for this action:** Staff

**Fiscal impact and source of funding:** N/A

**(Staff Contact:** Kimberly Vazquez)

10. [19-697](#)

A RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY (CRA) APPROVING AND AUTHORIZING THE PROPER OFFICIALS TO ADOPT A CRA LOGOTYPE AND DIRECT THE CRA ATTORNEY TO SEEK SERVICE MARK PROTECTION OF THE LOGOTYPE; PROVIDING AN EFFECTIVE DATE.

(Fiscal Impact: N/A)

**Summary Explanation/Background:**

The Pompano Beach Community Redevelopment Agency (CRA) is continuing to work aggressively to redevelop and economically grow our community. Staff has taken notice with the course of the current and future redevelopment activity, the present CRA logotype does not correlate with the CRA Redevelopment Plans and future redevelopment goals. As we carry out our largest redevelopment activities to date, the CRA has created a new logotype that symbolizes the unification between both the East and the Northwest districts.

**Origin of request for this action:** Staff

**Fiscal impact and source of funding:** N/A

**(Staff Contact:** Danielle Peruzzi)

**D. REPORTS**

*A. EXECUTIVE DIRECTOR*

*B. CRA ATTORNEY*

*C. NEXT MEETING DATE – October 15, 2019*

*D. CRA BOARD*

[19-728](#)

Monthly Reports for July and August 2019

- Northwest Advisory Committee

- East Advisory Committee

- Staff Report

- July and August Financial Summaries

- PSC Security Reports - July and August

- CRA Audited Financial Statements for FY2018

**E. ADJOURNMENT**

