

# **POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY**

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## **Northwest CRA ADVISORY COMMITTEE**

**Monday, July 6, 2020**

**Virtual Via Zoom**

**1:00 p.m.**

### **MOTION COVER SHEET OF MINUTES**

**Motion made by Phyllis Smith to approve the minutes from the NWCRA Advisory Committee Meeting of March 3, 2020. Seconded by Velma Flowers. Motion was approved unanimously.**

**Motion made by Phyllis Smith to approve the acquisition of the property located at 1618 NW 15<sup>th</sup> Way. Seconded by Velma Flowers. Motion was approved unanimously.**

**Motion made by Phyllis Smith to purchase the property located at 333 NW 4<sup>th</sup> Street. Seconded by Velma Flowers. Motion was approved unanimously.**

**Motion made by Phyllis Smith to approve the purchase of the Vacant Lot on NW 5<sup>th</sup> Street. Seconded by Velma Flowers. Motion was approved unanimously.**

**Motion made by Velma Flowers to approve the Incentive Plan for Papamigou but does not like the logo. Seconded by Phyllis Smith. Motion was approved 2-1.**

**Yea – Rawls, Flowers**  
**Nay - Smith**

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**Northwest CRA ADVISORY COMMITTEE  
MEETING MINUTES**

**Monday, July 6, 2020  
Virtual Meeting  
1:00 p.m.**

**A. CALL TO ORDER**

**Whitney Rawls** called the meeting of the Northwest CRA Advisory Committee to order at 1:14 p.m.

**B. ROLL CALL**

**PRESENT**

Whitney Rawls – Chairman  
Phyllis Smith  
Velma Flowers

**ABSENT**

Jay Ghanem – Vice Chair  
Shelton Pooler

**ALSO PRESENT**

Commissioner McMahon  
Nguyen Tran, NW CRA Director  
Horacio Danovich, CIP Manager  
Kim Vazquez, CRA Project Manager  
Marsha Carmichael, Administrator  
Cassandra LeMasurier, Real Property Manager  
Danielle Peruzzi, Project Coordinator

**C. ADDITIONS/DELETIONS/REORDERING**

F5 Agenda item was moved up before F4.

**D. APPROVAL OF MINUTES**

1. March 3, 2020

**Motion made by Phyllis Smith to approve the minutes from the NWCRA Advisory Committee Meeting of March 3, 2020. Seconded by Velma Flowers. Motion was approved unanimously.**

**E. OLD BUSINESS**

None.

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## F. NEW BUSINESS

### 1. 1618 NW 15<sup>th</sup> Way

**Cassandra LeMasurier**, Real Property Manager, reviewed this agenda item and discussed the following:

- Location
- Liens
- Condition of Land
- Tax Deed Auction
- CRA will pay taxes after conveyance of Property
- Right of Way Dedications
- Public/Private Access Roads
- Staff recommends approval

**Motion made by Phyllis Smith to approve the acquisition of the property located at 1618 NW 15<sup>th</sup> Way. Seconded by Velma Flowers. Motion was approved unanimously.**

### 2. Acquisition of 333 NW 4<sup>th</sup> Street

**Cassandra LeMasurier**, Real Property Manager, reported on this item including the following:

- Arial showing property
- Property Assemblage
- 2,420 SFH
- \$241,000 Appraisal
- \$225,000 Cost of Property
- Staff recommends approval

**Mr. Rawls** was concerned about the purchase of the property if it will be part of the Innovation District and **Mr. Tran** said this was not going to be part of the Innovation District. This is more of a residential property.

**Motion made by Phyllis Smith to purchase the property located at 333 NW 4<sup>th</sup> Street. Seconded by Velma Flowers. Motion was approved unanimously.**

### 3. Acquisition of the Vacant Lot on NW 5<sup>th</sup> Street

**Cassandra LeMasurier**, Real Property Manager, reported on this item including the following:

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- Great addition of more assemblage properties
- Located one block north of the ALI Cultural Arts Center
- Assessed Value and Price is the same at \$101,250
- Staff recommends approval

**Mr. Rawls** asked where this puts us in the budget in reference to acquisition amount.

**Mr. Tran** explained this is the first of the acquisitions for this year and we have not reached the projected amount that can be spent in the budget.

**Motion made by Phyllis Smith to approve the purchase of the Vacant Lot on NW 5<sup>th</sup> Street. Seconded by Velma Flowers. Motion was approved unanimously.**

#### 4. FY 2021 NW CRA Draft Budget

**Kim Vasquez**, Project Manager, reviewed the FY 2021 NW CRA Draft Budget.

**Ms. Smith** asked about lawn cutting, lot clean-up and **Ms. Vasquez** said that is included in the Property Maintenance or Special Services line items. **Mr. Rawls** asked where the decline percentage came from beginning in FY2022 and **Ms. Vasquez** mentioned because of COVID, they are being conservative on their projections. This year the CRA is only funded by the City TIFF.

**Mr. Rawls** asked about the revenue from the 731 building and if there was a chance we may sell it. **Mr. Tran** explained there is a Phase 2 coming but the CRA Executive Director will have to go to the Commission on guidance for that property. **Mr. Rawls** asked why the bond was reduced from 15 million to 7 million. **Ms. Vasquez** explained they decided to be conservative with debt service which arrived at 7 million. **Mr. Rawls** also inquired about future “Adache” or any other TIFF sharing projects. **Mr. Tran** explained it would affect future TIFF funds. **Mr. Rawls** said he is concerned with TIFF funds moving forward after the settlement agreement.

