

# **POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY**

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## **NORTHWEST CRA ADVISORY COMMITTEE DRAFT MEETING MINUTES**

**Monday, March 3, 2025  
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 6:00 pm.

### **B. ROLL CALL**

Whitney Rawls – Chairman  
Jay Ghanem -Vice Chair  
Shelton Pooler- Arrived at 6:37pm.  
John Berger  
Keriann Worley  
Danielle Elzahr

### **ABSENT**

Velma Grant  
Phyllis Smith

### **C. ADDITIONS/DELETIONS/REORDERING**

None.

### **D. APPROVAL OF MINUTES**

1. December, 9, 2024

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

### **E. AUDIENCE TO BE HEARD**

**Sarahca Peterson** of the consulting firm, Lotus Mindsets spoke about engagement with the community regarding the Downtown project that took place at Bojo`s. She explained that opportunities pertaining to the Downtown project were presented to citizens during the first outreach meeting. Additional outreach meetings with the community will be on March 20<sup>th</sup>, April 3<sup>rd</sup>, and April 10<sup>th</sup> regarding the economic opportunities the Downtown Project will provide at the E. Pat Larkins Community Center.

**Jay Ghanem** asked how is the information about the meetings getting out to the community. **Sarahca Peterson** responded her team is doing outreach through social media and by going to door-to-door in the community.

**John Berger** asked what the responses have been from the community about the project and **Ms. Peterson** responded the attendees were curious about the development.

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**Sarahca Peterson** mentioned Whitney Rawls will be interviewed as well as others in the northwest community as part of a docuseries about the Downtown Project.

**Kerrian Worley** asked if the videos will be on line in the future and how many would be dedicated to the project. **Sarahca Peterson** answered there will be three (3) videos and the City will have a say in deciding on which platforms they will utilize to broadcast the videos once they are complete.

**Whitney Rawls** recognized Commissioner Beverly Perkins, District 4 in attendance.

**James Argyropoulos** introduced himself as a business owner for the property located at 1501 W Atlantic Blvd. and his interest to start a Fleet and Truck wash at this location. He mentioned his future business would help eliminate blight and is part of an industrial commerce corridor. **Nguyen Tran** mentioned that this may be difficult to achieve as CRA does not typically sponsor such use, and that the site would be challenging to develop. **Mr. Tran**, stated the Advisory Committee can recommend approval on incentives that are out not approved uses under the programs. Discussions ensued by the members and **Mr. Argyropoulos** regarding the property history, its future proposed use, economic impact, and how this proposed business would operate near a residential area.

**Jay Ghanem** thanked **Mr. Argyropoulos** for his passion regarding the proposed business at this location.

**Whitney Rawls** suggested **Mr. Argyropoulos** meet with CRA staff, and explore avenues for the proposed use and determine if funding would be available for the Fleet and Truck services proposed for the vacant land.

**Jay Ghanem** asked **Nguyen Tran** what else can be done regarding the property. **Mr. Tran** said that this usually falls within the developer's attributions to make the land compatible with the future intended use.

## **F. OLD BUSINESS**

None.

## **G. NEW BUSINESS**

None

## **H. DIRECTOR/STAFF REPORT**

**Nguyen Tran** – Introduced Gabriela Gencyigit as the new Department Head Secretary, and Evan Camejo as the new Redevelopment Project Coordinator for the CRA. He continued with an update regarding the Master Plan with the Master Developer. The CRA and the City signed the agreement on June, 2024. **Mr. Tran** mentioned the upcoming round table discussions and provided the dates and locations for these meetings.

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**Keriann Worley** inquired about how information is being disbursed to the community regarding the upcoming meetings.

**Sarah Mulder** answered the information is being disseminated by the City through mailers to residents as well as the new social media page designated for the future Downtown.

In addition, the communications team is tasked to disseminate information through meetings with groups, HOA's, newsletters and yard signs. **Danielle Elzahr** asked if the messaging is clear to the community as to what this project is. She further stated those in favor or opposed to the project should know how to let their opinions be known and to whom. **Nguyen Tran** mentioned the three key Joint CRA/City Commission meeting dates where there will be presentations to update the commission on the progress and stated the important date is May 14<sup>th</sup>.

**Whitney Rawls** asked if this is going to include updates about design. **Nguyen Tran** said the meetings would include design elements and the financing of the project. The proposed CRA Tax Increment Revenue Bond will be for infrastructure and the City proposed bond will be for the new City Hall and parking garage.

