

Pompano Beach Community Redevelopment Agency

**CRA Board Meeting
Commission Chamber**

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



Agenda - Final

Tuesday, June 18, 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**

[19-522](#) CRA Board Meeting Minutes of May 21, 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. [19-492](#) Approval to award Bid T-23-19 44 N.E. 1st Street Improvements to the lowest responsive responsible bidder, R. P. Utility & Excavation Corporation, at a cost of \$109,782.74.

(Fiscal Impact: \$109,782.74)

Summary Explanation/Background:

Bid T-23-19 was issued to obtain bids to establish a contract for 44 N.E. 1st Street Improvements. Bid award is recommended to the lowest responsive responsible bidder, R. P. Utility & Excavation Corporation, at a cost of \$109,782.74. The General Services Department performed outreach to local small construction companies to inform them about this project. A total of forty-two (42) local companies were notified. This solicitation was assigned a 15% Local Business participation goal; the recommended bidder has committed to meeting that goal. City Commission approval of this contract award is requested.

Origin of request for this action: Staff

Fiscal impact and source of funding: \$109,782.74 Funded from budgeted funds in

account 150-1910-539.84-59 CRA Tenant Improvement.

(Staff Contact: Horacio Danovich)

2. [19-495](#)

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 HABITAT FOR HUMANITY OF BROWARD, INC. RELATING TO NINE (9) VACANT INFILL HOUSING PARCELS LOCATED ON NW 27 AVENUE, COLLIER CITY, IN THE NORTHWEST CRA DISTRICT; PROVIDING AN EFFECTIVE DATE.

(Fiscal Impact: N/A)

Summary Explanation/Background:

The Pompano Beach CRA received an unsolicited development proposal from Habitat for Humanity of Broward to construct single-family homes on 9 CRA owned lots located within the B2 Zoning District along NW 27 Avenue in Collier City. The 9 vacant CRA-owned lots are located on the east and west sides of NW 27 Avenue, north of NW 1st Court and south of NW 6th Street. The single family homes will be approximately 1,230 sq. ft. concrete block homes consisting of a 3-bedroom or 4-bedroom model with 2-baths and a 1-car garage. The development proposal was presented to the Collier City Civic Association on February 27, 2019 for informational purposes and considered for acceptance before the Northwest CRA Advisory Committee on March 4, 2019. The Northwest CRA Advisory Committee recommended approval with a vote of 6-0. The development proposal was presented to the CRA Board for consideration at their regularly scheduled meeting of March 19, 2019 and was approved with authorization for staff to negotiate a development agreement. The item before the CRA Board for approval is the negotiated Property Disposition and Development Agreement.

Origin of request for this action: Staff

Fiscal impact and source of funding: N/A

(Staff Contact: Nguyen Tran)

3. [19-498](#)

A RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY (CRA), APPROVING AND AUTHORIZING THE PROPER OFFICIALS TO EXECUTE A SECOND AMENDMENT TO THE PROPERTY DISPOSITION AND DEVELOPMENT AGREEMENT BETWEEN THE CRA AND HADAR HOMES, LLC. RELATING TO PROPERTIES LOCATED ON THE NORTHWEST CORNER OF NW 27 AVENUE AND NW 13 STREET TO EXTEND THE CONSTRUCTION COMPLETION DATE TO SEPTEMBER 15, 2020; PROVIDING AN EFFECTIVE DATE.

(Fiscal Impact: N/A)

Summary Explanation/Background:

The redevelopment site (0.74 Acres) is located at the Northwest corner of NW 27 Avenue and NW 13 Street, immediately south of the Wendy's fast food restaurant on MLK Boulevard. The site is currently vacant and was previously zoned RM-12 (Multi-family Residential, 12 dwelling units per acre) until a recent rezoning to RPUD (Residential Planned Unit Development) to allow the establishment of 11 units on the site. Due to unexpected complications and delays needed to rezone the property to allow 11 units on the parcel to comply with the previously approved Property Disposition and Development Agreement (Resolution No. 2017-30), a letter was received from the Developer to request an extension of the construction completion schedule from August 31, 2019 to September 15, 2020.

