



# City of Pompano Beach

100 W. Atlantic Blvd.  
Pompano Beach, Florida  
33060

## Detailed Minutes - Draft

### Community Redevelopment Agency

*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*

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Tuesday, July 16, 2019

5:30 PM

Commission Chamber

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### CRA Board Meeting

#### CALL TO ORDER

**Chairman Hardin** called the CRA Board Meeting to order at 5:30 PM.

#### ROLL CALL

**Present** Board Member Rhonda Eaton, Board Member Andrea McGee, Board Member Tom McMahon, Board Member Beverly Perkins, Vice Chair Barry Moss, and Chairperson Rex Hardin

#### PLEDGE OF ALLEGIANCE

#### APPROVAL OF MINUTES

[19-591](#) CRA Board Meeting Minutes June 18, 2019

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

#### APPROVAL OF AGENDA

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

#### CONSENT AGENDA DISCUSSION

No items were pulled from Consent Agenda.

#### A. AUDIENCE TO BE HEARD

Terry Edden complained about Kim Briesemeister and Greg Harrison contacting an "establishment" to complain about her. She said Kim Briesemeister will face litigation.

**Greg Harrison** stated he has never called anyone regarding Ms. Edden and he has no idea what she is talking about.

## **B. CONSENT AGENDA**

**A motion was made by Vice Chair Moss, seconded by Board Member Perkins, to approve the Consent Agenda. The motion carried by a unanimous voice vote.**

1. [19-422](#) Approve ranking order for RFQ E-12-19 Construction Management at Risk (CMAR) Services for Pier Street West Streetscape Improvements, and authorize staff to negotiate a contract with the highest ranked firm: Burkhardt Construction, Inc. (No cost at this time.).  
(Fiscal Impact: N/A)

(Staff Contact: Horacio Danovich)

**The Consent Agenda/ Approval Request was APPROVED.**

2. [19-582](#) A RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY (CRA) APPROVING AND AUTHORIZING THE PROPER OFFICIALS TO GRANT THE CRA EXECUTIVE DIRECTOR THE AUTHORITY DURING THE CRA BOARD'S AUGUST HIATUS TO PERFORM AND FINISH SUCH MATTERS AS MAY HAVE BEEN BUDGETED AND AUTHORIZED, SUBJECT TO RATIFICATION THEREAFTER; PROVIDING AN EFFECTIVE DATE.  
(Fiscal Impact: N/A)

(Staff Contact: Nguyen Tran)

**The CRA Resolution was ADOPTED.**

**Enactment No: CRA RES. 2019-38**

## **C. REGULAR AGENDA**

3. [19-572](#) PRESENTATION OF FINANCING AND IMPLEMENTATION PLANS (FY2020-2024) FOR THE NORTHWEST AND EAST CRA DISTRICTS.  
(Fiscal Impact: N/A)

(Staff Contact: Nguyen Tran/Kimberly Vazquez)

**Kimberly Vazquez**, Project Manager, presented both the Northwest and East CRA budgets. **Committee Member Perkins** asked for further explanation regarding the debt service. **Kimberly Vazquez** explained the debt service will be incurred if the CRA goes out for bond or bank loan.

**The Presentation was ACCEPTED.**

4. [19-589](#) CONSIDERATION OF A REAL ESTATE DEVELOPMENT ACCELERTOR (REDA) APPLICATION AND TERM SHEET/LETTER OF INTENT BETWEEN THE CRA AND CP OLD TOWN SQUARE, LLC.

(Fiscal Impact: N/A)

(**Staff Contact:** Nguyen Tran, Director)

**Nguyen Tran**, CRA Director, gave a presentation regarding the Old Town Square project. He explained the developer is requesting assistance of Tax Increment Financing under the REDA program to meet the pro forma gap. **Kimberly Vazquez**, Project Manager, gave an outline of the terms for the project.

Vicente Thrower, 1890 NW 6th Ave., likes the project but wants to know the level of commitment from the developer regarding hiring local contractors. **Chairman Hardin** explained those details will be worked out in the development agreement.

Thomas Drum, 2700 NE 8th Street, said this is a beautiful project but he wants to know how many more will be built. He is concerned about traffic from the new projects. He said the Board needs to listen to residents and Pompano is over-developing.

