



City of Pompano Beach

100 W. Atlantic Blvd.
Pompano Beach, Florida
33060

Detailed Minutes - Draft

Community Redevelopment Agency

Tuesday, October 16, 2018

5:30 PM

Commission Chamber

CRA Board Meeting

CALL TO ORDER

Mayor Fisher called the CRA Board Meeting to order at 5:30 PM.

ROLL CALL

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

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES

[19-42](#) CRA Board Meeting of September 17, 2018

A motion was made by Board Member Hardin, seconded by Vice Chair Burrie, that the Minutes be APPROVED. The motion carried by a unanimous voice vote.

CONSENT AGENDA DISCUSSION

Mayor Fisher announced Item 3 and Item 4 will be pulled from the consent agenda.

APPROVAL OF AGENDA

A motion was made by Board Member Hardin, seconded by Vice Chair Burrie, that the Agenda be APPROVED. The motion carried by a unanimous voice vote.

A. AUDIENCE TO BE HEARD

None.

B. CONSENT AGENDA

A motion was made by Board Member Hardin, seconded by Vice Chair Burrie, that the Consent Agenda be APPROVED. The motion carried by the following roll call vote:

Yes: Board Member Hardin, Board Member Moss, Board Member Perkins, Board Member Sobel, Vice Chair Burrie, and Chairperson Fisher

1. [19-32](#) 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 STEVIE BAGGS AND VALERIE BUFORD FOR PROPERTY LOCATED AT 601 NW 19 AVENUE; PROVIDING AN EFFECTIVE DATE.

(Fiscal Impact: N/A)

(Staff Contact: Nguyen Tran)

A motion was made by Board Member Hardin, seconded by Vice Chair Burrie, to APPROVE/ADOPT the item under the Consent Agenda. The motion carried unanimously.

Yes: Board Member Hardin, Board Member Moss, Board Member Perkins, Board Member Sobel, Vice Chair Burrie, and Chairperson Fisher

Enactment No: CRA RES. No. 2019-01

2. [19-33](#) 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 GEORGE A. HECK, JR. AND REGINA LAVERNE HECK FOR PROPERTY LOCATED AT 621 NW 19 AVENUE; PROVIDING AN EFFECTIVE DATE.

(Fiscal Impact: N/A)

(Staff Contact: Nguyen Tran)

A motion was made by Board Member Hardin, seconded by Vice Chair Burrie, to APPROVE/ADOPT the item under the Consent Agenda. The motion carried unanimously.

Yes: Board Member Hardin, Board Member Moss, Board Member Perkins, Board Member Sobel, Vice Chair Burrie, and Chairperson Fisher

Enactment No: CRA RES. No. 2019-02

3. [19-27](#) A RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY (CRA), APPROVING AND AUTHORIZING THE PROPER OFFICIALS TO EXECUTE A LICENSE AGREEMENT BETWEEN THE CITY OF POMPANO BEACH AND THE CRA FOR THE PLACEMENT OF MURALS ON THE EXTERIOR WALLS OF BUILDINGS LOCATED AT 731 DR. MARTIN LUTHER KING, JR. BOULEVARD; AND 50 NE 1ST STREET PURSUANT TO THE MOSAIC TEAM PROJECT; PROVIDING AN EFFECTIVE DATE.

(Fiscal Impact: N/A)

(Staff Contact: Kimberly Vazquez)

Commissioner Perkins inquired about the location of the mosaics and commented about the landscaping at 731 MLK Blvd. She asked the City Manager to improve the landscaping.

A motion was made by Board Member Hardin, seconded by Vice Chair Burrie, that the CRA Resolution be ADOPTED. The motion carried by the following roll call vote:

Yes: Board Member Hardin, Board Member Moss, Board Member Perkins, Board Member Sobel, Vice Chair Burrie, and Chairperson Fisher

Enactment No: CRA RES. No. 2019-03

4. [19-26](#) A RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY APPROVING THE AMENDED POLICIES AND PROCEDURES FOR THE FAÇADE AND BUSINESS SITE IMPROVEMENT PROGRAM FOR THE EAST CRA DISTRICT; PROVIDING AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

(Fiscal Impact: N/A)

(Staff Contact: Kimberly Vazquez)

Commissioner Sobel asked why the program is being amended. **Kim Vazquez, CRA Project Manager**, explained this is a companion item and the East CRA Advisory Committee has requested the program be amended. **Commissioner Sobel** asked why the NWCRA program isn't being amended at the same time as the East. **Nguyen Tran, CRA Director**, explained the issue with an owner having more than three continuous properties hasn't been a problem in the Northwest.