Origin of request for this action: Staff

Fiscal impact and source of funding: N/A

(Staff Contact: Nguyen Tran)

4. [19-504](#)

A RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY (CRA) APPROVING AND AUTHORIZING THE PROPER OFFICIALS TO EXECUTE A FIRST LEASE AMENDMENT AND EXTENSION AGREEMENT BETWEEN THE CRA AND MG PAVANI REMODELING CORP. FOR PROPERTY LOCATED AT 100 SE 20TH AVENUE; PROVIDING AN EFFECTIVE DATE.

(Fiscal Impact: \$1,787 revenue per month)

Summary Explanation/Background:

On July 18, 2017, the CRA approved a Lease Agreement with MG Pavani Remodeling Corp, an interior design company for the commercial property located at 100 SE 20th Avenue for initial lease term of one (1) year with an exercised option to renew for an additional year ending July 31, 2019. The tenant has been in good standing and would like to continue to lease the space at this location which provides revenue to the East CRA district while the long-term plan for the South Federal Highway block is implemented.

Origin of request for this action: Staff

Fiscal impact and source of funding: \$1,787 revenue per month

(Staff Contact: Kimberly Vazquez)

C. REGULAR AGENDA

5. [19-507](#)

CONSIDERATION OF AN UNSOLICITED DEVELOPMENT PROPOSAL FROM REVA DEVELOPMENT CORPORATION TO CONSTRUCT AN 80-UNIT ARTIST BASED HOUSING DEVELOPMENT ON CRA OWNED LANDS TO BE LOCATED ON THE NORTH SIDE OF NW 4TH STREET, BETWEEN NW 6TH AVENUE AND NW 4TH AVENUE.

(Fiscal Impact: \$1,600,000.00 (Purchase Offer))

Summary Explanation/Background:

The CRA received an unsolicited proposal from REVA Development Corporation on May 1, 2019 to construct an 80-unit, mixed-use artist based housing development on CRA owned properties located on the north side of NW 4th Street, between NW 6th Avenue and NW 4th Avenue. The site is part of a recent CRA land assemblage consisting of eight (8) of the thirteen (13) Grisham family properties located west of NW 4th Avenue along NW 4th Court. The CRA has assembled all the lands within this block to create a new development opportunity with the exception of a single parcel. The Developer, Mr. Don Patterson, has the single parcel within this land assemblage under contract and is before the CRA Board with a new but similar development proposal for consideration.

Origin of request for this action: Staff

Fiscal impact and source of funding: N/A

(Staff Contact: Nguyen Tran)

6. [19-442](#)

A RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY (CRA) APPROVING AND AUTHORIZING THE PROPER OFFICIALS TO EXECUTE AN AGREEMENT FOR PROFESSIONAL SERVICES BETWEEN THE CRA AND PROFESSIONAL SECURITY CONCEPTS, INC. FOR UNARMED ROVING SECURITY GUARD SERVICES; PROVIDING AN EFFECTIVE DATE.

(Fiscal Impact: \$100,000 for FY2019)

Summary Explanation/Background:

A request for proposals (RFP), P-15-19 was issued to select a firm to establish a contract with the City's Community Redevelopment Agency to provide Unarmed Roving Security Guard Services. Six (6) responses were received to the solicitation and evaluated by a Selection Committee who determined, Professional Security Concepts, Inc. ("PSC") as the highest ranked firm. The rankings were presented to the CRA Board on April 16, 2019. At that meeting, the Board accepted the highest ranked firm PSC, Inc., and instructed staff to negotiate a contract to be brought back before the Board for consideration. This contract with PSC, Inc. is for the NW CRA District.

