

**POMPANO BEACH  
COMMUNITY REDEVELOPMENT AGENCY**

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**NORTHWEST CRA ADVISORY COMMITTEE  
Monday, April 3, 2023  
E. Pat Larkins Community Center - 6:00 p.m.**

**MOTION COVER SHEET OF MINUTES**

**Motion made by John Berger to approve the minutes of February 6, 2023. Seconded by Stacey Boynton. Motion was approved unanimously by voice vote (Velma Grant and Phyllis Smith absent).**

**Motion made by Jay Ghanem to recommend approval of the proposed amendments to the Façade & Business Site Improvement Program. Seconded by Dedrick Watkins. Motion was approved unanimously by voice vote (Velma Grant and Phyllis Smith absent).**

**Motion made by John Berger to recommend approval of the Façade & Business Site Improvement Grant Applications submitted by The Vault for 61 NE 1st Street. Seconded by Stacey Boynton. Motion was approved unanimously by voice vote (Velma Grant and Phyllis Smith absent).**

**Motion made by Jay Ghanem to recommend approval of the Strategic Investment Program Grant Applications submitted by The Vault for 61 NE 1st Street. Seconded by John Berger. Motion was approved unanimously by voice vote (Velma Grant and Phyllis Smith absent).**

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**NORTHWEST CRA ADVISORY COMMITTEE  
MEETING Minutes  
Monday, April 3, 2023  
E. Pat Larkins Community Center - 6:00 p.m.**

**A. CALL TO ORDER**

**Whitney Rawls (Chairman)** called the meeting of the Northwest CRA Advisory Committee to order at 6:04 PM.

**B. ROLL CALL**

**PRESENT**

Whitney Rawls – Chairman  
Jay Ghanem – Vice Chairman  
Stacey Boynton  
Shelton Pooler  
Dedrick Watkins  
John Berger

**ABSENT**

Velma Grant  
Phyllis Smith

**ALSO PRESENT**

Nguyen Tran, Director  
Kimberly Vazquez, Sr Project Manager  
Michelle Neier, Marketing Coordinator  
Earl Bosworth, Assistant City Manager

**C. ADDITIONS/DELETIONS/REORDERING**

None.

**D. APPROVAL OF MINUTES**

1. February 6, 2023

**Motion made by John Berger to approve the minutes of February 6, 2023. Seconded by Stacey Boynton. Motion was approved unanimously by voice vote (Velma Grant and Phyllis Smith absent).**

**E. AUDIENCE TO BE HEARD**

None.

**F. OLD BUSINESS**

**G. NEW BUSINESS**

1. Proposed Amendments to the Façade & Business Site Improvement Program

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**Kimberly Vazquez**, CRA Sr Project Manager provided an overview of the proposed amendments to the Northwest CRA Façade & Business Site Improvement Program. The program was originally approved in 2009 and last updated in 2015. Staff recommended the amendments to the program listed below;

- Expand the target area on Dixie Highway between Atlantic Boulevard from NW 10th Street to Copans Road.
- Incorporate language that allows for the installation of patio/deck for outdoor dining.
- Expand the area where for special exception area where grant funding can be increased on Dr. Martin Luther King Jr Boulevard between Dixie Hwy from I-95 to Powerline Road.
- Eliminate outdated language in the Program.

**Jay Ghanem** asked if the funding amounts would be high enough based on the increase in construction costs. Ms. Vazquez said the Committee could propose an amendment to the proposed changes to increase the amount.

**Whitney Rawls** asked how much was budgeted for the incentive program. Ms. Vazquez responded \$400,000 annually. Mr. Ghanem suggested the amount be increased and Mr. Rawls agreed the amount should be increased to \$50,000 at a later date so this item could move forward. Ms. Vazquez said staff will also be presenting a minor façade grant program for smaller projects in the future and understood the Committee's concern about the funding amount.

**Dedrick Watkins** proposed an increase to \$40,000 to allow for 10 applicants each year to receive the grant. Mr. Rawls said the CRA should be focused on the quality of the project to allow for substantial improvements, not the quantity of grant awards.

