

# **Pompano Beach Community Redevelopment Agency**

**CRA Board Meeting  
Commission Chamber**

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



## **Agenda - Final**

**Tuesday, January 15, 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**

[19-178](#) CRA Board Meeting of October 16, 2018

**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. [19-160](#) A RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY (CRA) APPROVING AND AUTHORIZING THE PROPER OFFICIALS TO EXECUTE A RELEASE OF THE RECAPTURE PROVISIONS IN THE SPECIAL WARRANTY DEED AND AGREEMENT TO AMEND SPECIAL WARRANTY DEED RESTRICTIONS IN FAVOR OF JOAN AND WOODROW SHIVERS FOR PROPERTY LOCATED AT 2011 NW 6TH PLACE; PROVIDING AN EFFECTIVE DATE.

(Fiscal Impact: N/A)

**Summary Explanation/Background:**

Staff recommends that the CRA Board approve this release of the recapture provisions in the sum of \$48,000.00. The property is located at 2011 NW 6TH Place and as a requirement of the recapture provisions the homeowners must hold title to the property for at least 10 years. The original Special Warranty Deed was executed on November 5, 2008 and modified on March 19, 2015, and the owner has met this obligation.

**Origin of request for this action:** Staff

**Fiscal impact and source of funding:** N/A

**(Staff Contact:** Nguyen Tran)

2. [19-129](#)

A RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY (CRA), APPROVING AND AUTHORIZING THE PROPER OFFICIALS TO EXECUTE A PROPERTY DISPOSITION AND DEVELOPMENT AGREEMENT BETWEEN THE CRA AND OASIS OF HOPE COMMUNITY DEVELOPMENT CORPORATION, INC. RELATING TO TWO (2) VACANT INFILL HOUSING PARCELS IN THE NORTHWEST CRA DISTRICT; PROVIDING AN EFFECTIVE DATE.

(Fiscal Impact: N/A)

**Summary Explanation/Background:**

The Pompano Beach Community Redevelopment Agency (CRA) received an unsolicited development proposal from Oasis of Hope CDC to construct two (2) single family homes on two (2) CRA-owned, vacant in-fill housing lots located on NW 3rd Street in the Collier City neighborhood at the following Folio IDs: 4842-33-04-1900 and 4842-33-04-1910. The proposal seeks to sell the homes to persons or family earning 120% or less of the Broward County median income and has two (2) pre-qualified buyers. The homes are approximately 1,650 square feet under air and contains three (3) bedrooms, two (2) baths and a one (1) car garage. The homes are to be built using standard cement block construction (CBS) and the sales price of the homes will range from \$195,000 to \$235,000. The development proposal was accepted by the CRA Board at their last regularly scheduled meeting of October 17, 2018 and the CRA Board authorized staff to negotiate a Property Disposition and Development Agreement. Before the CRA Board for approval is the Property Disposition and Development Agreement. For a more detailed report, please refer to the attached Memorandum. CRA Staff recommends approval.

**Origin of request for this action:** Staff

**Fiscal impact and source of funding:** N/A

**(Staff Contact:** Nguyen Tran)

3. [19-162](#)

A RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY (CRA), APPROVING AND AUTHORIZING THE PROPER OFFICIALS TO EXECUTE A SERVICE CONTRACT BETWEEN THE CRA AND THE FRUITFUL FIELD, INC. TO ESTABLISH AND SERVE AS THE OPERATOR OF A COMMUNITY GARDEN IN THE NORTHWEST COMMUNITY REDEVELOPMENT AREA; PROVIDING AN EFFECTIVE DATE.

(Fiscal Impact: N/A)

**Summary Explanation/Background:**

Contract with the Fruitful Field Inc. to continue operations, oversight and management of the Patricia Davis Community Garden located at 1089 NW 6th Ave.

**Origin of request for this action:** Staff

**Fiscal impact and source of funding:** 150-1910-539.46-90 Community Garden in the amount of \$60,000 for FY 2019.

**(Staff Contact:** Danielle Sabat)

4. [19-167](#)

A RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY APPROVING AND AUTHORIZING THE PROPER OFFICIAL TO EXECUTE AN ADDENDUM TO CONTRACT FOR SALE AND PURCHASE BETWEEN THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY AND 407 NW 4TH AVENUE, LLC, 408 NW 4TH COURT, LLC, 401 NW 4TH COURT, LLC, 409 NW 4TH COURT, LLC, GRISHAM FAMILY TRUST, 404 NW 4TH AVENUE, LLC AND 321 NW 5TH STREET, LLC, FOR THE PURCHASE OF VARIOUS PROPERTIES; PROVIDING AN EFFECTIVE DATE.

