

Pompano Beach Community Redevelopment Agency

Meeting

Commission Chamber

*100 W. Atlantic Blvd.
Pompano Beach, Florida 33060*



Agenda - Final

Tuesday, May 16, 2023

1:00 PM

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

***Gregory P. Harrison, Executive Director
Claudia McKenna, CRA Attorney
Kervin Alfred, Acting CRA Secretary***

CALL TO ORDER

*The Honorable Rex Hardin
Chairperson, Presiding*

ROLL CALL

Kervin Alfred, Acting CRA Secretary

PLEDGE OF ALLEGIANCE**APPROVAL OF MINUTES**

[23-505](#) CRA Board Meeting Minutes April 18, 2023

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. [23-499](#) A RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY (CRA) DESIGNATING THE CRA SECRETARY; PROVIDING AN EFFECTIVE DATE.
(Fiscal Impact: N/A)

Summary Explanation/Background:

The CRA statute does not expressly require the designation of a secretary but the CRA secretary is regularly called upon to attest to documents in addition to resolutions. The CRA Attorney recommends a formal designation of the CRA Secretary to establish the authority for such attestations.

Origin of request for this action: Staff

Fiscal impact and source of funding: N/A

(Staff Contact: Claudia McKenna)

2. [23-500](#) A RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY (CRA), APPROVING AND AUTHORIZING THE PROPER OFFICIALS TO EXECUTE A CHANGE ORDER IN THE AMOUNT OF \$88,066.01 PURSUANT TO THE CONSTRUCTION-MANAGER-AT-RISK CONTRACT BETWEEN THE CRA AND MBR CONSTRUCTION, INC., FOR IMPROVEMENTS RELATING TO THE BACKYARD PROJECT; PROVIDING AN EFFECTIVE DATE.

(Fiscal Impact: \$88,066.01)

Summary Explanation/Background:

On September 15, 2020, via Resolution 2020-43, the CRA executed a CMAR contract with MBR Construction, Inc. for Old Town's Backyard improvements in the amount of \$1,620,000.00.

MBR has submitted a second Change Order in the amount of \$88,066.01 for additional site modifications and associated cost for the The Backyard project.

Origin of request for this action: Staff

Fiscal impact and source of funding: 150-7590-539.65-12 (17312) - Downtown Pompano Above Ground Improvements

(Staff Contact: Horacio Danovich/Nguyen Tran)

C. REGULAR AGENDA

3. [23-504](#) Consideration of the proposed Tactical Urbanism/Beautification Plan for NW 6th Avenue between Atlantic Boulevard to NW 15th Street.
(Fiscal Impact: None at this time)

Summary Explanation/Background:

In 2012, improvements to Blanche Ely/NW 6th Avenue from Atlantic Boulevard to NW 15th Street were completed. The improvements included landscape beatification, transit shelters, sidewalk and lighting improvements and other beautification features.

Since a significant amount of time has passed since the improvements were completed, the Avenue is need of upgrades and refurbishment. The Northwest CRA Advisory Committee and the CRA Board made this a priority project in FY2023 and allocated \$3.1 million in the budget to complete these improvements.

The Tactical Urbanism Plan ("Plan") includes an Analysis, Site Inventory, General Comments, Tactical Plan and a suggested Order of Magnitude with basic cost estimates. Some of the recommendations and observations in the Plan include short-term improvements such as making the furnishings consistent including the garbage cans, benches and bus shelters with

longer-term goals which include replacement of light poles, creating a parking lot for Annie Adderly Gillis Park and removal of the roundabouts and replace them with raised intersection tables.

Origin of request for this action: Staff

Fiscal impact and source of funding: N/A

(Staff Contact: Kimberly Vazquez)

4. [23-497](#)

Consideration of unsolicited proposals from The Melted Bar 7, LLC and Design Kollaborative Architects Planners, Inc., doing business as DK Architects, to sublease 27 NE 1st Avenue, Pompano Beach, FL 33060 from the Pompano Beach Community Redevelopment Agency.

(Fiscal Impact: N/A)

Summary Explanation/Background:

The Pompano Beach Community Redevelopment Agency (“CRA”) entered into a lease with CJOT, Inc. on August 1, 2022 for a 1,400 square foot commercial property located in the southeast corner of the building at 60 NE 1st Avenue with the intent to attract a future tenant that would lend to the mix of uses envisioned for Old Town Arts and Entertainment District.

