

Pompano Beach Community Redevelopment Agency

**CRA Board Meeting
Commission Chamber**

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



Agenda - Final

Monday, September 17, 2018

5:30 PM

*Lamar Fisher, Chairperson
Charlotte Burrie, Vice Chairperson
Michael Sobel, Board Member
Rex Hardin, Board Member
Beverly Perkins, Board Member
Barry Moss, Board Member*

*Gregory P. Harrison, Executive Director
Claudia McKenna, CRA Attorney
Marsha Carmichael, CRA Secretary*

CALL TO ORDER

*The Honorable Lamar Fisher
Chairperson, Presiding*

ROLL CALL

Marsha Carmichael, CRA Secretary

PLEDGE OF ALLEGIANCE**APPROVAL OF MINUTES**

[18-620](#) CRA Special Board Meeting of July 10, 2018

[18-619](#) CRA Board Meeting of July 17, 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. [18-600](#) 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 NOVICE MCLISH FOR PROPERTY LOCATED AT 2021 6TH COURT; PROVIDING AN EFFECTIVE DATE.

(Fiscal Impact: N/A)

CC Summary:**Summary Explanation/Background:**

Staff recommends that the CRA Board approve this Satisfaction of Mortgage for the sum of \$78,000.00. The property is located at 2021 NW 6TH Court and as a requirement of the Deferred Payment Loan, the homeowners must care for, maintain and hold title to the property for at least 10 years. The original loan agreement was executed on October 10, 2007 and modified on May 26, 2011, and the owner has met this obligation.

Origin of request for this action: Staff

Fiscal impact and source of funding: N/A

CC Staff Contact:

(Staff Contact: Nguyen Tran)

2. [18-603](#)

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 ONE (1) VACANT INFILL HOUSING PARCEL IN THE NORTHWEST CRA DISTRICT; PROVIDING AN EFFECTIVE DATE.

(Fiscal Impact: N/A)

CC Summary:

Summary Explanation/Background:

On May 16, 2018, the Pompano Beach Community Redevelopment Agency (CRA) received an unsolicited proposal from Oasis of Hope CDC to construct three (3) single family homes on 3 CRA-owned in-fill housing lots located on NW 3rd Street in the Collier City neighborhood at the following Folio IDs: 4842-33-04-1900, 4842-33-04-1910, and 4842-33-04-1990. The proposal seeks to sell the homes to persons or family earning 120% or less of the Broward County median income and has three (3) pre-qualified buyers. The proposal is to build three (3) single-family homes that are approximately 1,650 square feet, containing three (3) bedrooms, two (2) baths, and a one (1) car garage. The homes are to be built using standard cement block construction (CBS). The sales price of the homes will range from \$195,000 to \$235,000. Oasis of Hope CDC completed two infill housing developments with the CRA in the Collier City Neighborhood and those homes have been conveyed to new home owners.

CRA staff recommended acceptance of the unsolicited proposal from Oasis of Hope at the Northwest CRA Advisory Meeting of July 2, 2018. During public comments, Members of King Freddie Lodge were present and voiced opposition to the disposition of two of the westernmost lots as the Lodge was interested in the same lots for future expansion of the Lodge. CRA Staff mentioned that the lots requested by Oasis of Hope CDC has a Future Land Use Map and Zoning Designation of Residential and cannot be used at this time for commercial expansion by the Lodge unless the Future Land Use Map and Zoning designations were amended from Residential category to Commercial. The Northwest CRA Advisory Committee recommended to accept the unsolicited proposal from Oasis of Hope for the easternmost lot (Folio # 4842-33-04-1990) and tabling the request for the two westernmost lots (Folio #'s 4842-33-04-1900 & 4842-33-04-1910) for 90 days until a complete proposal can be received from King Freddie Lodge.

The development proposal was considered for acceptance before the CRA Board at their last regularly scheduled meeting of July 17, 2018 and was approved. Before the CRA Board for approval is the associated Property Disposition and Development

Agreement for one (1) CRA owned lot (Folio # 4842-33-04-1990).

Origin of request for this action: Staff

Fiscal impact and source of funding: N/A

CC Staff Contact: (Staff Contact: Nguyen Tran)

3. [18-607](#) A RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY (CRA) APPROVING AND AUTHORIZING THE PROPER OFFICIALS TO EXECUTE A FOURTH LEASE AMENDMENT AND EXTENSION AGREEMENT BETWEEN THE CRA AND RUTHMAN PUMPS & ENGINEERING, INC., D/B/A FPI PUMPS FOR PROPERTY LOCATED ON 814 DR. MARTIN LUTHER KING JR. BOULEVARD (814 HAMMONDVILLE ROAD); PROVIDING AN EFFECTIVE DATE.