**Mr. Rawls** mentioned the City’s recently passed Resolution 20-426 condemning racism citywide. He would like to see how the CRA can root out systemic racism and encourage opportunity in the Black and minority community. He understands there is little room for change to the budget due to the State Statue but he would like to have a discussion moving forward on planning MLK Blvd. and the NW area.

The Advisory Committee agreed to move forward with this draft budget.

#### 5. Strategic Investment Incentive Application

**Nguyen Tran**, CRA Director, introduced **Danielle Peruzzi**, Project Coordinator, who reported on this item including the following:

- CRA Board approved a lease with Papamigos
- Floorplan for 150 guests

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- 1.1 million total investment
- Exterior concept
- Patio concept
- Mobil Culinary Kitchen for delivery and pickup only at this time

**Ms. Smith** asked how many people can be seated on the patio and the answer was 90 including the inside outside bar. **Ms. Smith** was also leery about the skull design. It was said that there is no gothic note to the brand/logo. **Mr. Tran** explained the new way restaurants will operate since the COVID pandemic. **Ms. Vasquez** explained there will be some changes as we get through this difficult time. **Ms. Flowers** did not like the skull either and asked them to work on the artwork/logo. Building permits have already been submitted.

**Motion made by Velma Flowers to approve the Incentive Plan for Papamigos but does not like the logo. Seconded by Phyllis Smith. Motion was approved 2-1.**

**Yea – Rawls, Flowers**  
**Nay - Smith**

### **G. Director/Staff Report**

1. Financial Report – Detail Statement of Activities – May 2020

**Kim Vazquez**, Project Manager, reported no large encumbrances, only normal business activity.

**Mr. Tran** announced several projects that are coming up with construction jobs and he announced Ms. Baker will have a zoom meeting regarding Construction Job Connection on Wednesday, July 29<sup>th</sup> with the following:

Kaufman Lynn Construction - Old Towne Square mixed use

DiPompeo Construction - Fire Station #114, Ultimate Sports Park improvements, Centennial Park improvement

Burkhardt Construction - Pier Street and Signalization, NE 33th Street, A1A and McNab Streetscape and bridge

Coral Rock Group - Highland Oaks Townhomes

A flyer will be drafted and shared with everyone.

### **H. Key Projects**

1. MLK Boulevard and Streetscapes

**Mr. Danovich** reported we are on the way on Phase B. It will be under construction for the next 12 months. The roadway will be open at all times. Resurfacing Phase 3 was recently approved to Weekly Asphalt. **Mr. Danovich** objected to their award but because there were only two companies they were chosen and we will have to deal with

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it. FDOT selected Weekly Asphalt so it was out of our hands. In the future **Mr. Danovich** will recommend we have a voice in the selection of the vendor.

**Ms. Smith** asked if the lines on 27<sup>th</sup> Avenue will be completed. There have been a couple of serious accidents and people are saying it is because of the missing lines. Lines for the stop signs are also wanted. **Mr. Danovich** explained striping is usually refreshed every five years. He will send emails to the County to address this situation and report back to the Committee. In reference to the lights in Collier City, the equipment is being delivered soon and the installation will begin.

### **2. Innovation District**

**Nguyen Tran**, CRA Director, read the memo in reference to the Key Projects and it is attached hereto.

In reference to the Innovation District Project, **Mr. Rawls** is concerned about the sole vendor conforming with inclusion. The public needs to be able to comment on the meetings and presentations coming up. He expressed his hesitations about this process and he thinks we should scrap it and start over and include people of color. He said a presentation to the selection committee, CRA Board, or City Commission will do no good without the public being able to comment. He stated we are living in different times with Covid 19 and addressing systemic racism and he wants his objections noted.

- 3. Kensington (Legacy II) Town Home Development – update included in memo
- 4. City Vista Co-Working Facility

**Kim Vazquez** gave an update on the co-working space and she anticipates the CRA will move in the first of July.

- 5. Old Town Streetscape
- 6. Annie Gillis Park Improvement Updates

**Horacio Danovich**, CIP Manager, Old Pompano streetscapes, along with Annie Gillis Park both were evaluated for Project Management services and ranked the firms. The number one firm was MBR Construction. Once the CRA Board approves the ranking, this will be moving along rather quickly. Local participation is a 15% or more.

- 7. Patagonia Project – update included in memo
- 8. Grisham Properties – update included in memo
- 9. Sonata – update included in memo

### **J. COMMITTEE MEMBER REPORTS**

**Phyllis Smith** – no report and mentioned Rebecca Johnson has an application in to be a committee member.

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**Velma Flowers** – asked if Ms. Veronica Thomas resigned and are we looking for a new committee member and what type. Ms. Carmichael answered yes, Ms. Veronica did resign and her position is for a resident of Pompano Beach.

**Whitney Rawls** – asked what's going on with the Beach Project Garage Oceanside. **Mr. Tran** said it is going forward. Again **Mr. Rawls** is concerned with projects with a single bidder. Possibly the process we are using is not helpful to Pompano Beach. It's not good for business. He asked **Mr. Tran** to look into this process.

**NEXT MEETING – Wednesday, September 9, 2020 at 1:00 PM virtual via Zoom.**

### **K. ADJOURNMENT**

There being no other business, the meeting of the NW CRA Advisory Committee meeting adjourned at 3:07 p.m.