



City of Pompano Beach

100 W. Atlantic Blvd.
Pompano Beach, Florida
33060

Detailed Minutes - Draft

Community Redevelopment Agency

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

Nguyen Tran, CRA Director
Claudia McKenna, CRA Attorney
Kervin Alfred, Acting CRA Secretary

Tuesday, April 18, 2023

1:00 PM

Commission Chamber

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

[23-445](#) CRA Board Meeting Minutes February 21, 2023

A motion was made by Vice Chair McGee, seconded by Board Member 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 Board Member Eaton, that the Agenda be APPROVED. The motion carried by unanimous voice vote.

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.

Mayor Hardin announced that Item 1 would be pulled for Board discussion.

A. AUDIENCE TO BE HEARD

Chairperson Hardin announced that it was time for “Audience To Be Heard”. The following speaker was called to speak before the Board:

Sarahca Peterson, resident, suggested bringing back a micro business program that the CRA used to have and creating a virtual office space for residents and small business owners in the city. She believed that this option would be valuable, especially with the new downtown coming, and could serve as a bridge for small businesses that may not have physical locations but still needed office space.

B. CONSENT AGENDA

1. [23-436](#) A RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY APPROVING THE AMENDED POLICIES AND PROCEDURES FOR THE FAÇADE AND BUSINESS SITE IMPROVEMENT PROGRAM FOR THE NORTHWEST CRA DISTRICT; PROVIDING AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.
(Fiscal Impact: N/A)

(Staff Contact: Kimberly Vazquez)

Commissioner Fournier had a couple of questions about how the changes were decided for the eligible area of the facade program. She asked about the thought process behind the new borders and why some areas were excluded.

Kimberly Vazquez, Project Manager explained that the targeted areas were based on where they felt the biggest impact could be made, but any business in the CRA could apply for the program. **Commissioner Fournier** suggested that the businesses south of Atlantic should also be included in the program since there were businesses there that could benefit from it.

Commissioner Perkins asked about the available funding for the incentive program. **Ms. Vazquez** explained that they allocated \$400,000 yearly towards the program, but as of that day, they hadn't received any applications that fiscal year.

Commissioner Moss asked if the businesses around the pork restaurant were included. **Ms. Vazquez** confirmed that they were.

A motion was made by Vice Chair McGee, seconded by Board

Member Eaton, that the CRA Resolution be ADOPTED. The motion carried by the following roll call vote:

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

Enactment No: CRA RES. 2023-22

C. REGULAR AGENDA

2. [23-318](#) A RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY (CRA), APPROVING AND AUTHORIZING THE PROPER OFFICIALS TO EXECUTE A FAÇADE AND BUSINESS SITE IMPROVEMENT PROGRAM GRANT AGREEMENT BETWEEN THE CRA AND THE VAULT AT OLD TOWN POMPANO, LLC RELATING TO THE PROPERTY LOCATED AT 61 NE 1ST STREET/113 NE 1ST AVENUE; PROVIDING AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.
(Fiscal Impact: \$40,000)

(Staff Contact: Kimberly Vazquez)

Kimberly Vazquez, Project Manager presented two separate applications for the Business Side Improvement Program and the Strategic Investment Program. The property owner of The Vault plans to use these programs for exterior improvements and the addition of a patio element to the rear of the property. The improvements include signage, an awning, bringing the front entrance up to code requirements, and adding a patio with Pergolas, a beer garden counter, and signage. The project is eligible for \$204,000, and the property owner is requesting \$40,000 for both locations. The planned improvements will keep the 1920s theme of the building and include murals that depict the Ashley Gang 1924 bank robbery. The Vault is a new business and a unique offering to the Old Town Arts and Entertainment District.

Sarahca Peterson expressed concern about the historical significance of the mural and its ties to a bank robbery.

Ms. Vazquez and **Commissioner Fournier** explained that the mural is meant to play off the historical significance of the bank and the 1920s era and that it is not intended to glorify bank robbery.

Jocelyn Jackson expressed support for the project and its historical ties to Pompano Beach.

Commissioner Eaton and **Vice Chair McGee** discussed the importance of making the exterior of the building match the historical theme of the interior.

Ms. Vazquez provided information on past grant funding for the building and the current lease agreement for

the outdoor space.

A motion was made by Vice Chair McGee, seconded by Board Member Eaton, that the CRA Resolution be ADOPTED. The motion carried by the following roll call vote:

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

Enactment No: CRA RES. 2023-23

3. [23-434](#) 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 THE VAULT AT OLD TOWN POMPANO, LLC RELATING TO THE PROPERTY LOCATED AT 61 NE 1ST STREET; PROVIDING AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.
(Fiscal Impact: \$97,474.00)

(Staff Contact: Kimberly Vazquez)

Kimberly Vazquez, Project Manager presented the Strategic Investment Program, which is for interior renovations to the property, and explained that the program considers the amount of tax increment that will be generated from the improvements to the property. The grant application was received for The Vault. The eligible amount that can be provided is \$97,474, and the anticipated cost for the build-out is \$569,436. They anticipate hiring over 20 employees upon completion, with construction beginning in April 2024 and completion in April 2025. The grants are reimbursable, and funding is only provided upon completion of the project.