(Fiscal Impact: N/A)

**Summary Explanation/Background:**

The CRA Board executed a Contract for Sale and Purchase for 13 properties owned by the Grisham family on October 18, 2018. The Contract estimated closing to occur within 90 days after contract execution. Through the title work process, we were recently notified by our title company that a probate be completed in connection with the death of an individual having interest in one of the properties being purchased (email attached). Since closing will not occur before January 18, 2019 (90 days after contract execution), Staff recommends approval of the Addendum to Contract for Sale and Purchase to extend the closing date an additional 90 days for probate action to be completed.

**Origin of request for this action:** Staff

**Fiscal impact and source of funding:** N/A;

**(Staff Contact:** Nguyen Tran)

### **C. REGULAR AGENDA**

5. [19-132](#)

CONSIDERATION OF A PROPOSAL SUBMITTED FOR THE MANAGEMENT AND OPERATION OF A MEMBERSHIP BASED CO-WORKING SPACE FACILITY.

(Fiscal Impact: N/A)

**Summary Explanation/Background:**

On October 5, 2018, the CRA issued a Request For Proposal (RFP) for Management and Operation of a Membership Based Co-Working Facility located at 501 Dr. Martin Luther King, Jr. Boulevard (City Vista) to assist with establishing, operating and managing the space. One response was received which met the qualifications of the RFP by the closing date of November 14, 2018, from Digital Grass Innovation & Technology Group.

**Origin of request for this action:** Staff

**Fiscal impact and source of funding:** N/A

**(Staff Contact:** Kimberly Vazquez)

6. [19-143](#)

Presentation-Conceptual Approval of Plaza Improvements

(Fiscal Impact: N/A)

**Summary Explanation/Background:**

Old Town is a vital component of creating a Downtown with the location to Civic Commons and the Innovation District. The evolution of this area is due to the CRA's methodical approach involving cultural arts, infrastructure, business attraction private investment and economic benefits. The CRA's site control of a few key properties brought new restaurant interests that might not have otherwise have come to Old Town. One of the CRA's most successful business attraction event is Old Town Untapped which is held on the first Friday of every month. This event draws 3,000+ people and demonstrates the importance of public gathering spaces as economic drivers. Currently, the main venue for this gathering space consists of a parking lot, grassy area under a large fig tree and an unimproved alleyway. Successful business attraction events coupled with well-designed public spaces can transform an area. This plaza area is unimproved and the temporary plywood decking under the fig tree has outlasted its life expectancy. The CRA is in possession of signed leases for the remaining portions of the alleyway from three property owners (companion items on this agenda) and is now in a position to move forward with hardscape improvements for this public plaza. Attached are a few preliminary drawings for the hardscape improvements.

**Origin of request for this action:** Staff

**Fiscal impact and source of funding:** N/A

**(Staff Contact:** Nguyen Tran\Horacio Danovich)

7. [19-150](#)

A RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY ("CRA") APPROVING AND AUTHORIZING THE PROPER OFFICIALS TO EXECUTE A LEASE BETWEEN THE CRA AND OLD TOWNE FLAGLER, LLC, FOR THE PROPERTIES LOCATED AT 114 AND 120 NORTH FLAGLER AVENUE, POMPANO BEACH, FLORIDA; PROVIDING AN EFFECTIVE DATE.

(Fiscal Impact: N/A)

**Summary Explanation/Background:**

The lease of 114 and 120 N. Flagler Avenue ensures the vision of a public plaza with adequate outdoor space to create a lively atmosphere and promote the reputation of Old Town as a destination for arts, entertainment and dining options.

**Origin of request for this action:** Staff

**Fiscal impact and source of funding:** N/A

**(Staff Contact:** Kimberly Vazquez)

8. [19-153](#)

A RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY (“CRA”) APPROVING AND AUTHORIZING THE PROPER OFFICIALS TO EXECUTE A LEASE BETWEEN THE CRA AND OLD GOAT, LLC, FOR THE PROPERTY LOCATED AT 124 NORTH FLAGLER AVENUE, POMPANO BEACH, FLORIDA; PROVIDING AN EFFECTIVE DATE.

(Fiscal Impact: N/A)

**Summary Explanation/Background:**

The lease of 124 N. Flagler Avenue ensures the vision of a public plaza with adequate outdoor space to create a lively atmosphere and promote the reputation of Old Town as a destination for arts, entertainment and dining options.

**Origin of request for this action:** Staff

**Fiscal impact and source of funding:** \$224 from account 150.1910.539.44-10 Rentals and Leases

**(Staff Contact:** Kimberly Vazquez)

9. [19-165](#)

A RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY (“CRA”) APPROVING AND AUTHORIZING THE PROPER OFFICIALS TO EXECUTE A LEASE BETWEEN THE CRA AND TEPM, INC., FOR THE PROPERTY LOCATED AT 135 NORTHEAST 1ST AVENUE, POMPANO BEACH, FLORIDA; PROVIDING AN EFFECTIVE DATE.

