



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

Thursday, January 23, 2020

5:30 PM

Commission Chamber

CALL TO ORDER

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

ROLL CALL

Board Member Eaton arrived at 6:05 PM and Board Member McGee arrived at 6:21 PM after traveling back from Tallahassee in inclement weather.

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

[20-232](#) CRA Board Meeting Minutes December 17, 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

Item #6 postponed until the Board Meeting on February 18, 2020.

A motion was made by Vice Chair Moss, seconded by Board Member Perkins, that the AGENDA be APPROVED. The motion carried unanimously.

CONSENT AGENDA DISCUSSION

A. AUDIENCE TO BE HEARD

Tundra King, 124 NW 15th Street, said she would like a stand alone substation for BSO

not a small rental space. She suggested the substation can also be used for community meetings regarding safety in the area.

Janice Simmons, 208 NW 15th Place, agreed with Ms. King and asked the Board to approve a substation for the Northwest and would like it to keep the name Braggs/Cristwell. She stated she hears gunshots every night in her neighborhood.

Quenton Thompkins, 436 NW 19th Street, is concerned about losing the substation in the Northwest. He would like to see a new building for a BSO substation built in the Northwest like the one being built in Collier City.

B. CONSENT AGENDA

A motion was made by Vice Chair Moss, seconded by Board Member Perkins, that the Consent Agenda Items be ADOPTED. The motion carried by the following vote:

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

Excused: Board Member Eaton, and Board Member McGee

1. [20-216](#) A RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY (CRA), APPROVING AND AUTHORIZING THE PROPER OFFICIALS TO ACCEPT A CONVEYANCE OF REAL PROPERTY FROM 7TH CALVARY CORPORATION TO THE CRA RELATING TO A PARCEL LOCATED AT 608 MARTIN LUTHER KING JR. BOULEVARD; PROVIDING AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

(Fiscal Impact: \$9,142.84)

(Staff Contact: Nguyen Tran)

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

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

Excused: Board Member Eaton, and Board Member McGee

Enactment No: RES. No. 2020-11

2. [20-218](#) A RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY (CRA) APPROVING AND AUTHORIZING THE PROPER OFFICIALS TO

EXECUTE A FIRST AMENDMENT TO DONATION AGREEMENT FOR REAL PROPERTY BETWEEN THE CRA AND ATLANTIC RESIDENCES, LLC (DONOR); PROVIDING AN EFFECTIVE DATE.

(Fiscal Impact: \$28,000 contribution from Donor)

(Staff Contact: Nguyen Tran)

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

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

Excused: Board Member Eaton, and Board Member McGee

Enactment No: RES. No. 2020-12

C. REGULAR AGENDA

3. [20-211](#) Consideration of an Unsolicited Proposal from LG Family Homes, Inc. for construction of a single family home in Ortanique Estates.

(Fiscal Impact: N/A)

(Staff Contact: Kimberly Vazquez)

Kimberly Vazquez, Project Manager, presented the proposal to the CRA Board.

Tom Drumm, 2700 NE 8th Street, likes the proposal and wants to see more of these projects in the City.

Tundra King, 124 NW 15th Street, asked about the price of the house and how to make an offer. Chairman Hardin explained the house already has a qualified buyer.

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

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

Excused: Board Member Eaton, and Board Member McGee

4. [20-217](#) Consideration of an Unsolicited Proposal from Kenny Davis Contracting, LLC. for construction of a single family home located at 2010 NW 9th Street, east of Powerline Road.

(Fiscal Impact: N/A)

(Staff Contact: Nguyen Tran)

Nguyen Tran, CRA Director, presented the proposal to the CRA Board.

Board Member Perkins asked if the Item was brought before the NWCRA Advisory Committee. **Mr. Tran** answered yes.

Chairman Hardin thanked Kenny Davis for all of the good work he's done in the community providing good quality affordable housing.

A motion was made by Vice Chair Moss, seconded by Board Member Perkins, that the Regular Agenda/ Resolution be APPROVED. The motion carried by the following roll call vote:

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

Excused: Board Member Eaton, and Board Member McGee

5. [20-111](#) 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 BROWARD SHERIFF'S DEPARTMENT 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: N/A)

POSTPONED FROM DECEMBER 17, 2019

(Staff Contact: Kimberly Vazquez)

Kimberly Vazquez presented the BSO sublease to the Board, for the property located at 731 MLK, to be used as a temporary outreach center.

Claudia McKenna explained the CRA is not permitted to spend CRA dollars on government building for police and fire. She said the comments from concerned citizens about a new BSO substation should be addressed to the City not the CRA. **Chairman Hardin** asked is the CRA can lease an office in the 731 building since it was built with CRA funds. Claudia McKenna answered yes.