Michael Bell, 1951 NE 25th Ave, said this project will bring younger people to the area. He would like to see the developer commit to local participation and he wants to see Pompano Beach continue to grow.

**Chairman Hardin** asked about parking for the project. Robert Lochrie, attorney for CP Old Town Square, LLC., explained there will be resident parking in the garage and there will be on-street parking as well. Mr. Lochrie stated Mr. Adache is committed to using local contractors and using local participation for the project as much as possible.

**Chairman Hardin** commended them for committing to have local hiring events.

**Chairman Hardin** asked several questions to ensure the deal being discussed would remain beneficial to the CRA in the event the company and/or project failed.

**Committee Member Perkins** asked about potential parking areas around the project.

**Vice-Chairman Moss** said the form of financing is very clever and he's excited about the company employing local residents.

**Committee Member Eaton** said this project will revitalize the area and set a comp for the NWCRA area.

**Committee Member McGee** said this project is a great example of where the CRA is trying to take Pompano Beach and it will be a great catalyst for the area.

**The Item for Consideration/Discussion was APPROVED.**

**Yes:** Board Member Eaton, Board Member McGee, Board Member McMahon, Board Member Perkins, Vice Chair Moss, and Chairperson Hardin

5. [19-571](#) A RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY ("CRA") APPROVING AND AUTHORIZING THE TRANSFER OF ONE CRA-OWNED PROPERTY TO THE CITY OF POMPANO BEACH; PROVIDING AN EFFECTIVE DATE.

(Fiscal Impact: N/A)

(Staff Contact: Nguyen Tran)

**Nguyen Tran**, CRA Director, presented a map showing the location and renderings of the proposed new substation. He also showed crime statistics for the proposed location indicating the need for a substation in the area.

David Miller, District 5, said the station is needed in Collier City.

Janice Simmons, 208 NW 15th Place, said the substation is needed in Collier City but a substation is still needed in District 4.

Irvin Miller, 801 N. Course, said the substation is needed in Collier City and the statistics show the need. He would also like to see additional police in the area along with the substation.

Rodney Faison, 103 NW 17th Ave., said District 4 still needs a substation.

Phyllis Smith, President of the Collier City Civic Association, stated the current substation was built as a resource center but wasn't built for public access. She said the citizens of Collier City overwhelmingly support a manned substation in the area but the substation will serve all of Pompano Beach not just Collier City.

Vicente Thrower, 1890 NW 6th Ave., said he hopes the CRA Board will discuss having a substation in the future Innovation District or City Hall Complex.

**Vice-Chair Moss** said the substation won't be just for Collier City but for the entire area. He said the area of the new substation is a very densely populated area which needs a substation.

**Committee Member McMahon** thanked staff for the presentation of the item but doesn't like the design of the new building.

**Committee Member Perkins** supports Collier City with the new substation but District 4 also needs a stand alone substation. She stated she would like to keep the name of the current substation for use of a future substation in District 4. She looks forward to working with the Board and staff to find a new location for a District 4 substation.

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

**Yes:** Board Member Eaton, Board Member McGee, Board Member McMahon, Board Member Perkins, Vice Chair Moss, and Chairperson Hardin

**Enactment No: CRA RES. 2019-39**

6. [19-437](#) A RESOLUTION OF THE POMPAÑO BEACH COMMUNITY REDEVELOPMENT AGENCY (CRA) APPROVING AND AUTHORIZING THE PROPER OFFICIALS TO EXECUTE A DONATION AGREEMENT FOR REAL PROPERTY BETWEEN THE CRA AND ATLANTIC RESIDENCES, LLC (DONOR); PROVIDING AN EFFECTIVE DATE.

(Fiscal Impact: Donor will donate \$28,000.00)

(Staff Contact: Nguyen Tran)

**Nguyen Tran**, CRA Director, presented the donation agreement between the developer and the CRA for the McNab house, garage, and trees.

Thomas Drum, 2700 NE 8th Street, stated the McNab house should be moved to the library location so it doesn't take away park space. He thinks the CRA Board is making a mistake.

Kay McGinn, 2460 SE 5th Street, has enjoyed the park for many years and thinks moving the McNab house to the park is a mistake.

**Vice-Chair Moss** went through a list of additional parks in the area. He stated there are fourteen additional parks in District 1 and only three in District 5.

