



# City of Pompano Beach

100 W. Atlantic Blvd.  
Pompano Beach, Florida  
33060

## Detailed Minutes - Draft

### Community Redevelopment Agency

*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*

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Tuesday, April 16, 2019

5:30 PM

Commission Chamber

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### CRA Board Meeting

#### CALL TO ORDER

Chairman Hardin called the CRA Board Meeting to order at 5:33 PM.

#### ROLL CALL

**Present** Board Member Rhonda Eaton, Board Member Andrea McGee, Board Member Tom McMahon, Board Member Beverly Perkins, Vice Chair Barry Moss, and Chairperson Rex Hardin

#### PLEDGE OF ALLEGIANCE

#### APPROVAL OF MINUTES

[19-380](#) CRA Board Meeting Minutes of March 19, 2019

A motion was made by Vice Chair Moss, seconded by Board Member Perkins, that the Minutes be APPROVED. The motion carried by the following roll call vote:

**Yes:** Board Member Eaton, Board Member McGee, Board Member McMahon, Board Member Perkins, Vice Chair Moss, and Chairperson Hardin

#### APPROVAL OF AGENDA

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

#### CONSENT AGENDA DISCUSSION

No items were pulled from the Consent Agenda.

**A. AUDIENCE TO BE HEARD**

There were no audience members to be heard.

**B. CONSENT AGENDA**

**A motion was made by Vice Chair Moss, seconded by Board Member Perkins, to approve the Consent Agenda. The motion carried by a unanimous voice vote.**

1. **19-366** A RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY (CRA) APPROVING AND AUTHORIZING THE PROPER OFFICIALS TO EXECUTE A SATISFACTION OF MORTGAGE PERTAINING TO A DEFERRED PAYMENT LOAN GIVEN BY THE CRA TO ELSIE LEE PERRY FOR PROPERTY LOCATED AT 1582 NW 7TH LANE; PROVIDING AN EFFECTIVE DATE.

(Fiscal Impact: N/A)

(Staff Contact: Nguyen Tran)

**A motion was made by Vice Chair Moss, seconded by Board Member Perkins, to approve the Consent Agenda. The motion carried by a unanimous voice vote.**

**Enactment No: CRA RES. 2019-29**

2. **19-367** A RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY (CRA) APPROVING AND AUTHORIZING THE PROPER OFFICIALS TO EXECUTE A SATISFACTION OF MORTGAGE PERTAINING TO A DEFERRED PAYMENT LOAN GIVEN BY THE CRA TO POLLY LEE DEGRATE MASON FOR PROPERTY LOCATED AT 1592 NW 7TH TERRACE; PROVIDING AN EFFECTIVE DATE.

(Fiscal Impact: N/A)

(Staff Contact: Nguyen Tran)

**A motion was made by Vice Chair Moss, seconded by Board Member Perkins, to approve the Consent Agenda. The motion carried by a unanimous voice vote.**

**Enactment No: CRA RES. 2019-30**

**C. REGULAR AGENDA**

3. **19-361** CONSIDERATION OF PRESERVING AND RELOCATING THE MCNAB HOUSE AND GARAGE INTO MCNAB PARK

(Fiscal Impact: Estimated at \$2.7M over 3 years)

(Staff Contact: Nguyen Tran/ Jenae Valentine (Consultant))

**Nguyen Tran**, CRA Director, gave a brief presentation regarding the McNab house. He explained the importance of saving and preserving the McNab house. He said moving the McNab house to McNab park for restaurant use will help revitalize the area.

**Maggie Barszewski**, City Planner, explained the architectural and historic significance of the McNab House.

**Jenae Valentine**, Consultant, gave a presentation on the proposed project which showed the potential use of the McNab House in McNab Park.

Kay McGinn, 2460 SE 5th St., does not approve of moving the McNab House to the park because she said the park is used by children and seniors.

Thomas Drum, 2700 NE 8th St., is concerned about parking for the potential restaurant and wants the park to remain the way it is. He is concerned about the traffic with new development.

Mary Wall, 2725 SE 2nd St., is concerned with height and density of new development. She said the park is unusable because of the homeless problem and the City is responsible for keeping the parks safe. She said the house shouldn't be moved to McNab Park.