Origin of request for this action: Staff

Fiscal impact and source of funding: 150-1910-539-34.30 - Security

(Staff Contact: Kimberly Vazquez)

7. [19-499](#)

A RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY (CRA), APPROVING AND AUTHORIZING THE PROPER OFFICIALS TO EXECUTE A CONTRACT FOR SALE & PURCHASE AGREEMENT BETWEEN THE CRA AND POMPANO PROPERTY INVESTMENTS, LLC RELATING TO THE PROPERTY LOCATED AT 11 NE 1ST STREET, POMPANO BEACH AND ALL DOCUMENTS NECESSARY TO EFFECTUATE THE AGREEMENT;

PROVIDING AN EFFECTIVE DATE.

(Fiscal Impact: \$1,200,000.00)

Summary Explanation/Background:

On October 1, 2014 the CRA approved by Resolution No. 2014-71, a twenty (20) year lease with Pompano Property Investments, LLC for property at 11 NE 1st Street in Old Town. The initial term of the lease is for five (5) years with three (3) five-year term renewal options. Contained within the lease is a first refusal and exclusive right to purchase the property for \$1.2 million within the first five (5) years of the lease and requires notification to the property owner prior to the end of the first term of the lease. With the future reduction in Tax Increment Funds (TIF) in FY2021, and to continue to maintain control of leasing rates and tenant mix, staff is recommending exercising the first refusal and exclusive right provision of the lease and acquire the property for the \$1.2 million. Currently the CRA pays \$82,360.00 plus tax annually, which will increase 3% beginning October 1, 2019, if the lease option renewal is exercised. Formerly a laundromat, the CRA bought out the long-term lease and demolished the interior space all the way down to dirt floors in an effort to prepare the space for restaurant use. There was a sublease agreement on the property with AHG III; however, subtenant withdrew the lease for personal reasons.

Origin of request for this action: Staff

Fiscal impact and source of funding: Transfer of unencumbered funds of \$1.2 million from 150-7656-539.65-12 (19378) Innovation District Construction to Property Acquisition (General) 150-1910-539.65-09 Property Acquisition

(Staff Contact: Nguyen Tran/Kimberly Vazquez)

8. [19-496](#)

A RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY (CRA), APPROVING AND AUTHORIZING THE PROPER OFFICIALS TO EXECUTE A CONTRACT FOR SALE AND PURCHASE BETWEEN THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY AND KENT AND GLENDA EDWARDS FOR THE PURCHASE OF PROPERTY AT 1560 NW 16 AVENUE; PROVIDING AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

(Fiscal Impact: \$22,540.00)

Summary Explanation/Background:

The property owners Kent and Glenda Edwards have indicated their desire to sell the Property located at 1560 NW 16 Avenue, Pompano Beach, FL 33069, further identified as Broward County Property Appraiser (BCPA) folio 4842 27 00 0506, to the Pompano Beach Community Redevelopment Agency (CRA) for a purchase price of \$22,540.00. The property is a 10,018 square foot vacant property, zoned RM-12 Multiple-Family Residence. The CRA owns the properties directly north and south of this Property. Similar to other vacant lots in the Coral Highlands neighborhood where this Property is located, it has approximately 4-8 feet of accumulated fill and debris on it from trespassers dumping in the area. The CRA

intends to enter into a Contract for Sale and Purchase to acquire this property in the neighborhood and after land assembly is complete, commence with remediation of these lots. As previously mentioned before, these lots are not developable as legal access to these lots have not been granted by adjacent property owners (i.e. right-of-way dedications for a public road). In addition, the lots in this area are constantly changing ownership via tax deed sales. It is the CRA's intent to acquire this lot in an effort to help stabilize the neighborhood and eventually improve this area. The Northwest CRA Advisory Committee reviewed the request on June 3, 2019 and recommended Approval with a vote of 4-0 (Thomas and Smith Absent).

Origin of request for this action: Staff

Fiscal impact and source of funding: Property Acquisition: 150-1910-539.65-09

(Staff Contact: Nguyen Tran)

D. REPORTS

A. EXECUTIVE DIRECTOR

B. CRA ATTORNEY

C. NEXT MEETING DATE – July 16, 2019

D. CRA BOARD

[19-517](#)

Monthly Reports for May 2019

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

E. ADJOURNMENT