Staff received an unsolicited proposal from The Melted Bar 7, LLC (“Melted Bar”) on January 26, 2023 to sublease 27 NE 1st Avenue (“Premises”) from the CRA for the Melted Bar to offer candle making classes and retail sales.

Pursuant to Section 163.380 of the Florida Statutes the CRA legally advertised a notice of intent to enter into a sublease agreement in the Sun Sentinel on February 18, 2023, which allowed for interested parties to submit proposals within 30 days after the date of the public notice. Design Kollaborative Architects Planners, Inc., doing business as DK Architects, submitted a proposal to sublease the Premises from the CRA on March 16, 2023.

Staff recommends acceptance of the unsolicited proposal from The Melted Bar 7, LLC as a desired use for Old Town Arts and Entertainment District with evening and weekend hours of operation to activate Old Town and provide an opportunity for a Pompano Beach resident to open a minority-owned business in furtherance of the CRA’s goals and objectives.

Origin of request for this action: Staff

Fiscal impact and source of funding: N/A

(Staff Contact: Cassandra LeMasurier)

5. [23-501](#)

Consideration of an Unsolicited Proposal from Big Tree BBQ for construction of a restaurant on CRA owned properties on Powerline Road between NW 4th Court and NW 5th Street.

(Fiscal Impact: N/A)

Summary Explanation/Background:

CRA staff received an unsolicited proposal from Kenneth and Janice Bynum, owners of Big Tree BBQ for the construction of a restaurant on Powerline Road between NW 4th Court and NW 5th Street. The property is owned by the CRA and consists of the following Folio Numbers 484233020220, 484233020230, 484233020550 and 484233040560. The properties were acquired by the CRA in 2006 for a total cost of \$199,787.25, and have remained vacant since that time. The proposers have requested the properties be acquired at \$0 in an effort to keep the project affordable to construct and allow opportunity for them to become operational.

Origin of request for this action: Staff

Fiscal impact and source of funding: N/A

(Staff Contact: Kimberly Vazquez)

6. [23-502](#)

A RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY (CRA) APPOINTING _____, ONE RESIDENT, BUSINESS OWNER OR MANAGER OF THE NORTHWEST CRA, TO THE NORTHWEST DISTRICT ADVISORY COMMITTEE OF THE CRA FOR A TERM OF TWO (2) YEARS; SAID TERM TO EXPIRE ON JUNE 15, 2025; PROVIDING AN EFFECTIVE DATE.

(Fiscal Impact: N/A)

Summary Explanation/Background:

The term of Shelton Pooler - District 4, member of the East CRA District Advisory Committee, will expire on June 15, 2023. The expiration of the term will create a vacancy in the "One Resident, Business Owner or Manager in the NWCRA District" membership category.

Applicants:

Shelton Pooler - District 4 (Incumbent)

Desiree Saunders - District 5

Origin of request for this action: Staff

Fiscal impact and source of funding: N/A

(Staff Contact: Kimberly Vazquez)

7. [23-503](#) A RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY (CRA) APPOINTING _____, ONE BANKER, FINANCIER OR OTHER MANAGEMENT LEVEL REPRESENTATIVE OF A FINANCIAL INSTITUTION 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 JUNE 15, 2025; PROVIDING AN EFFECTIVE DATE
(Fiscal Impact: N/A)

Summary Explanation/Background:

The term of John Berger - District 5, member of the Northwest CRA District Advisory Committee, will expire on June 15, 2023. The expiration of the term will create a vacancy in the "One Banker or other Management Level Representative of a Financial Institution or Related Industry Professional" membership category.

Applicant:

John Berger - District 5 (Incumbent)

Origin of request for this action: Staff

Fiscal impact and source of funding: N/A

(Staff Contact: Kimberly Vazquez)

D. ADDITIONAL AUDIENCE TO BE HEARD

E. REPORTS

A. EXECUTIVE DIRECTOR

B. CRA ATTORNEY

C. NEXT MEETING DATE – JUNE 20, 2023

D. CRA BOARD

[23-508](#)

Monthly Reports

- Northwest CRA Advisory Committee
- East CRA Advisory Committee
- Financial Summaries - March 2023
- FPI Security Reports

F. ADJOURNMENT

NOTICE: Any person requiring auxiliary aids and services at this meeting may call the CRA Secretary at (954) 786-4611 at least two calendar days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770 or 1-800-955-8771.