Ken Offenther spoke about the importance of the shuffleboard courts at the park. He doesn't support moving the house to McNab Park.

Doug Mathis, Pompano Beach, supports saving the house but not moving it to McNab Park because it is a Memorial park. Said the house is too small to allow for a liquor license.

Jerry Bowman, 717 NE 3rd St., said the McNab House is the only house in the city that has remained in the same family for 95 years. He gave a brief history of the home and the McNab family. He supports saving it and moving it to McNab Park.

Michael Skversky, 1630 SW 5th Ave., said the people living in the area of the park should be able to vote on moving the house or not.

Michaela Conca, Broward Trust for Historic Preservation, spoke about the historic importance of the home and compared it to similar projects in Broward County which used public park space for historic homes. She asked the Board to save the McNab

House.

Bob Sands, 311 NW 25th Court, spoke about his family connections to Pompano and the McNab family. He spoke about the donations made by the McNab family including the land for McNab Park. He supports saving the McNab house and moving it to McNab Park.

Linda Lucchese, 2601 NE 8th St., said she is very impressed with the McNab House and thinks the park will be improved by relocating the home. She said the City should replace the park space for the residents.

Carol Fielder, NE 12th St., said BSO is making great progress with the homeless problem and she doesn't support losing green space.

Briana Carrigan, 501 NE 10th Ave., is excited about all of the development in Pompano Beach. She loves the idea of having a restaurant in McNab Park and wants to share the history with her daughter.

Kay Johnson, 213 SE 23rd Ave., agrees the house is part of history but wants the CRA to find another place to put the house.

Zoey Acock, 4405 W. Atlantic Blvd., said the park isn't being used and would like to save the house and move it to McNab Park. She likes the plans for the house and the park.

Kenneth, SE 7th Dr., read a letter regarding the plans for the park. He said he loves playing at McNab Park and doesn't want to lose it.

Craig Crecco, 2130 SE 7th St., said he uses the park to play tennis. He doesn't oppose saving the house but doesn't want to lose the park space. He said the area needs a place for recreation.

Risa Resseger, 2500 SE 4th St., said the people who live in the area want the open space.

Lisa Golitz, 2700 NE 8th Ct., supports the McNab house being moved to McNab Park.

Sharon Chiappetta, 2870 NE 22nd Ct., said the presentation is distorted and doesn't support taking the public park away. She said the park is a perpetual memorial. She asked about the discussion from 2017 regarding the house.

Ross Shulmister, Pompano Beach, said the homeless problem is a separate issue and asked if staff has considered another location for the McNab House. **Nguyen Tran** answered CRA funds have to be spent in the CRA District and McNab Park is the only location.

Shanna Benson, VP of Marketing for the Historical Society, said there are parks East of Federal Highway that are within one mile of McNab Park. She said the liquor license will take into account outside seating. She wants to enjoy green space and there is a need for additional restaurants on Atlantic.

Tim Golly, Cypress Point, said people might be open to moving the house to the park if it wasn't for commercial use.

Dan Hobby, 4230 NW 9th Ct., reported the Sample-McDougald House Preservation Board supports the plans for moving the house to McNab Park as outlined by the CRA.

Lori Cooper, 1031 NE 28th Ave., said she drives by the park several times a day and doesn't see anyone there. She would like to see the McNab House moved to the park to make use of the park.

Lee Waldo, Sample-McDougald House, said many in the community were against their project but now the community supports the Sample-McDougald House. She supports preserving the home at all costs.

Michael Penman, 2730 SE 7th Dr., asked why the house isn't being retained on the land it is located. He said his children use McNab Park and doesn't want it turned into a commercial facility.

L. Wegman, NE 11th Ave, asked Commissioners to save McNab Park. She doesn't want a hotel, restaurant, or parking lot to replace the green space. She wants to save the park for the children.

Jim Morehead, 250 SE 1st Ter., asked if the park space could be moved to another location.

Steven Nunes, Cypress Point, said he believes in the potential of the City. He said green space needs to be preserved so it doesn't have to be reestablished and purchased back in the future.