A motion was made by Vice Chair McGee, seconded by Board Member Eaton, that the CRA Resolution be ADOPTED. The motion carried by the following roll call vote:

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

Enactment No: CRA RES. 2023-24

4. [23-432](#) A RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY (CRA), APPROVING AND AUTHORIZING THE PROPER OFFICIALS TO EXECUTE A FIRST AMENDMENT TO PROPERTY DISPOSITION AND DEVELOPMENT AGREEMENT BETWEEN THE CRA AND FD CONSTRUCTION CONSULTING, INC. RELATING TO FOUR (4) VACANT CRA OWNED PARCELS OF LAND LOCATED ON THE WEST SIDE OF NORTH DIXIE HIGHWAY,

BETWEEN NW 15TH COURT AND NW 15TH PLACE; PROVIDING AN EFFECTIVE DATE

(Fiscal Impact: N/A)

(Staff Contact: Nguyen Tran)

Nguyen Tran, CRA Director presented an amendment to extend the completion date of a 10-unit townhouse development for sale product due to the effects of COVID-19 on financing, supply chain, labor, and materials. He provided a financing commitment letter from the agency funding the project and mentioned that there were no other impediments to the project. There were no other delays or issues.

Commissioner Perkins noted that the surrounding residents were against the project during a community meeting, but this amendment only concerns an extension for construction.

Commissioner Eaton recalled that there was much support for the development when they voted on it.

A motion was made by Vice Chair McGee, seconded by Board Member Eaton, that the CRA Resolution be ADOPTED. The motion carried by the following roll call vote:

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

No: Commissioner Perkins

Enactment No: CRA RES. 2023-25

5. [23-435](#) A RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY (CRA) APPROVING AND AUTHORIZING THE PROPER OFFICIALS TO EXECUTE A FOURTH AMENDMENT TO THE PROPERTY DISPOSITION AND DEVELOPMENT AGREEMENT BETWEEN THE CRA AND D.R. HORTON, INC., RELATING TO PROPERTIES LOCATED BETWEEN NW 6TH STREET AND NW 9TH STREET, AND BETWEEN NW 18TH AVENUE AND NW 19TH AVENUE, ALSO KNOWN AS HUNTERS MANOR RESIDENTIAL SUBDIVISION; PROVIDING AN EFFECTIVE DATE

(Fiscal Impact: N/A)

(Staff Contact: Nguyen Tran)

Nguyen Tran, CRA Director presented an amendment to a development agreement that was approved back on September 15, 2020, with DR Horton, the developer for building single-family detached for-sale homes. As the developer was going through the process, more drainage capacity was needed due to outside agency comments, mainly from the county dealing with drainage and handling these storm events. As a result, they received a request for a fourth extension. At the meeting held on January 17, 2023, the board entered into an

acceptance of a conveyance agreement, which was a settlement agreement from the city to acquire a lot adjacent to this property. As part of this fourth amendment, they proposed that this lot be used for drainage purposes to handle those storm events and to be incorporated into the overall development. DR Horton has agreed to the terms.

Vicente Thrower expressed his support for the project but also raised concerns about the lack of a system to track the type of jobs being created and who is being hired from the community. He suggested having a database to track this information so that progress can be shown to the community when asked. He called for the use of 21st-century technology to help with this and emphasized the need to preserve the legacy of Pat Larkins in all community investments. He recommended asking for more information from developers when they ask for extensions or other requests to be able to identify progress and show the community.

Sonya Finney, who owns property next to another development, raised concerns about drainage problems caused by a new development that has huge sand piles. She has had several issues with the development, including plumbing problems, and has contacted a lawyer to represent her on the matter.

Jocelyn Jackson expressed excitement about the upcoming residential homes in Hunters Manor and believed it would help residents become homeowners.

Vice Chair McGee and **Fournier** emphasized the importance of developers being respectful of existing residents and using local subcontractors. **Mr. Tran** agreed to inquire about the use of local companies by DR Horton.

A motion was made by Vice Chair McGee, seconded by Board Member Eaton, that the CRA Resolution be ADOPTED. The motion carried by the following roll call vote:

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

Enactment No: CRA RES. 2023-26

6. [23-441](#) A RESOLUTION OF THE POMPAÑO BEACH COMMUNITY REDEVELOPMENT AGENCY ("CRA") APPOINTING JAY GHANEM, ONE ENGINEER 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 APRIL 18, 2025; PROVIDING AN EFFECTIVE DATE.
(Fiscal Impact: N/A)

(Staff Contact: Kimberly Vazquez)

A motion was made by Vice Mayor McGee, seconded by Commissioner Eaton, that the CRA Resolution be ADOPTED and to

insert the name JAY GHANEM. Mayor Hardin nominated JAY GHANEM. The motion carried unanimously.

