

**Pompano Beach  
Community Redevelopment Agency**

**CRA Board Meeting  
Commission Chamber**  
*100 W. Atlantic Blvd.  
Pompano Beach, Florida 33060*



**Agenda - Final**

**Tuesday, March 19, 2019**

**5:30 PM**

**CALL TO ORDER**

*The Honorable Rex Hardin  
Mayor, Presiding*

**ROLL CALL**

*Marsha Carmichael, CRA Secretary*

**PLEDGE OF ALLEGIANCE****APPROVAL OF MINUTES**

[19-335](#) CRA Board Meeting Minutes of February 19, 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. [19-313](#) 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 NORMAN WAYNE EDWARDS D/B/A EDWARDS PHOTOLAND RELATING TO THE PROPERTY LOCATED AT 731 DR. MARTIN LUTHER KING JR BOULEVARD, UNIT D, POMPANO BEACH, FLORIDA; PROVIDING AN EFFECTIVE DATE.

(Fiscal Impact: N/A)

**Summary Explanation/Background:**

Mr. Edwards was one of the first tenants to sign a sublease at 731 Dr. Martin Luther King Jr. (MLK) Boulevard leasing Unit D in 2013. In 2018, Mr. Edwards expanded his business and leased Unit E and has been a tenant in good standing through the years operating a community owned photo and printing business on the MLK corridor in Downtown Pompano Beach.

At this time, Mr. Edwards is exercising the option to renew his lease for five (5) years

as per Section 19 of the lease for Unit D. Since it is the goal of the CRA to retain viable businesses in the district, staff is recommending approval of this item.

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

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

**(Staff Contact:** Kimberly Vazquez)

### **C. REGULAR AGENDA**

**2.     [19-318](#)**

A RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY APPROVING THE ANNUAL REPORT FOR THE YEAR ENDING SEPTEMBER 30, 2018; PROVIDING AN EFFECTIVE DATE.

(Fiscal Impact: N/A)

**Summary Explanation/Background:**

The Pompano Beach CRA's Annual Report covers the period of October 1, 2017 to September 30, 2018 and is presented yearly to the CRA board for their review and approval. The Annual Report summarizes the CRA's key activities and accomplishments from the previous fiscal year. The Pompano Beach CRA's Annual Report has been prepared in accordance with F.S. 163.356(3)(c) and 163.387(8).

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

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

**(Staff Contact:** Danielle Sabat)

**3.     [19-320](#)**

A RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY (CRA) APPROVING AND AUTHORIZING THE PROPER OFFICIALS TO EXECUTE AN AGREEMENT FOR INVESTMENT ADVISORY SERVICES BETWEEN THE CRA AND INSIGHT NORTH AMERICA LLC; PROVIDING AN EFFECTIVE DATE.

(Fiscal Impact: Estimated annual cost is \$9,600.00)

**Summary Explanation/Background:**

The Pompano Beach CRA approved an Investment Policy (Resolution No. 2014-04) to set forth the investment objectives and parameters for the management of public funds of the Pompano Beach Community Redevelopment Agency. This Policy is designed to safeguard the CRA's funds, ensure the availability of operating and capital funds when needed, and provide for the investment return competitive with comparable funds and financial market indices. The City of Pompano Beach selected Insight North America, LLC for Investment Management Services through a competitive selection process (RFP P-52-18) and the Agreement was approved at City Commission Second Reading on March 12, 2019. Staff recommends approval of the Agreement with the same firm selected by the City of Pompano Beach for Investment Management Services.

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

**Fiscal impact and source of funding:** Estimated five (5) year cost is approximately \$48k. Cost will be allocated to the NW and East CRA funds based on the current portfolio of assets under management. Fees have been budgeted as part of the 2019 adopted CRA budget, charged against professional services.

**(Staff Contact:** Greg Harrison/Andrew Jean-Pierre)

4. [19-308](#)

A RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY APPROVING AND AUTHORIZING THE PROPER OFFICIALS TO EXECUTE AN AGREEMENT FOR PROFESSIONAL SERVICES BETWEEN THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY AND CLAUDIA M. MCKENNA FOR LEGAL SERVICES; PROVIDING AN EFFECTIVE DATE.