Scott Nathan, 550 NE 5th St., suggested moving the shuffleboard courts to Pompano Park.

Thomas Terwilliger, Pompano Beach, said the park should remain a Memorial park and not a commercial location.

Cindy Peters, McNab granddaughter, appreciates everyone who is trying to save their family home. She also stated her uncle was killed clearing land and not in war.

Peter Williams, 720 NE 2nd St., he said as President of the Historical Society he supports preserving the McNab House and move it to McNab Park. He said the park will be nicer than it is now and residents will still be able to use it.

**Board Member Eaton** said the location is viable and likes the idea of using CRA funds for the project. She said with the tennis, shuffleboard, and basketball courts there isn't very much green space. She said she couldn't take her grandchild to the park because of the homeless and drug problem at the park. She said too many resources of BSO are being used for the park. She supports moving the McNab House to McNab Park.

**Board Member McGee** said moving the house doesn't take away green space and she doesn't see the shuffleboard courts being used. She is skeptical of the idea of a Bed and Breakfast. She supports moving the McNab House to McNab Park.

**Vice-Chair Moss** said there is so much that is still original in the home and he supports saving and moving the house.

**Board Member McMahon** said the plan isn't to take away green space or to destroy the park, the plan is to preserve history. He thanked the McNab Family for offering their home. He supports saving the house.

**Chairman Hardin** thanked the CRA for coming up with concepts but said that has added confusion. He said moving the house to McNab Park is a viable option. He said there are ways to retain park space with the house located at the park.

**Nguyen Tran** said tonight's meeting is only about saving the house and moving it to McNab Park.

**Claudia McKenna** said a donation agreement will be brought to the next CRA Board Meeting for approval.

**A motion was made by Vice Chair Moss, seconded by Board Member McGee, that the Item for Consideration/Discussion be RECOMMENDED FOR APPROVAL. The motion carried by the following roll call vote:**

**Yes:** Board Member Eaton, Board Member McGee, Board Member McMahon, Vice Chair Moss, and Chairperson Hardin

**No:** Board Member Perkins

4. 19-360 CONSIDERATION TO WITHDRAW RFP E-01-19 MANAGEMENT AND OPERATION OF A MEMBERSHIP BASED CO-WORKING FACILITY.

(Fiscal Impact: N/A)

(Staff Contact: Kimberly Vazquez)

Meeting went into Recess

Meeting Reconvened

**Kim Vazquez**, Project Manager, explained that staff is recommending to withdraw the RFP for a co-working facility.

Whitney Rawls, 1512 NW 4th Ave., came to protest the withdrawal of the RFP. He said the co-working space is a well thought out plan by the NWCRA Advisory Committee. He said he disagrees with the CRA attorney and the RFP should stand. He said the respondent has the qualifications to move forward with negotiations.

Michael Hall, 1596 NE 96th St., disagrees with the CRA attorney and said he can meet and exceed the qualifications of the RFP. He said his proposal went above what the RFP asked. He said he only expects the furniture and utilities to be paid for by the CRA.

**Claudia McKenna** said when the response was originally considered it should have been called unresponsive since the plans and budget weren't the same as the RFP. She advises the RFP be withdrawn and re-issued. **Mayor Hardin** asked about contract negotiations. Nguyen Tran said the original submittal was for a different amount of \$210K and not the original \$50K seed money. He said the RFP didn't include certain details and that was realized in contract negotiations. Michael Hall said the only reason the amount of \$210K was submitted was because the CRA asked for a budget. **Board Member Perkins** said staff needs to sit and negotiate with Michael Hall. **Claudia McKenna** said the idea of a co-working space wasn't fully evolved when the RFP was issued and should be

withdrawn to keep the process clean. **Board Member Eaton** said she supported the proposal but thinks the Board should follow the CRA attorney's advice. **Board Member McGee** asked if there is anything different about the space for Digital Grass and a standard co-working space as referenced in the RFP. Michael Hall said no, the only difference is the programming he will bring. **Kim Vazquez** said during negotiations staff realized that Digital Grass was asking for more funding than was offered by the CRA in the RFP. **Claudia McKenna** said the contract needs to match the RFP.