(Fiscal Impact: N/A)

**Summary Explanation/Background:**

The lease agreement for 135 NE 1st Ave. will ensure the vision of the public plaza space as an adequate outdoor area to create a lively atmosphere and promote the reputation of Old Town as a destination for arts, entertainment and dining options.

**Origin of request for this action:** Staff

**Fiscal impact and source of funding:** \$526, 150-1910-539.44-10 Rentals and Leases

**(Staff Contact:** Danielle Sabat)

10. [19-137](#)

A RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY (CRA), APPROVING AND AUTHORIZING THE PROPER OFFICIALS TO ACCEPT A CONVEYANCE OF REAL PROPERTY FROM JOHN IRA DUNCAN TO THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY RELATING TO A PARCEL LOCATED AT 1550 NW 16 AVENUE; PROVIDING AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

(Fiscal Impact: \$16,122.97)

**Summary Explanation/Background:**

The property owner, Mr. John Duncan purchased the property in 1983. The property initially was cited in 1990, code compliance case 90-142470, for an accumulation of refuse, abandoned vehicles and other debris. Since this time the lot has remained vacant and has incurred additional code compliance liens for an accumulation of refuse/debris, unauthorized outdoor activities, having an unpermitted storage yard on a residential lot, having a commercial use on a residentially zoned lot, unauthorized accumulation of sand/soil/fill material as shown in the attached pictures from the Broward County Property Appraiser website. According to County Property Appraiser records, The property is currently valued at \$40,080. Mr. Duncan executed a Warranty Deed in lieu of foreclosure to the Pompano Beach CRA.

The property was scheduled for Tax Deed Auction on October 17, 2018 for unpaid taxes in the amount of \$13,147.65 (now \$16,122.97) per the attached notice from Broward County. The County removed the property from the auction with the understanding that the CRA will pay the balance owed in taxes. It is the CRA's intention, if accepted, to clean up this property and bring it to compliance while assembling for future development.

All encumbrances recorded against the property have been resolved other than the City liens, which will be released after the CRA formally accepts the conveyance of the property and the taxes owed to the County. The Northwest CRA Advisory Committee recommended acceptance of the conveyance at their December 3, 2018 meeting.

CRA Staff recommends Approval.

**Origin of request for this action:** Staff

**Fiscal impact and source of funding:** \$16,122.97; Account #150-1910-539.65-09

**(Staff Contact:** Nguyen Tran)

**11. [19-142](#)**

A RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY (CRA), APPROVING AND AUTHORIZING THE PROPER OFFICIALS TO ACCEPT A CONVEYANCE OF REAL PROPERTY FROM TOMBEE, LLC TO THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY RELATING TO A PARCEL LOCATED AT 1570 NW 16 AVENUE; PROVIDING AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

(Fiscal Impact: \$397.40)

**Summary Explanation/Background:**

The property owner, Tombee LLC, purchased the property in 2016 at Broward County Tax Deed Auction for \$4,500. The property initially was cited in 1997,

Nuisance Abatement case 97-3454, for an accumulation of refuse, overgrown grass/weeds/trees and other debris. Since this time the lot has remained vacant and has incurred additional Nuisance Abatement liens for an accumulation of refuse/debris, overgrown grass/weeds/trees and other debris and unauthorized accumulation of sand/soil/fill material as shown in the attached pictures from the Broward County Property Appraiser website. According to County Property Appraiser records, The property is currently valued at \$20,040. Mr. Thomas Bhegani, managing member of Tombee LLC, executed a Warranty Deed in lieu of foreclosure to the Pompano Beach CRA.

All encumbrances recorded against the property have been resolved other than the City liens, which will be released after the CRA formally accepts the conveyance of the property and pays the 2018 taxes owed to the County which totals \$397.40 currently. It is the CRA's intention, if accepted, to clean up this property and bring it into compliance while assembling for future development. The Northwest CRA Advisory Committee recommended acceptance of the conveyance at their meeting of December 3, 2018.

CRA Staff recommends Approval.

**Origin of request for this action:** Staff

**Fiscal impact and source of funding:** \$397.40; Account# 150-1910-599.65-09

**(Staff Contact:** Nguyen Tran)

## **D. REPORTS**

*A. EXECUTIVE DIRECTOR*

*B. CRA ATTORNEY*

*C. NEXT MEETING DATE – February 19, 2019*

*D. CRA BOARD*

### [19-151](#)

Monthly Reports for November and December 2018

- Northwest Advisory Committee
- East Advisory Committee
- Staff Report
- November/December Financial Summary
- November/December PSC Security Reports (Both Districts)
- Advancing a New Wave of Urban Competitiveness: The Role of Mayors in the Rise of Innovation Districts

## **E. ADJOURNMENT**