A motion was made by Board Member Hardin, seconded by Vice Chair Burrie, that the CRA Resolution be ADOPTED. The motion carried by the following roll call vote:

Yes: Board Member Hardin, Board Member Moss, Board Member Perkins, Board Member Sobel, Vice Chair Burrie, and Chairperson Fisher

Enactment No: CRA RES. No. 2019-04

5. [19-18](#) A RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY ("CRA") APPROVING AND AUTHORIZING THE PROPER OFFICIALS TO EXECUTE A LEASE BETWEEN THE CRA AND WILLY FRANCOIS FOR PROPERTY LOCATED AT 126 NORTH FLAGLER AVENUE, POMPANO BEACH, FLORIDA; PROVIDING AN EFFECTIVE DATE.

(Fiscal Impact: \$1,392)

(Staff Contact: Nguyen Tran)

A motion was made by Board Member Hardin, seconded by Vice Chair Burrie, to APPROVE/ADOPT the item under the Consent Agenda. The motion carried unanimously.

Yes: Board Member Hardin, Board Member Moss, Board Member Perkins, Board Member Sobel, Vice Chair Burrie, and Chairperson Fisher

Enactment No: CRA RES. No. 2019-05

6. [19-13](#) A RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY (CRA) APPROVING AND AUTHORIZING THE PROPER OFFICIALS TO EXECUTE AN AGREEMENT BETWEEN THE CRA AND ABSOLUTE ALUMINUM FOR DESIGN AND INSTALLATION OF A COVERED STRUCTURE AT THE ALI CULTURAL CENTER; PROVIDING AN EFFECTIVE DATE.

(Fiscal Impact: \$118,000.00)

(Staff Contact: Horacio Danovich)

A motion was made by Board Member Hardin, seconded by Vice Chair Burrie, to APPROVE/ADOPT the item under the Consent Agenda. The motion carried unanimously.

Yes: Board Member Hardin, Board Member Moss, Board Member Perkins, Board Member Sobel, Vice Chair Burrie, and Chairperson Fisher

Enactment No: CRA RES. No. 2019-06

C. REGULAR AGENDA

7. [19-25](#) A RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY, APPROVING AND AUTHORIZING THE PROPER OFFICIALS TO EXECUTE A FAÇADE AND BUSINESS SITE IMPROVEMENT GRANT AGREEMENT BETWEEN THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY AND TAHA FAMILY LLC RELATING TO THE PROPERTY LOCATED AT 3157-3231 EAST ATLANTIC BOULEVARD; PROVIDING AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

(Fiscal Impact: \$200,000)

(Staff Contact: Kimberly Vazquez)

Kim Vazquez, CRA Project Manager, presented the item regarding a grant for the Taha Family LLC improvements. **Commissioner Sobel** stated Commissioner Hardin received a campaign contribution from the Taha family. **Commissioner Sobel** asked if the property is going to be sold. Kim Vazquez answered no and stated there is a restriction with the grant funds regarding the sale of property. The property owner confirmed they have no plans to sell the property. **Mayor Fisher** thanked the Taha family

for growing their business in Pompano Beach.

Stephanie Steinberg, District 1, asked about the campaign contribution from the Taha family. **Claudia McKenna, CRA Attorney**, said the issue is outside of the jurisdiction of the CRA Board.

A motion was made by Board Member Hardin, seconded by Vice Chair Burrie, that the CRA Resolution be ADOPTED. The motion carried by the following roll call vote:

Yes: Board Member Hardin, Board Member Moss, Board Member Perkins, Vice Chair Burrie, and Chairperson Fisher

No: Board Member Sobel

Enactment No: CRA RES. No. 2019-07

8. [19-16](#) CONSIDERATION OF A DEVELOPMENT PROPOSAL FROM OASIS OF HOPE CDC TO DEVELOP TWO (2) SINGLE-FAMILY RESIDENCES ON TWO (2) CRA-OWNED IN-FILL HOUSING PARCELS IN THE NORTHWEST CRA DISTRICT.
(Fiscal Impact: N/A)

(Staff Contact: Nguyen Tran)

Nguyen Tran, CRA Director, presented the item to the Board. **Mayor Fisher** and **Commissioner Moss** thanked Oasis of Hope for the work they have done in the City.

A motion was made by Board Member Hardin, seconded by Vice Chair Burrie, that the Item for Consideration/Discussion be APPROVED. The motion carried by the following roll call vote:

Yes: Board Member Hardin, Board Member Moss, Board Member Perkins, Board Member Sobel, Vice Chair Burrie, and Chairperson Fisher

9. [19-19](#) A RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY ("CRA") APPROVING AND AUTHORIZING THE PROPER OFFICIALS TO EXECUTE A SUBLEASE BETWEEN THE CRA AND INNOVATE FOOD GROUP, LLC FOR PROPERTY LOCATED AT 165 NE 1ST AVENUE, POMPANO BEACH, FLORIDA; PROVIDING AN EFFECTIVE DATE.

