

Pompano Beach Community Redevelopment Agency

**CRA Board Meeting
Commission Chamber**

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



Agenda - Final

Tuesday, July 16, 2019

5:30 PM

*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*

CALL TO ORDER

*The Honorable Rex Hardin
Mayor, Presiding*

ROLL CALL

Marsha Carmichael, CRA Secretary

PLEDGE OF ALLEGIANCE**APPROVAL OF MINUTES**

[19-591](#) CRA Board Meeting Minutes June 18, 2019

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. [19-422](#) Approve ranking order for RFQ E-12-19 Construction Management at Risk (CMAR) Services for Pier Street West Streetscape Improvements, and authorize staff to negotiate a contract with the highest ranked firm: Burkhardt Construction, Inc. (No cost at this time.).
(Fiscal Impact: N/A)

Summary Explanation/Background:

RFQ E-12-19 was issued to obtain proposals to provide Construction Management at Risk (CMAR) Services for Pier Street West Streetscape Improvements. The General Services Department performed outreach to local companies to inform them about this project. CRA Board of Commissioners' approval of the ranking order presented by the Selection/Evaluation Committee is requested, and authorization is requested for appropriate City staff to negotiate a contract with the highest ranked firm as detailed above. Further authorization is requested to continue with the succeeding ranked firms should an impasse occur in the negotiations with the recommended firm. This solicitation was assigned a 10% Local Business participation goal. The recommended firm is a local Pompano Beach Business that has committed

to meeting that goal. CRA Board of Commissioners' approval is requested.

Origin of request for this action: Staff

Fiscal impact and source of funding: No cost at this time.

(Staff Contact: Horacio Danovich)

2. [19-582](#)

A RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY (CRA) APPROVING AND AUTHORIZING THE PROPER OFFICIALS TO GRANT THE CRA EXECUTIVE DIRECTOR THE AUTHORITY DURING THE CRA BOARD'S AUGUST HIATUS TO PERFORM AND FINISH SUCH MATTERS AS MAY HAVE BEEN BUDGETED AND AUTHORIZED, SUBJECT TO RATIFICATION THEREAFTER; PROVIDING AN EFFECTIVE DATE.

(Fiscal Impact: N/A)

Summary Explanation/Background:

The Pompano Beach CRA Board does not conduct CRA Board Meetings during the month of August. It is necessary for the CRA to provide unfinished matters as the CRA Board has funded and authorized. This Resolution provides the CRA Executive Director the authority to follow through on such matters, which would be subject to ratification upon their return in September.

Origin of request for this action: Staff

Fiscal impact and source of funding: N/A

(Staff Contact: Nguyen Tran)

C. REGULAR AGENDA

3. [19-572](#)

PRESENTATION OF FINANCING AND IMPLEMENTATION PLANS (FY2020-2024) FOR THE NORTHWEST AND EAST CRA DISTRICTS.

(Fiscal Impact: N/A)

Summary Explanation/Background:

The CRA must approve its annual budget by September 30, 2019. This item provides an introduction of the draft budget for consideration by the CRA Board. An amended and final budget will be presented to the CRA Board at the September meeting.

Origin of request for this action: Staff

Fiscal impact and source of funding: N/A

(Staff Contact: Nguyen Tran/Kimberly Vazquez)

4. [19-589](#)

CONSIDERATION OF A REAL ESTATE DEVELOPMENT ACCELERATOR (REDA) APPLICATION AND TERM SHEET/LETTER OF INTENT BETWEEN THE CRA AND CP OLD TOWN SQUARE, LLC.

(Fiscal Impact: N/A)

Summary Explanation/Background:

In 2016, the CRA Board approved the Real Estate Development Accelerator (REDA) which is a performance based, tax incentive program for projects greater than \$5,000,000 to expedite development in the Northwest CRA. The program is targeted to developers who bring projects to the area in the early stages with an understanding they are accepting more risk and their projects are generally higher in cost due to a lenders ability to mitigate risk by charging higher interest rates or require more upfront equity effecting the developer's pro forma. A clearly defined need must exist and be proven by each development initiative before funding under the REDA is considered.

Old Town, is a transitional area void of market rate residential, mixed-use development activity The CP Old Town Square, LLC site located at 212 NE 1st Avenue/101 NE 2nd Street, is a planned development of 282 Class A, residential high-rise, located on approximately 1.90 acres of land with a 300-car structured parking garage and approximately 5,433 square feet of ground floor commercial space in Old Town. The project amenities include a resort style, 5th floor swimming pool, sun deck, yoga area, gazebo, clubhouse, state of the art fitness facility and recreational area. The property will feature a focal point on the southwest corner with a public plaza, colonnade, fountain and benches. On street public parking will be provided along the two streets. The Developer received site plan application approval and is finalizing construction drawings at this time. As a pioneer project in the area, it cannot generate sufficient income to cover the debt service and provide a return satisfactory to the developer considering the risk therefore the developer is requesting assistance of Tax Increment Financing under the REDA program to meet the pro forma gap.