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

Enactment No: CRA RES. 2023-27

7. [23-439](#) A RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY (“CRA”) APPOINTING FRED STACER, ONE GENERAL CONTRACTOR, DEVELOPER, REAL ESTATE PROFESSIONAL, APPRAISER OR RELATED INDUSTRY PROFESSIONAL, TO THE EAST DISTRICT ADVISORY COMMITTEE OF THE CRA FOR A TERM OF TWO (2) YEARS; SAID TERM TO EXPIRE ON APRIL 18, 2025; PROVIDING AN EFFECTIVE DATE.

(Fiscal Impact: N/A)

(Staff Contact: Kimberly Vazquez)

A motion was made by Vice Mayor McGee, seconded by Commissioner Eaton, that the CRA Resolution be ADOPTED and to insert the name FRED STACER. Mayor Hardin nominated FRED STACER. The motion carried unanimously.

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

Enactment No: CRA RES. 2023-28

8. [23-437](#) A RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY (“CRA”) APPOINTING RAFAEL KATZ, ONE ATTORNEY, LEGAL PROFESSIONAL, OR RELATED INDUSTRY PROFESSIONAL, TO THE EAST DISTRICT ADVISORY COMMITTEE OF THE CRA FOR A TERM OF TWO (2) YEARS; SAID TERM TO EXPIRE ON APRIL 18, 2025; PROVIDING AN EFFECTIVE DATE.

(Fiscal Impact: N/A)

(Staff Contact: Kimberly Vazquez)

A motion was made by Vice Mayor McGee, seconded by Commissioner Eaton, that the CRA Resolution be ADOPTED and to insert the name RAFAEL KATZ. Vice Mayor McGee nominated RAFAEL KATZ. The motion carried unanimously.

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

Enactment No: CRA RES. 2023-29

9. [23-440](#) A RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY ("CRA") APPOINTING RAYMOND LUBOMSKI, ONE ARCHITECT, LANDSCAPE ARCHITECT, PLANNER, DESIGN PROFESSIONAL OR RELATED INDUSTRY PROFESSIONAL, TO THE EAST DISTRICT ADVISORY COMMITTEE OF THE CRA FOR A TERM OF TWO (2) YEARS; SAID TERM TO EXPIRE ON APRIL 18, 2025; PROVIDING AN EFFECTIVE DATE.

(Fiscal Impact: N/A)

(Staff Contact: Kimberly Vazquez)

A motion was made by Vice Mayor McGee, seconded by Commissioner Eaton, that the CRA Resolution be ADOPTED and to insert the name RAYMOND LUBOMSKI. Mayor Hardin nominated RAYMOND LUBOMSKI. The motion carried unanimously.

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

Enactment No: CRA RES. 2023-30

10. [23-438](#) A RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY ("CRA") APPOINTING LAMAR "PAUL" FISHER, ONE CITY RESIDENT OR BUSINESS OWNER, TO THE EAST DISTRICT ADVISORY COMMITTEE OF THE CRA FOR A TERM OF TWO (2) YEARS; SAID TERM TO EXPIRE ON APRIL 18, 2025; PROVIDING AN EFFECTIVE DATE.

(Fiscal Impact: N/A)

(Staff Contact: Kimberly Vazquez)

A motion was made by Vice Mayor McGee, seconded by Commissioner Eaton, that the CRA Resolution be ADOPTED and to insert the name LAMAR "PAUL" FISHER. Mayor Hardin nominated LAMAR "PAUL" FISHER. The motion carried unanimously.

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

Enactment No: CRA RES. 2023-31

D. REPORTS

Nguyen Tran, CRA Director announced the joint workshop between the City Commission and CRA board, which was to be held on May 3 at the Cultural Center. Two master developers were to present their proposals, and the public would have an opportunity to provide input.

Chairperson Hardin pointed out that this would be the first time the Commission and CRA board would see the presentations.

Claudia McKenna, CRA Attorney shared that the Florida Redevelopment Association Annual conference would take place on October 24 through 27th, and she and Sharon McCormick would present a "Keep it legal people" workshop.

Commissioner Eaton praised the recent efforts of BSO to reduce drug sales and drug paraphernalia. She appreciated that the public record informed them of the number of arrests and seizures of guns, drugs, and money. She was grateful that BSO's hard work was improving the community and thanked them for it.

Vice Chair McGee reported that the newest restaurant, Bar SCO, had a soft opening on the beach and looked beautiful.

Chairperson Hardin shared that the "Stop the Violence" community forum had taken place on April 13 at the Larkin Center, where legal women voters distributed bumper stickers and bracelets. Pompano Pastor Griff and others were involved in organizing the event. Chairperson Hardin thanked them for their efforts to work on violence in the community.

PUBLIC COMMENT:

Jocelyn Jackson reported that her father's home had been taken under an investigation of homes that were stolen from elderly people. She had been fighting for her father's property and had some success thanks to the public defender and state prosecutor. She noted that the CRA had purchased multiple properties and needed to be sensitive to the development situation. Ms. Jackson emphasized that they did not want to force the elderly out of their homes and that they needed to respect the elderly people who were being harassed about their properties. Finally, she acknowledged Mayor Lamar Fisher for clearing up the gas shortage issue.

E. ADJOURNMENT

The meeting adjourned at 1:58 p.m.