(Fiscal Impact: Revenue \$47,144 for first year at Rent Commencement; \$114,258 for Tenant Improvements)

(Staff Contact: Kim Vazquez)

Kimberly Vazquez, CRA Project Manager, gave a brief presentation on the Innovation District. **Commissioner Sobel** said he is thrilled to have Innovate Food Group, LLC in the area and asked why they donated to Commissioner Hardin's campaign. Mr. Linder said it was for personal reasons. **Commissioner Sobel** asked why

a lease wasn't done between the property owner and the restaurant. **Nguyen Tran, CRA Director**, explained the CRA acquired leases early in the development process to keep the lease prices down. **Commissioner Sobel** asked when will the restaurant be operational and open to the public. **Nguyen Tran** explained the lease states 24 months. **Mayor Fisher** explained Mr. Linder is spending \$1.5 Million to invest in the business and he thanked the CRA for locking in the properties early so they can be developed. **Mayor Fisher** thanked Mr. Linder for investing in the area. **Commissioner Perkins** asked if this property was put out for bid. **Kim Vazquez** answered no, but a 30-day notice was posted before the signing of the lease.

A motion was made by Board Member Hardin, seconded by Board Member Sobel, that the Resolution be ADOPTED. The motion carried by the following roll call vote:

Yes: Board Member Hardin, Board Member Moss, Board Member Perkins, Board Member Sobel, Vice Chair Burrie, and Chairperson Fisher

Enactment No: CRA RES. No. 2019-08

10. [19-08](#) A RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY (CRA) RECOMMENDING AN AMENDMENT TO THE NORTHWEST CRA PLAN INCORPORATING THE TERMS OF THE INTERLOCAL AGREEMENT AMONG THE CRA, BROWARD COUNTY, THE CITY OF POMPANO BEACH, NORTH BROWARD HOSPITAL DISTRICT AND CHILDREN'S SERVICES COUNCIL OF BROWARD COUNTY AND PROVIDING FOR EXPIRATION OF THE NORTHWEST CRA ON OR BEFORE DECEMBER 31, 2040; PROVIDING FOR AN EFFECTIVE DATE.
(Fiscal Impact: N/A)

(**Staff Contact:** Claudia McKenna, CRA Attorney)

Claudia McKenna explained the item to amend the CRA plan to incorporate the interlocal agreement. **Commissioner Sobel** asked **Nguyen Tran** about the priorities of the CRA. **Nguyen Tran** answered the first priority is the drainage system design for the Innovation District. **Horacio Danovich, CIP Director**, gave further details regarding the drainage system and cost. He explained the design for the drainage system is estimated to cost \$7 million and he has applied for \$2.2 million in grant funds. **Mayor Fisher** explained each project has to be approved by the CRA Board and redevelopment takes time starting with infrastructure. **Mayor Fisher** listed the many projects completed by the CRA.

A motion was made by Board Member Hardin, seconded by Vice Chair Burrie, that the CRA Resolution be ADOPTED. The motion carried by the following roll call vote:

Yes: Board Member Hardin, Board Member Moss, Board Member Perkins, Board Member Sobel, Vice Chair Burrie, and Chairperson Fisher

Enactment No: CRA RES. No. 2019-09

11. [18-654](#) 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)

(Staff Contact: Greg Harrison)

Claudia McKenna explained the buildings have been rehabilitated, are fully operational, and are now ready for the City to take over programming and ownership of the buildings. Ms. Mitchell, 609 NW 8th Avenue, stated she wants to see more home ownership in the NW CRA area. **Mayor Fisher** explained funds have been set aside for the NW CRA Community and he encouraged Ms. Mitchell to get involved when the decisions regarding the funds are made. **Nguyen Tran** stated there are new single family homes and townhomes being built in the area and all of the single family lots owned by the CRA have been assigned. David Miller, District 5, would like to see improvements to McNair Park and would like to see more signage in District 5. He thanked **Nguyen Tran** for his help with the Community Garden. **Commissioner Moss** said there will be more community input before improvements begin on McNair Park.