(Fiscal Impact: Revenue of \$57,288.60)

CC Summary: **Summary Explanation/Background:**

Ruthman Pumps & Engineering, Inc. d/b/a FPI Pumps, is the tenant who occupies the CRA-owned building on Dr. Martin Luther King Boulevard (identified as 814 Hammondville Road in the Lease). A Fourth Lease Amendment is presented to extend the term of their agreement for one additional year through September 30, 2019 with a provision for a 3% increase in rent. The current rent is \$4,903.83 per month, which includes tax, and the tenant is in good standing. The CRA has no immediate plans to demolish the building and Ruthman Pumps & Engineering's continued occupancy for one additional year creates no hardship for the CRA with respect to existing or pending development opportunities.

Origin of request for this action: Staff

Fiscal impact and source of funding: \$57,288.60 anticipated rent revenue for FY 2018/2019

CC Staff Contact: (Staff Contact: Kimberly Vazquez)

4. [18-608](#) A RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY (CRA) APPROVING AND AUTHORIZING THE PROPER OFFICIALS TO EXECUTE A SUBLEASE AGREEMENT BETWEEN THE CRA AND RTD CONSTRUCTION AND SERVICES, INC., RELATING TO PROPERTY LOCATED AT 731 DR. MARTIN LUTHER KING JR. BOULEVARD, UNIT 101A AND 102B, POMPANO BEACH, FLORIDA; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

(Fiscal Impact: Revenue of \$8,400)

CC Summary: **Summary Explanation/Background:**

According to a primary lease Agreement between the City of Pompano Beach and Pompano Beach CRA with an effective date of March 16, 2012, the approximately 2.18 acres site located at 731 Dr. Martin Luther King Jr. Boulevard, Pompano

Beach, Florida 33060 has since been improved with a 4,179 sq. ft. multi-use commercial building. The Pompano Beach CRA is presently experiencing an occupancy rate of 100%, for the total 4,179 sq. ft. building. The CRA has been leasing Units 101A and 102B since June 20, 2013 to Your Financial Solution Solutions and desires to renew the Sublease for RTD Construction and Services, Inc. The Premises consists approximately 583.8 sq. ft., and general lease term of five (5) years and rate of \$700.00 per month.

On August 7, 2018, the Pompano Beach CRA received a letter of interest from Rachel Dailey of RTD CONSTRUCTION AND SERVICES INC, who is the same owner as the current Sub-tenant, Your Financial Solutions, and who desires to sublease both units 101A and 102B for the purposes of operating a Construction Services business at the Premises.

Origin of request for this action: Staff

Fiscal impact and source of funding: Revenue of \$8,400 for FY2019. Rental amount increases by \$240 per year for each year thereafter.

CC Staff Contact:

(Staff Contact: Vince Wooten)

5. [18-613](#)

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 DANIEL SECU CORPORATION RELATING TO ONE (1) VACANT INFILL HOUSING PARCEL IN THE NORTHWEST CRA DISTRICT; PROVIDING AN EFFECTIVE DATE.

(Fiscal Impact: N/A)

CC Summary:

Summary Explanation/Background:

Property Disposition and Development Agreement between the CRA and Daniel Secu Corporation for one (1) CRA owned lot (Folio # 4842-34-08-0110) for construction of a single-family home. See attached memo for further details.

Origin of request for this action: Staff

Fiscal impact and source of funding: N/A

CC Staff Contact:

(Staff Contact: Nguyen Tran)

C. REGULAR AGENDA

6. [18-605](#)

A RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY (CRA) APPROVING THE EAST FINANCING AND IMPLEMENTATION PLAN AND ADOPTING THE FINAL ESTIMATES OF REVENUE AND EXPENDITURES FOR THE FISCAL YEAR COMMENCING ON OCTOBER 1, 2018, AND ENDING ON SEPTEMBER 30, 2019, APPROPRIATING THE FUNDS SHOWN THEREIN AS MAY BE

NEEDED OR DEEMED NECESSARY TO DEFRAID ALL EXPENDITURES AND LIABILITIES OF THE EAST DISTRICT OF THE CRA FOR SUCH FISCAL YEAR; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

(Fiscal Impact: N/A)

CC Summary:

Summary Explanation/Background:

The Financing and Implementation Plan, which will also serve as the Fiscal Year 2019 Budget, for the East CRA District is presented for review and approval by the CRA Board.