**Motion made by Jay Ghanem to recommend approval of the proposed amendments to the Façade & Business Site Improvement Program. Seconded by Dedrick Watkins. Motion was approved unanimously by voice vote (Velma Grant and Phyllis Smith absent).**

2. The Vault – 61 NE 1<sup>st</sup> Street – Façade & Business Site Improvement and Strategic Investment Program Grant Applications

**Kimberly Vazquez**, CRA Sr Project Manager said the CRA received a Façade and Business Site Improvement Program application for exterior improvements to the property and a Strategic Investment Program (Program) application for interior improvements from Jessica Spill-Chaples, Owner/Operator of The Vault. This is a proposed new restaurant in Old Town located at 61 NE 1st Street, with an outdoor seating area at 113 NE 1st Avenue, which is leased from the City of Pompano Beach by the property owner. The improvements proposed under the Program application for interior buildout which includes electrical, plumbing, structural, drywall, drop ceiling, painting, HVAC, kitchen and bathrooms, etc. The restaurant Owner/Operator is proposing a private investment of \$569,436 for eligible expenses under the program for interior renovations.

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The new restaurant and bar will be occupying the old bank building and plan to play to that theme by displaying the old vault and adding murals that depict the 1920s bank and the life of the Ashley Gang who robbed in the bank in 1924. The atmosphere will be that of a speak easy fill with American fare food “with a touch of 1920’s flair.”

The exterior improvements include an awning, signage, new windows and doors and the addition of patio dining area. The Vault will help to increase pedestrian activity by attracting new patrons to the area. Staff recommends approval of The Vault’s applications for the maximum allowed under the reimbursable grant Program for two (2) addresses in an amount not to exceed \$40,000 for the exterior improvements proposed for 61 NE 1st Street and 113 NE 1st Avenue.

Owner/Operator **Jessica Spill-Chaples** introduced herself to the Committee and said she was excited to be a part of the redevelopment in Old Town and thanked the Committee for considering her request.

**Joe Usman**, who owns the property at 61 NE 1st Street, said he appreciated the Committee considering increasing the grant amounts for the Program because they have not been increased to match the increases in construction costs.

**Sonya Finney**, 173 NW 15<sup>th</sup> Street, Pompano Beach, FL asked if Old Town was part of the NW CRA District and questioned the affordability of the restaurants going in Old Town for NW CRA residents to be able to afford to eat there and how the new restaurants benefit the northwest community. Mr. Tran confirmed Old Town is part of the NW CRA District. Mr. Rawls said he agreed with her sentiments regarding affordability and the CRA tries to ensure there is a mix of restaurateurs along the main corridors and in Old Town and pointed out the two (2) restaurants in the 731 MLK Blvd. building the CRA had built.

**Ms. Finney** said the CRA takes properties from people in the northwest, instead of renting them from the owners like they do in the east. Mr. Tran said most people approach the CRA to see if we are interested in purchasing their property and the CRA focuses on targeted areas when purchasing properties and also focuses on blighted problem properties in the CRA.

**John Berger** responded that in terms of affordability that is a struggle for everyone today with the increases in gas and food prices. When people sell property they look at the market and try to get top dollar for their property. Redevelopment in the NW CRA eliminates blight and makes Pompano a more desirable place for people to visit and live.

**Ms. Finney** said the CRA underpays people for their property in the northwest. Mr. Rawls said the CRA typically purchases at appraised value or a little higher, other than properties purchased at tax deed sale.

**Mr. Ghanem** thanked Ms. Finney for attending and sharing her thoughts.

**Stacy Boynton** said including the restaurant equipment The Vault will be a \$1,000,000 project. Kim Vazquez confirmed that was correct but for the CRA grant purposes only \$569,436 of the project cost could be considered. Ms. Boynton asked for the breakdown on the \$97,474 Program contribution. **Ms. Vazquez** responded the Program contribution is for the interior structural build

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out which includes HVAC, electrical, plumbing, kitchen buildout, walk-in cooler and hood, which are eligible reimbursable expenses for the Program. There are additional equipment costs which are not eligible for reimbursement costs. The Program contribution is based off a formula that accounts for the millage rate and the taxes the property will generate once it is improved.

**Ms. Boynton** asked if the design of The Vault would complement the Wash House once it is redeveloped. John Hartzell who is a tenant in the second floor of the building The Vault will be located at said the front of the building was designed to match the style of BaCA, which is next door. Ms. Vazquez said the Wash House was built in the late 60's/early 70's so it is a completely different style than the building where The Vault will be located.