A motion was made by Board Member Hardin, seconded by Vice Chair Burrie, that the CRA Resolution be ADOPTED. The motion carried by the following roll call vote:

Yes: Board Member Hardin, Board Member Moss, Board Member Perkins, Board Member Sobel, Vice Chair Burrie, and Chairperson Fisher

Enactment No: CRA RES. No. 2019-10

12. [19-14](#) 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 THE GRISHAM FAMILY TRUST AND OTHER ASSOCIATED ENTITIES RELATING TO THIRTEEN PARCELS LOCATED ON NW 4TH STREET, NW 4TH AVENUE, NW 4th COURT AND NW 5TH STREET POMPANO BEACH IN THE AMOUNT OF \$2,000,000.00; PROVIDING AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

(Fiscal Impact: \$2,000,000.00)

(Staff Contact: Nguyen Tran)

Nguyen Tran presented the item to the Board and stated the NW CRA Advisory Committee recommended approval. He explained the CRA is ready to implement the relocation process pending the Board's approval. **Mayor Fisher** applauded **Mr. Tran** and the CRA for negotiating the purchase of the Grisham properties. Hazel Armbrister, 1808 NW 6th Ave, stated this will be the last of the historic properties in the NW area and asked about the plans for the properties. Barbara Boynton, 4528 Sahara Springs Blvd., suggested the City and the CRA try to acquire the Hall's property. **Commissioner Perkins** asked if the Grisham Hotel will be torn down. **Nguyen Tran** said once there is a contract, the CRA Board will discuss plans for the property. **Commissioner Perkins** said she would like to see it saved as a part of history.

A motion was made by Board Member Hardin, seconded by Vice Chair Burrie, that the Resolution be ADOPTED. The motion carried by the following roll call vote:

Yes: Board Member Hardin, Board Member Moss, Board Member Perkins, Board Member Sobel, Vice Chair Burrie, and Chairperson Fisher

Enactment No: CRA RES. No. 2019-11

13. [19-17](#) A RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY (CRA) AUTHORIZING THE EXECUTIVE DIRECTOR OR HIS DESIGNEE TO SUBMIT BIDS NOT TO EXCEED \$75,000.00 FOR PROPERTIES LOCATED IN THE NORTHWEST CRA DISTRICT BEING SOLD BY BROWARD COUNTY AT TAX DEED AUCTION; PROVIDING AN EFFECTIVE DATE.

(Fiscal Impact: N/A)

(Staff Contact: Nguyen Tran)

Nguyen Tran presented the item for the Board and explained the acquisitions are in specific targeted areas. He reviewed the properties the CRA is interested in acquiring now. **Mayor Fisher** said the properties should be acquired but expressed concern about stating the bid amounts publicly. Ms. Mitchell, 609 NW 8th Ave, asked who is responsible for keeping the properties clean. **Mayor Fisher** explained the property owner is responsible and there is an active code enforcement case on the property in her neighborhood. Janice Simmons, 228 NW 15th Place, asked why the CRA is buying more properties and asked about the prices of the homes being built. **Nguyen Tran** stated the intent is to make the properties affordable for the area. Valerie Buford, 601 NW 19th Avenue, said the City and the CRA made it possible for her to be a homeowner. Jacqueline Reed, 600 SW 3rd Street, said the purchase price of homes depends on the builder. **Commissioner Moss** explained the prices to build a house has increased. **Commissioner Sobel** agreed with the Mayor regarding stating the bidding maximum in

public. **Mayor Fisher** asked if the amount can be increased to \$100,000. **Claudia McKenna** answered yes. **Commissioner Perkins** expressed her concerns about taking away property from NW area residents. She stated buying property doesn't help the community. **Claudia McKenna** and **Nguyen Tran** explained these properties will be auctioned off to the public and anyone can bid. Barbara Boynton, 3528 Sahara Springs, said she wants to see the beautification of MLK but doesn't support taking people's property. Ms. Mitchell said the community needs assistance to help fix up their homes and remove the trash from the area.

A motion was made by Board Member Sobel, seconded by Board Member Moss, that the Resolution be AMENDED to \$100,000. The motion carried by the following roll call vote:

Voted Yes: Hardin, Moss, Sobel, Burrie, Fisher

Voted No: Perkins

A motion was made by Board Member Hardin, seconded by Vice Chair Burrie, that the Resolution be ADOPTED AS AMENDED. The motion carried by the following roll call vote:

Yes: Board Member Hardin, Board Member Moss, Board Member Sobel, Vice Chair Burrie, and Chairperson Fisher

No: Board Member Perkins

Enactment No: CRA RES. No. 2019-12

D. REPORTS

Greg Harrison announced the CRA won a Florida Redevelopment Association award in the promotion category for their Old Town Untapped Event.

Commissioner Hardin asked if the boundaries have changed for the NW CRA District. **Nguyen Tran** said there haven't been changes since the CRA Plan was approved in 1989.

Commissioner Moss announced the Collier City Civic Association meeting has been changed to October 17, 2018.

Commissioner Perkins said there was a fire at an apartment and asked the City to send out a sympathy card.

Mayor Fisher announced the start of the Green Market on November 3.

E. ADJOURNMENT

A motion was made by Board Member Hardin, seconded by Vice Chair Burrie, to cancel the November CRA Board meeting. The motion was APPROVED. The motion carried unanimously.

Mayor Fisher adjourned the meeting at 8:08.