(Fiscal Impact: \$41,000/year average last 3 years)

**Summary Explanation/Background:**

In 2015, the CRA engaged Claudia McKenna as the CRA's counsel to help the agency navigate this redevelopment phase and has found she has provided stellar service. In April of 2016, the CRA Board retained Ms. McKenna as special legal counsel with the first renewal of Service Agreement for a term of 3 years. The current contract term will expire on April 19, 2019 and CRA staff recommends Ms. McKenna continue these tasks for the next three years to ensure the CRA is prepared for the next stages of redevelopment.

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

**Fiscal impact and source of funding:** \$41,000/year average last 3 years: Account # 150-1910-539.31-30 & 160-1920-539.31-30

**(Staff Contact:** Nguyen Tran)

5. [19-297](#)

A RECOMMENDATION TO ACCEPT AN UNSOLICITED PROPOSAL FROM HABITAT FOR HUMANITY OF BROWARD COUNTY TO CONSTRUCT SINGLE FAMILY HOMES ON NINE (9) VACANT LOTS OWNED BY THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY, LOCATED ALONG NW 27 AVENUE, BETWEEN NW 6TH STREET AND NW 1ST COURT, POMPANO BEACH, FLORIDA AND AUTHORIZE NEGOTIATIONS ON A PROPERTY DISPOSITION AND DEVELOPMENT AGREEMENT.

(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 Commercial Zoning District along NW 27 Avenue in Collier City. Habitat for Humanity is currently negotiating the purchase of 5 additional lots from private sellers to make a greater impact to this community by providing affordable homeownership opportunities. The 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. Habitat is aware that Flex Unit approval and a Rezoning will be required to allow the construction of single family residences within the B2 Zoning Designation and is willing to proceed should this proposal be accepted with assistance from the City of Pompano Beach. The single family homes will be approximately 1,300 sq. ft. concrete block homes consisting of a 3-bedroom or 4-bedroom model with 2-baths and a 1-car garage. Attached to this memorandum are the floor plans and elevations for a 4-bedroom model with construction cost estimate of \$131,544 (hard costs) with a total construction cost estimate (hard and soft costs) of \$179,844. The proposal was presented to the Collier City Civic Association for informational purposes on February 27, 2019 and was considered at the Northwest CRA Advisory Committee on March 4, 2019 which was unanimously recommended for approval with a vote of 6-0. For additional details on the development proposal, please see attached staff memorandum and the submitted unsolicited proposal attached to this item as backup.

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

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

**(Staff Contact:** Nguyen Tran)

6. [19-322](#)

A RESOLUTION OF THE POMpano BEACH COMMUNITY REDEVELOPMENT AGENCY (CRA) URGING THE FLORIDA LEGISLATURE TO OPPOSE SENATE BILL 1054 AND HOUSE BILL 9 WHICH ADVERSELY AFFECT THE CONTINUED EXISTENCE OF CRAS AND THE CREATION OF NEW CRAS; PROVIDING AN EFFECTIVE DATE.

(Fiscal Impact: N/A)

**Summary Explanation/Background:**

The Florida Legislature is again considering legislation that will in some measure adversely affect the efforts of existing CRAs and prevent the creation of new CRAs without a county-wide referendum. Both Senate Bill (SB) 1054 and House Bill (HB) 9 contain provisions that will terminate existing CRAs in 2039 without a 2/3 majority vote of the governing body and prevent creation of new CRAs without a county-wide referendum receiving a 2/3 vote of the electorate. Additionally, SB 1054 limits the ability to extend the maturity date of bonds issued by the CRA. Copies of the text of the bills is attached.

Staff recommends adoption of a resolution opposing SB 1054 and HB 9.

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

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

**(Staff Contact:** Greg Harrison/Claudia McKenna)

**D. REPORTS**

*A. EXECUTIVE DIRECTOR*

*B. CRA ATTORNEY*

*C. NEXT MEETING DATE – April 16, 2019*

*D. CRA BOARD*

[19-330](#)

Monthly Reports for February 2019

- Northwest Advisory Committee
- East Advisory Committee
- Staff Report
- February Financial Summary
- PSC Security Reports

**E. ADJOURNMENT**