**A motion was made by Vice Chair Moss, seconded by Board Member McGee, that the Item for Consideration/Discussion be RECOMMENDED FOR APPROVAL. The motion failed by the following roll call vote:**

**Yes:** Board Member Eaton, Board Member McMahon, and Vice Chair Moss

**No:** Board Member McGee, Board Member Perkins, and Chairperson Hardin

5. 19-341 APPROVE RANKING ORDER FOR RFP P-015-19, UNARMED ROVING SECURITY GUARD SERVICES AND AUTHORIZE STAFF TO NEGOTIATE A CONTRACT WITH THE HIGHEST RANKED FIRM, PROFESSIONAL SECURITY CONCEPTS, INC.

(Fiscal Impact: N/A)

(Staff Contact: Kimberly Vazquez)

**Kim Vazquez**, Project Manager, presented the ranking results for the RFP and notified the Board of the highest ranking proposal, Professional Security Consultants. **Board Member McGee** asked about details for the roaming security services. **Ms. Vazquez** answered her questions. **Board Member McGee** is concerned about the guards being totally unarmed. **Ms. Vazquez** said the RFP requested the guards use body cameras. **Claudia McKenna** said CRA funds can be used for innovative community security but not law enforcement. **Nguyen Tran** said the security guards act as a deterrent by being visible in the area. **Board Member Perkins** said the City pays BSO and shouldn't have the need for security guards. She said BSO should be doing the job that we are paying PSC to do. **Board Member Eaton** said the security is a good deterrent for crime and they act as neighborhood ambassadors. **Board Member Perkins** said she has some locations that need additional security. **Chairman Hardin** asked if the bodycam video can be used as evidence. **Nguyen Tran** said those details will be worked out with legal. **Major Atkins** said PSC compliments the work they do by being the extra eyes and ears in the street.

**A motion was made by Vice Chair Moss, seconded by Board Member McGee, that the Consent Agenda/ Approval Request be RECOMMENDED FOR APPROVAL. The motion carried with the**

**following roll call vote:**

6. 19-355 A RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY (CRA), APPROVING AND AUTHORIZING THE PROPER OFFICIALS TO EXECUTE A UNITY OF USE AGREEMENT BETWEEN THE CRA AND TEPM, INC., BLAISE AND ALGALITE AUGUSTIN, WILLY FRANCOIS, OLD GOAT, LLC AND OLD TOWNE FLAGLER, LLC; PROVIDING AN EFFECTIVE DATE.  
(Fiscal Impact: N/A)

(Staff Contact: Kimberly Vazquez)

**Kim Vazquez**, Project Manager, presented the item to the Board and recommended approval. Board Member McMahon abstained from voting since one of the properties belongs to a family member.

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

**Yes:** Board Member Eaton, Board Member McGee, Board Member Perkins, Vice Chair Moss, and Chairperson Hardin

**Abstain:** Board Member McMahon

**Enactment No: CRA RES. 2019-31**

7. 19-352 CONSIDERATION OF A TERM SHEET FOR CRA OWNED PROPERTIES LOCATED AT THE SOUTHEAST CORNER OF NW 31ST AVENUE AND NW 2ND STREET WITH NW 31 AVENUE, LLC.  
(Fiscal Impact: \$307,801 proceeds from sale.)

(Staff Contact: Nguyen Tran)

**Nguyen Tran**, CRA Director, presented the term sheet to the CRA Board.

Rich Berry, 2301 W. Sample Road, is representing Popeye's and explained the reason for the purchase is mainly to make entry to Popeye's easier for customers and to use the remaining property for the community.

Phyllis Smith, Collier City Civic Association, said Popeye's hasn't been a friendly company to the community and she doesn't support selling the property without knowing what will go in it.

**Vice-Chair Moss** said with the current discussions with BSO to block streets, the selling of this property for customer traffic doesn't make sense. He also doesn't support approval without knowing what is going on the property. He said property is becoming

more valuable and the CRA should not sell it for this price unless it is for a project that benefits the community. **Vice-Chair Moss** asked if anyone suggested using the proceeds of the sell to anything else. **Nguyen Tran** answered the NWCRA Advisory Committee suggested applying the funds to Annie Gillis Park improvements. **Board Member Perkins** said the value of the land needs to be considered and she's concerned about the development since it's so close to residential property. **Chairman Hardin** said the parcel is more valuable than the price on the term sheet.