**Committee Member McMahon** asked if the area will still be a park. Nguyen Tran answered yes, it will still be a park.

**Chairman Hardin** said the CRA is not taking away the park and he thanked the developer for donating funds to assist with moving the house.

**Committee Member McGee** asked if the remaining trees can be donated to other

developers. **Nguyen Tran** said there are many trees that need to be mitigated and he will follow-up to see if they can be donated.

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

**Yes:** Board Member Eaton, Board Member McGee, Board Member McMahon, Vice Chair Moss, and Chairperson Hardin

**No:** Board Member Perkins

**Enactment No: CRA RES. 2019-40**

7. [19-580](#) A RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY (CRA) APPROVING AND AUTHORIZING THE PROPER OFFICIALS TO EXECUTE A LEASE AGREEMENT BETWEEN THE CRA AND THE CITY OF POMPANO BEACH FOR REDEVELOPMENT OF PROPERTY LOCATED IN THE EAST CRA DISTRICT KNOWN AS MCNAB PARK ; PROVIDING AN EFFECTIVE DATE.

(Fiscal Impact: \$2.7M over 4 years)

(Staff Contact: Nguyen Tran)

**Nguyen Tran**, CRA Director, presented the lease to the Board and showed a map of the park to show the area which will be leased.

**Claudia McKenna** thanked James Saunders and Mark Berman for their assistance in bringing the lease forward.

Kay Johnson, 213 SE 23rd Ave., stated previous maps of the area show discrepancies. She said she wants to keep the meeting room for public use and is worried the CRA will take the entire park. **Nguyen Tran** explained a survey of the park was done so there are some small changes just to clarify the description of the area being leased. Kay Johnson asked if there would be any shuffleboard courts left in the park. **Nguyen Tran** answered no.

Kay McGinn, 2460 SE 6th Street, said the neighborhood deserves a community building. She asked what happens if the restaurant fails. **Chairman Hardin** answered if the restaurant fails, it will come back before the CRA Board and a decision will be made. Ms. McGinn would like to see the plants in the park saved.

Ken Offenther, Pompano Beach Shuffleboard Club and Florida Shuffleboard Association, is very concerned about the loss of the shuffleboard courts. He asked

Nguyen Tran and the CRA Board what efforts were made to salvage the shuffleboard courts. **Nguyen Tran** explained he received data from Parks and Recreation regarding the use of the shuffleboard courts and the average use is once or twice a week. Mr. Offenther said there is a resurgence of shuffleboard and blamed the city for not promoting use of the courts.

David Miller, District 5, wants to see more cultural centers and parks in District 5.

Sharyn Pachnek, 2400 (block) NE 14th Street Causeway, would like to see the McNab house moved to District 5 and a park created around the house. She said keeping the park safe should be priority for the Board.

Mary Hannon, 612 S. Riverside Drive, is concerned with losing park space and the recreation areas at the beach. She said the city needs more parks not less.

**Committee Member Perkins** said McNab park is very special to her and she spends time there reading. She hates to see the park gone and will miss it.

**Committee Member Eaton** said the City just purchased the Elks property for additional park space. She said green space will not be lost with moving the McNab house to McNab park. She said the park is currently covered in drug paraphernalia and dangerous. She would support shuffleboard courts in another area of the city.

**Committee Member McGee** said the Board is listening to the public which is why there hasn't been further discussion regarding a hotel on the site. She said shuffleboard could be made popular with the restaurant coming to the location.

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

**Yes:** Board Member Eaton, Board Member McGee, Board Member McMahon, Vice Chair Moss, and Chairperson Hardin

**No:** Board Member Perkins

**Enactment No: CRA RES. 2019-41**

#### **D. REPORTS**

**Greg Harrison** - No Report

**Claudia McKenna** - No Report

**Committee Member Eaton** - will attend the Committee Meeting for Land Use and Economic Development for the Florida League of Cities on Friday and hopes to bring back information to the CRA Board.

**Committee Member McGee** - No Report

**Committee Member McMahon** - No Report

**Committee Member Perkins** - Expressed her condolences to the Moreland family for the loss of their daughter.

**Vice-Chair Moss** - No Report

**Chairman Hardin** - No Report

**E. ADJOURNMENT**

**Chairman Hardin** adjourned the CRA Board Meeting at 7:17 PM.