Major Adkins stated the space will be used by deputies to write reports, meet with citizens, and will house the newly formed Core team for the area. He explained once a new BSO substation is built, it will be re-dedicated to Braggs and Cristwell.

Tom Drumm, 2700 NE 8th Street, said he would rather the police stay in their cars to do

their reports instead of in a building. Major Adkins stated the space would not be occupied by an officer at all hours, only during the times they need to meet with citizens or write reports.

Terry Williams is against having a BSO substation in the Northwest, especially on MLK Blvd. She suggested they move to the East.

Tundra King, 124 NW 15th Street, said signing a year lease isn't good enough and she wants a new building for a BSO substation.

Board Member Perkins asked how long would BSO lease the office. **Kimberly Vazquez** answered the initial term for the lease is one year with a 30-day notice for termination. **Board Member Perkins** said the City Manager should have come to her with the item prior to it being on the agenda. She wanted to make a motion to build a permanent BSO substation and name it Braggs/Criswell but was advised by **Claudia McKenna** to make a motion to ask the City to add a discussion item to the Commission agenda since this is not a CRA function. She is going to vote against the item since it wasn't brought to her attention in the beginning and it won't benefit the community.

Chairman Hardin asked **Greg Harrison** if he was still in the process of looking for a new location for a BSO substation. **Mr. Harrison** answered yes, it would be part of the next budget year.

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 McMahon, Vice Chair Moss, and Chairperson Hardin

No: Board Member Perkins

Excused: Board Member McGee

Enactment No: CRA RES. 2020-13

6. [20-175](#) 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 G-1 INVESTMENTS, LLC RELATING TO TWO PARCELS LOCATED AT 704 AND 706-708 DR. MARTIN

LUTHER KING JR. BOULEVARD, POMPAÑO BEACH, IN THE AMOUNT OF \$650,000.00; PROVIDING AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.
(Fiscal Impact: \$650,000.00)

POSTPONED FROM DECEMBER 17, 2019

(Staff Contact: Nguyen Tran)

This Item was postponed until the Board Meeting on February 18, 2020.

The CRA Resolution was TABLED.

D. REPORTS

Greg Harrison showed his Census 2020 shirt and said City staff will be wearing the shirts on Thursdays to bring awareness to everyone to be counted in the upcoming census. He also informed everyone of **Dahlia Baker's** hiring event for the Census on January 28, 2020 at 10:00 AM. He announced **Dahlia Baker** also has another Business & Bagels event on February 12, 2020 at E. Pat Larkins community center.

Claudia McKenna - No report

Board Member Eaton would like to bring back discussions regarding neighborhood security like PSC for the ECRA area. She said she enjoyed Broward Days in Tallahassee and she informed everyone of a nice article in Florida League of Cities Magazine about Pompano Beach.

Board Member McMahon stated several residents have spoke to him regarding the lack of security in the ECRA. He suggested CRA funds be used for security cameras.

Board Member Perkins said the neighborhood is crime infested and she hears gun shots all the time in District 4 and this small outreach center isn't going to help the community. She thanked everyone for coming out to the MLK Parade. **Board Member Perkins** said City staff should be able to find a location for a BSO substation.

Board Member Perkins made a motion asking city staff to place a discussion item on the agenda to build a permanent BSO substation in District 4. She retracted the motion and made a request to the City Manager to add it to the agenda.

Board Member Moss said he and the Mayor attended a closing event at St Martin Episcopal Church. He said it was a nice celebration and he's disappointed to see the building torn down but wished the church all the best finding a new location. He announced a wildlife and nature presentation on January 30, 2020 at the Herb Skulnick

Center. He also announced a townhall meeting for February 6, 2020 at 7:00 PM at the Herb Skulnick Center. On February 23, 2020, there will be a string concert at the Palm Aire Gazebo from 2-4PM.

Board Member McGee said she had a very productive time in Tallahassee for Broward Days.

Chairman Hardin thanked the MLK Parade committee on a great job and hard work for all of the events. He announced Unity in the Community on January 25, 2020, at 11AM at Community Park. He asked everyone to check out all of the events by the Tiger Trail festival being held in February.

[20-237](#) Monthly Reports for December 2019

- Northwest Advisory Committee
- East Advisory Committee
- Staff Report
- December Financial Summaries
- PSC Security Reports - December

The Informational Report was RECEIVED AND FILED.

E. ADJOURNMENT

Chairman Hardin adjourned the CRA Board Meeting at 6:23 PM.