## I. KEY PROJECTS

### 1. G.O. Bond Updates

**Nguyen Tran** reported that Whiting-Turner (WT), the City's contractor has substantially completed the work known as Segment #2 except for the areas that require FEC approval and pending the last lift of asphalt. FEC and the City continue working on the agreements. **Mr. Tran** stated that attorneys and staff on both sides have met multiple times to iron out details, but minor issues remain to be resolved prior to execution of those agreements. Moreover, staff has reached out to FEC counterparts but no action was observed on their part. The GO Bond Team presented an agenda item for City Commission approval and a contract for Segment #3 was executed allowing WT to move forward with the project. A purchase Order was issued and the contractor secured the final Building Permit. The phase work started the first week of February on NE 10th Street and ends on Copans Road. Work is expected to end by the end of December 2026. **Whitney Rawls** inquired about the project going up to Sample Rd, and **Mr. Tran** responded that this would be part of segment 3.

### 2. The Downtown Project

**Nguyen Tran** stated that a series of Public Meetings will take place on March 17, 18, 19 & 24<sup>th</sup>. Furthermore, **Mr. Tran** asked for a motion in support of the Downtown project.

**Whitney Rawls** spoke in support of the project and the job generating opportunities. He mentioned the importance of the economic opportunities and the preparation of the local citizens on those opportunities. **Mr. Rawls** highlighted the importance of community benefits this project should provide and be codified in the Master Development Agreement ("MDA").

**Danielle Elzahr** stated from her experience as an architect, the civic projects come with participation and how important that is. **Ms. Elzahr** expressed local participation and hiring local is a priority.

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**Shelton Pooler** expressed concerns regarding previous projects where local people were not included, and how is this going to occur for a project of such magnitude. He stated the local workforce should be utilized and this should be known to the Master Developer.

**Whitney Rawls** expressed his support for the Downtown project but asked for reassurance, that the committee's concerns on how this project will benefit the local residents and community be codified in the MDA.

## 3. Grisham Properties

**Nguyen Tran** said there is currently a hold on all CRA owned properties as per the MDA with RP Pompano until June 2025. **Whitney Rawls** asked if any discussions have occurred with the Master Developer regarding properties such as the Grisham properties for smaller developers. **Nguyen Tran** responded there will be opportunities to pull some of the properties from the MDA in order to allow for smaller type developments.

## 4. Sonata

**Nguyen Tran** reported Cornerstone has completed the residential portion of the development and the commercial space which is leased by the CRA is under construction and is anticipated to be completed by April 2025.

## 5. Hunter's Manor

**Nguyen Tran** said DR Horton has started construction with the drainage and installation of sidewalks. Once completed, vertical construction of the model homes will begin. This is a fifty-nine (59) detached, single-family home development.

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

**Nguyen Tran** stated this location is on hold until parking is addressed. Structure parking will be needed as The Vault is now open and the area will require additional parking to be successful.

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

**Sarah Mulder** referenced the eleven (11) utility box wraps have been completed and well received. The construction drawings have been submitted to Purchasing for review and to put out to bid for removal of the roundabouts and insertion of the raised intersection tables on NW 6<sup>th</sup> Avenue. **Whitney Rawls** asked about the timeline for the roadway construction. **Sarah Mulder** responded a construction timeline would be more accurate once a contractor is selected through the bidding process.

## 8. Big Tree BBQ

**Kimberly Vazquez** reported Big Tree BBQ entered in a development agreement for site improvements and constructions of the restaurant on March 19, 2024. The Strategic Investment Program was granted approval on April 16, 2024. **Ms. Vazquez** said currently,

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Big Tree BBQ is moving forward with the site plan and construction drawings and they are planning to go in May to the Design Review Committee.

**Kimberly Vazquez** informed the committee they are due for their ethics training, and the attorney can be available for both committees at the same time either online or in person.

**Whitney Rawls** asked if the City is organizing ethics training or if they have to do an individual training for the committee. **Ms. Vazquez** stated the previous training was done by the City and they are not on a continuous basis. Dates will be coordinated with the attorney and communicated to the committee.

## **J. COMMITTEE MEMBER REPORTS**

**Shelton Pooler**- none

**John Berger** – none

**Keriann Worley**- said she attended a meeting at the Salato Residences where Mr. Tran presented and was pleased to hear about all the great things happening in Pompano Beach. She expressed the importance of getting the message out to the community about the Downtown project providing everyone the opportunity to be involved in this project.

**Velma Grant** –absent

**Danielle Elzahr** – Questioned about the procedure on the Committee's vote regarding support of the Downtown project after the local participation meetings. **Whitney Rawls** said that they should meet in the first week in May to discuss.

**Whitney Rawls**- Wished everyone Happy New Year as this was the first meeting of the year. He thanked everyone on the Committee who volunteer their time for the love of their community.

**Jay Ghanem** – Expressed his desire to protect the local community and a written reassurance should be provided in the MDA.

**Phyllis Smith** – absent

## **K. NEXT MEETING – Monday, June 2, 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 **7:29 p.m.**