Origin of request for this action: Staff

Fiscal impact and source of funding: N/A

CC Staff Contact:

(Staff Contact: Adriane Esteban)

7. [18-606](#)

A RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY (CRA) APPROVING THE NORTHWEST FINANCING AND IMPLEMENTATION PLAN AND ADOPTING THE FINAL ESTIMATES OF REVENUE AND EXPENDITURES FOR THE FISCAL YEAR COMMENCING ON OCTOBER 1, 2018, AND ENDING ON SEPTEMBER 30, 2019, APPROPRIATING THE FUNDS SHOWN THEREIN AS MAY BE NEEDED OR DEEMED NECESSARY TO DEFRAID ALL EXPENDITURES AND LIABILITIES OF THE NORTHWEST DISTRICT OF THE CRA FOR SUCH FISCAL YEAR; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

(Fiscal Impact: N/A)

CC Summary:

Summary Explanation/Background:

The Financing and Implementation Plan, which will also serve as the Fiscal Year 2019 Budget, for the Northwest CRA District is presented for review and approval by the CRA Board.

Origin of request for this action: Staff

Fiscal impact and source of funding: N/A

CC Staff Contact:

(Staff Contact: Adriane Esteban)

8. [18-618](#)

A RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY (THE CRA), APPROVING AND AUTHORIZING THE PROPER OFFICIALS TO EXECUTE AN INTERLOCAL AGREEMENT BETWEEN THE CRA AND THE CITY OF POMPANO BEACH RELATING TO TRANSFER OF CRA-OWNED AND OPERATED CULTURAL FACILITIES TO THE CITY; PROVIDING AN EFFECTIVE DATE.

(Fiscal Impact: N/A)

CC Summary:

Summary Explanation/Background:

The proposed Interlocal Agreement transfers ownership of the Historic Ali Cultural Arts Center (the Ali) from the CRA to the City. It also transfers responsibilities for programming activities at the Ali to the City's Cultural Affairs Department.

Similarly, the cultural activities at the Bailey Center for Contemporary Art (BaCA) will be transferred to the City. The CRA will maintain ownership of the building and will continue to operate and maintain all non-cultural activities at BaCA, such as lease of retail space, i.e. Blooming Bean.

Origin of request for this action: Staff

Fiscal impact and source of funding: N/A

CC Staff Contact:

(Staff Contact: Gregory P. Harrison)

9. [18-604](#)

A RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY APPOINTING _____, ONE CITY RESIDENT OR BUSINESS OWNER FROM THE CITY OF POMPANO BEACH TO THE EAST CRA DISTRICT ADVISORY COMMITTEE OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY; TERM TO EXPIRE ON SEPTEMBER 21, 2020; PROVIDING AN EFFECTIVE DATE.

(Fiscal Impact: N/A)

CC Summary:

Summary Explanation/Background:

Judith Niswonger, member of the East CRA District Advisory Committee, term expires on September 21, 2018. The expiration of her term will create a vacancy in the "One City Resident or Business Owner" membership category. The applicants listed fulfill the membership category of "Resident or Business Owner" from the City of Pompano Beach and are being presented to the CRA Board for consideration of appointment to the East CRA Advisory Committee.

Judith Niswonger - District 3 (Incumbent)

Ronald Postma - District 1

Angela Hill - District 1

Carola Lueder - District 1

Jay Arnesen - District 1

Dan Bulzacchelli - District 1

Mary Antoine - District 1

Francis Daniel Santoro - District 1

Lisa Ferreri - District 1

Molly Moor - District 1

Robert L. Woods - District 3

Ricky Lewis - District 1 .

Origin of request for this action: Staff

Fiscal impact and source of funding: N/A

CC Staff Contact: (Staff Contact: Kimberly Vazquez)

D. REPORTS

A. EXECUTIVE DIRECTOR

- Culinary Kitchen Update

B. CRA ATTORNEY

C. NEXT MEETING DATE – OCTOBER 16, 2018

D. CRA BOARD

[18-623](#)

Monthly Reports for September 2018

- Northwest Advisory Committee
- East Advisory Committee
- Staff Report
- July Financial Summary
- August Financial Summary

E. ADJOURNMENT