**A motion was made by Vice Chair Moss, seconded by Board Member Perkins, that the Regular Agenda/ Resolution be RECOMMENDED FOR APPROVAL. The motion failed by the following roll call vote:**

**No:** Board Member Eaton, Board Member McGee, Board Member McMahon, Board Member Perkins, Vice Chair Moss, and Chairperson Hardin

#### **D. REPORTS**

**Board Member Perkins** explained she voted no on the McNab House because of the young man who asked to keep his park.

**Vice-Chair Moss** April 30 at 6:30 PM the Skolnick Center the Cordish Company will be giving a presentation regarding their upcoming plans.

**Chairman Hardin** went to the Habitat for Humanity groundbreaking and said they are doing great work in the area. He suggested local artists paint the building facing Atlantic in Old Town. **Nguyen Tran** said the pharmacy is on board and it has been sent to the Public Arts Committee. **Chairman Hardin** said the City is still working on the pocket park and they are waiting on funding. **Chairman Hardin** reported a security incident at City Hall and said the City is working on security solutions for the building.

#### **E. ADJOURNMENT**

Chairman Hardin adjourned the CRA Board Meeting at 9:30 PM.

Next Meeting Date - May 21, 2019



**APPOINTED OFFICERS (continued)**

- A copy of the form must be provided immediately to the other members of the agency.
- The form must be read publicly at the next meeting after the form is filed.

**IF YOU MAKE NO ATTEMPT TO INFLUENCE THE DECISION EXCEPT BY DISCUSSION AT THE MEETING:**

- You must disclose orally the nature of your conflict in the measure before participating.
- You must complete the form and file it within 15 days after the vote occurs with the person responsible for recording the minutes of the meeting, who must incorporate the form in the minutes. A copy of the form must be provided immediately to the other members of the agency, and the form must be read publicly at the next meeting after the form is filed.

**DISCLOSURE OF LOCAL OFFICER'S INTEREST**

I, Thomas McMahon, hereby disclose that on April 16, 2019 :

(a) A measure came or will come before my agency which (check one)

- inured to my special private gain or loss;
- inured to the special gain or loss of my business associate, \_\_\_\_\_;
- inured to the special gain or loss of my relative, Father \_\_\_\_\_;
- inured to the special gain or loss of \_\_\_\_\_, by whom I am retained; or
- inured to the special gain or loss of \_\_\_\_\_, which is the parent organization or subsidiary of a principal which has retained me.

(b) The measure before my agency and the nature of my conflicting interest in the measure is as follows:

Under the provisions of Florida Statutes, Section 286.012 and Section 112.3143, at the Pompano Beach Community Redevelopment Agency Meeting held on April 16, 2019, I abstained from voting on the following Agenda Item:

- Item 6 - A RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY (CRA), APPROVING AND AUTHORIZING THE PROPER OFFICIALS TO EXECUTE A UNITY OF USE AGREEMENT BETWEEN THE CRA AND TEPM, INC., BLAISE AND ALGALITE AUGUSTIN, WILLY FRANCOIS, OLD GOAT, LLC AND OLD TOWNE FLAGLER, LLC; PROVIDING AN EFFECTIVE DATE.

The nature of the conflict, which I orally disclosed prior to the vote on this item, is that part of the subject property is owned by a family member.

April 30, 2019  
Date Filed

  
Signature

**NOTICE: UNDER PROVISIONS OF FLORIDA STATUTES §112.317, A FAILURE TO MAKE ANY REQUIRED DISCLOSURE CONSTITUTES GROUNDS FOR AND MAY BE PUNISHED BY ONE OR MORE OF THE FOLLOWING: IMPEACHMENT, REMOVAL OR SUSPENSION FROM OFFICE OR EMPLOYMENT, DEMOTION, REDUCTION IN SALARY, REPRIMAND, OR A CIVIL PENALTY NOT TO EXCEED \$10,000.**