Origin of request for this action: Staff

Fiscal impact and source of funding: N/A

(Staff Contact: Nguyen Tran, Director)

5. [19-571](#)

A RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY ("CRA") APPROVING AND AUTHORIZING THE TRANSFER OF ONE CRA-OWNED PROPERTY TO THE CITY OF POMPANO BEACH; PROVIDING AN EFFECTIVE DATE.

(Fiscal Impact: N/A)

Summary Explanation/Background:

The City has identified the corner of NW 4th Court and NW 27th Avenue as the future site for a Broward Sheriff's Office (BSO) substation on property owned by the CRA and the City. The CRA owns 441 NW 27th Avenue, also known as 2710 NW 4th Court, more specifically identified as Broward County Property Appraiser (BCPA) folio 4842 33 04 5300. The property is a 9,368 square foot vacant lot zoned B-3 General Business, with a BCPA market value of \$46,840.00.

The City owns 2714 NW 4th Court, more specifically identified as BCPA folio 4842

33 04 5310, located directly west of the CRA's property. In order to develop the site as one unified site for the construction of the new substation the City has requested the CRA convey ownership of the CRA's property to the City. Additional information is included in the Staff Memorandum and attached as backup to this item.

Origin of request for this action: Staff

Fiscal impact and source of funding: N/A

(Staff Contact: Nguyen Tran)

6. [19-437](#)

A RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY (CRA) APPROVING AND AUTHORIZING THE PROPER OFFICIALS TO EXECUTE A DONATION AGREEMENT FOR REAL PROPERTY BETWEEN THE CRA AND ATLANTIC RESIDENCES, LLC (DONOR); PROVIDING AN EFFECTIVE DATE.

(Fiscal Impact: Donor will donate \$28,000.00)

Summary Explanation/Background:

The Pompano Beach Community Redevelopment Agency Board approved the relocation of the McNab house and garage to McNab Park at its regularly scheduled meeting of April 16, 2019 with a vote of 5-1. In order to initiate this directive, a Donation Agreement is needed between the CRA and Atlantic Residences, LLC to transfer fee simple title of the two-story home, two-story detached garage and various trees located on the property. The Agreement also specifies that the owners will donate \$28,000 towards defraying the cost of moving the Structures. Additional mitigation costs for the remaining trees (not scheduled for relocation by the CRA) on the properties will be paid for by the owners directly to the City of Pompano Beach.

Origin of request for this action: Staff

Fiscal impact and source of funding: (\$28,000.00 funded to Account: 160-7660-539.65-12, McNab House & Gardens)

(Staff Contact: Nguyen Tran)

7. [19-580](#)

A RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY (CRA) APPROVING AND AUTHORIZING THE PROPER OFFICIALS TO EXECUTE A LEASE AGREEMENT BETWEEN THE CRA AND THE CITY OF POMPANO BEACH FOR REDEVELOPMENT OF PROPERTY LOCATED IN THE EAST CRA DISTRICT KNOWN AS MCNAB PARK ; PROVIDING AN EFFECTIVE DATE.

(Fiscal Impact: \$2.7M over 4 years)

Summary Explanation/Background:

At the April 2019 CRA Board Meeting, the CRA Board directed CRA staff to proceed with saving the McNab House and Garage currently located at 1750 E. Atlantic Boulevard. The ideal and feasible location to move the house and garage would be McNab Park at 2250 E. Atlantic Boulevard. Since that time, CRA staff

and our consultants have been working on putting a plan in place to achieve that goal. One of the steps needed to relocate the house is for the CRA to enter into a lease agreement with the City of Pompano Beach, owner of the McNab Park property. This Lease Agreement, for a portion of McNab Park, will enable the CRA to accomplish this directive.

Origin of request for this action: Staff

Fiscal impact and source of funding: \$2.7 million from Account # 160-7660-539.65-12; McNab House/Garage from budgeted funds in FY 2020 and FY 2021 budget.

(Staff Contact: Nguyen Tran)

D. REPORTS

A. EXECUTIVE DIRECTOR

B. CRA ATTORNEY

C. NEXT MEETING DATE – September 17, 2019

D. CRA BOARD

[19-590](#)

Monthly Reports for June 2019

- Northwest Advisory Committee
- East Advisory Committee
- Staff Report
- April Financial Summary
- PSC Security Report

E. ADJOURNMENT