**Mr. Watkins** asked if The Vault was entering into a five (5) year lease. Ms. Spill-Chaples clarified it is a five (5) year lease with option to renew for two additional five (5) year terms, for a total of fifteen (15) years. Mr. Watkins asked what made her choose this building and if she had a current restaurant. Ms. Spill-Chaples said she was aware of the building from coming to Untapped and also knew people who worked in the building and this would be her first restaurant she owns, but has managed other restaurants including Flanigan's and Checkers Old Munchen.

**Mr. Ghanem** thanked Ms. Spill-Chaples for her willingness to invest in this area and asked for her background and what made her decide to invest in this area of Pompano Beach. Ms. Spill-Chaples explained that she grew up in Lighthouse Point and has lived in Pompano Beach since 2009. She started working in restaurants when she was 17 years old and wants to be a part of the redevelopment of Old Town. The NW CRA Committee encouraged Ms. Spill-Chaples to engage the local community and hire Pompano Beach residents at her restaurant.

**Mr. Rawls** asked what the timeline was for the renovation of the building and opening of the restaurant. Mr. Tran responded permits would be obtained within 6 months and construction completed within one (1) year. Ms. Spill-Chaples said the construction schedule submitted with the application has an opening date of February 2024, but they would like to be open by December 2023.

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**Motion made by Jay Ghanem to recommend approval of the Strategic Investment Program Grant Applications submitted by The Vault for 61 NE 1<sup>st</sup> Street. Seconded by John Berger. Motion was approved unanimously by voice vote (Velma Grant and Phyllis Smith absent).**

## H. DIRECTOR/STAFF REPORT

**Nguyen Tran** said he had met with Stacey Boynton and she would be resigning from the NW CRA Committee to focus on growing her business so this would be her last meeting. Mr. Rawls thanked Ms. Boynton for her time serving on the Committee. Mr. Tran said the CRA

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would be advertising to fill her seat which is for someone with an architecture or planning background.

## I. KEY PROJECTS

### 1. G.O. Bond Updates

Nguyen Tran read into the record the GO Bond updates as provided by Horacio Danovich, Project Manager:

- **Fire Station 61.** Project is complete and ribbon cutting is planned for the next coming months.
  - **McNair Park Renovations.** Phase II is complete. Kitchen plans are 90% complete and under review ahead of publishing an Invitation to Bid.
  - **Senior Activity Center.** Construction is complete and ribbon cutting is being planned in the coming months. Final Certificate of Occupancy (CO) is expected by April 2023. Update: construction of connecting driveway to Marquis Apartments is pending. Work is on the private Developer to do, soon.
  - **Ultimate Sports Park.** (Apollo Park, next to Boys and Girls Club). The City Commission approved a contract to DiPompeo Construction. Purchase Orders have been issued. Contractor continues work to secure Building permits. A groundbreaking is projected by May or June 2023.
  - **Dixie Highway and Atlantic Boulevard Intersection Improvements.** (Segment 2). The project is under construction with demolition of medians along Atlantic Boulevard west of Dixie Highway and along Dixie Highway north of the same intersection. The team is making adjustments to the Maintenance of Traffic (MOT) plan as needed. Good progress so far with completion of two medians and advancing efforts to start planting greenery. Staff continues to work with FEC to secure approvals and enter into agreements for work at the intersection of Dixie and Atlantic. Completion is anticipated in 2025. However the contractor has started working at night to try to shorten the construction time.
2. **Old Town – The Backyard Activity and Streetscape**
- Contractor is addressing punchlist items and finalizing improvements for Certification of Completion (CC).
  - Cameras have been installed.
  - Certificate of Completion expected April 2023.
3. **Downtown Master Developer** (i.e. Innovation District)
- Selection Evaluation Committee met January 17th and the next step will be a public input session which will include presentations by the respondents. Tentatively the date will be either May 2<sup>nd</sup> or May 3<sup>rd</sup> at the Cultural Center beginning at 5:30 p.m.
4. **Patagonia Project**

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- There has been no progress and Mr. Tran has a call into the developer.
5. **Grisham Properties**
    - Currently, in negotiations on the development agreement with the Related Urban Group.
  6. **Sonata Apartments**
    - Mixed use, mixed income development on NW 8th St/Dixie Hwy is currently under construction. Fifteen of the units will be market rate.
  7. **Hunter's Manor Subdivision**
    - The model homes are anticipated to be completed Summer 2023.
    - The developer had to go back to the County to get approval for revised drainage plans.
  8. **11 NE 1<sup>st</sup> Street - Wash House** – Kim Vazquez advised the RFP was cancelled because when CRA staff was doing due diligence in negotiated with the awarded proposer they discovered the team in the proposal had been dismantled which made the proposal no longer acceptable. Mr. Tran said the CRA would issue a new RFP to develop the property as a restaurant.
  9. **Old Town Square**
    - Currently under construction. They are doing exterior painting now. The project is anticipated be completed late Summer 2023.

## J. COMMITTEE MEMBER REPORTS

**Shelton Pooler** said he had concerns about the McNair Park track, football field and basketball courts being locked up and not being available at all times and referenced Phyllis Smith's comments at the last NW CRA Committee meeting about the track not being available because a team from the east was using it. Mr. Tran said the minutes reflected that Ms. Smith was supposed to let staff know who had told her the track was unavailable because a team from the east was using it, but had not heard back from Ms. Smith. Mr. Tran asked Mr. Pooler if he knew who had said the track team was not allowed to use the McNair track. Mr. Rawls asked Mr. Tran to follow up with the Parks and Recreation Department to see if once the Mitchell Moore and McNair projects were completed the track, field and courts would no longer be locked up.

**John Berger** asked if the City had been able to assist Sarahca Peterson, who had spoke at the last NW CRA meeting about her issues at the apartment complex she lives in at 103 NW 7<sup>th</sup> Avenue. Mr. Tran said the City has sent Code Compliance and Fire Prevention to the property to inspect and cite as appropriate. **Assistant City Manager Earl Bosworth** confirmed that was correct and a report had been prepared. Mr. Berger asked if the City could force compliance. Mr. Tran responded only to a certain extent. Mr. Watkins said you can request compliance, but you cannot force

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compliance. There is a process for violations, which includes Special Magistrate, liens and possibly foreclosure. Mr. Rawls said he thought the owner had started to make improvements based upon the report Mr. Bosworth referenced.

**Stacy Boynton** thanked the Committee for the opportunity to serve with them and that it had been a learning experience.

**Dedrick Watkins** announced that he is started a new career so he is not sure if he will be able to continue on the Committee because of his work schedule. Mr. Watkins asked about the update for the pothole on MLK Blvd. west of Powerline Road. Mr. Tran said Horacio Danovich had spoken with the Engineering Department and the indentation is due to the compaction that was done incorrectly so the City will be budgeting to complete the repairs.

**Jay Ghanem** said it would be sad for the Committee to lose two members who had contributed so much and encouraged both of them to stay in touch.

**Whitney Rawls** thanked Ms. Boynton and Mr. Watkins for their volunteer service on the Committee to represent their community. Mr. Rawls said he wanted to address the CRA's ability to reach the community to promote CRA programs because not everyone is on social media, reads the Pelican newspaper or goes to a local church and he thought those who attend the NW CRA Committee meetings getting the word out to the community about what is happening in the CRA was one of the most effective ways to let residents know what is going on. Mr. Rawls said he tells local businesses to search out local resources to help them succeed. Mr. Rawls said he is often contacted by businesses who want to open in Pompano Beach and they always ask what incentive programs are available. Mr. Rawls said expansion of the incentive program areas will help benefit a larger area of the NW CRA. Mr. Rawls encouraged the Committee to continue to spread the word about available incentive programs and suggested an entrepreneur expo. to teach people actual business sense. Ms. Vazquez said the CRA's Marketing Coordinator Michelle Neier will be issuing a survey to the businesses in the next few months. A third-party company will be handling the survey using various survey methods, including in person. **Michelle Neier** said the CRA will be mailing letters to the businesses to let them know about the survey before it begins. Mr. Tran said this is why the CRA is considering an administrative process for a small grant program.

**K. NEXT MEETING – Monday, May 1, 2023 – 6:00 p.m. – E. Pat Larkins  
Community Center**

**L. ADJOURNMENT  
There being no other business, the meeting of the NWCRA Advisory Committee  
meeting adjourned at 7:40 p.m.**