



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

Tuesday, July 21, 2020

1:00 PM

VIRTUAL MEETING*

CALL TO ORDER

Chairman Hardin called the CRA Board Meeting to order at 1:00 PM.

ROLL CALL

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

Excused Board Member Beverly Perkins

PLEDGE OF ALLEGIANCE

A motion was made by Vice Chair Moss, seconded by Board Member Eaton, that the Pledge of Allegiance be waived due to the virtual setting. The motion carried by a unanimous voice vote.

APPROVAL OF MINUTES

[20-464](#) CRA Board Meeting Minutes February 18, 2020

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

CONSENT AGENDA DISCUSSION

Chairman Hardin announced that Item #1 and Item #11 would be pulled from the Consent Agenda.

A. CONSENT AGENDA

A motion was made by Vice Chair Moss, seconded by Board Member McGee, that ITEMS 2-10 and 12-16 on the CONSENT AGENDA be APPROVED. The motion carried unanimously.

1. [20-382](#) A RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY (CRA) APPROVING AND RATIFYING THE FIRST AMENDMENT TO SERVICE AGREEMENT WITH MODERN HOUSE & BUILDING MOVERS, INC. ENTERED INTO BY THE CRA DURING THE ABSENCE OF AVAILABLE CRA BOARD REVIEW; PROVIDING AN EFFECTIVE DATE.
(Fiscal Impact: \$210,758)

(Staff Contact: Nguyen Tran)

Jeanie Schermesser, 1620 N. Ocean Blvd., agrees saving the McNab House is a worthy goal but doesn't agree with the way the project has evolved and the motivation of the decision makers. She stated McNab park is a public park which serves the citizens well and the decision to move the McNab House to McNab Park was done with little input from the public and little transparency. She said the house is not on a foundation and can still be moved. Ms. Schermesser supports saving historic treasures but is against the commercialization of a public park.

Chairman Hardin stated there was a lot of public input regarding moving the McNab House to the park and there is an agenda item addressing hiring a firm to look at the entire park.

A motion was made by Vice Chair Moss, seconded by Board Member McGee, 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

Excused: Board Member Perkins

Enactment No: CRA RES. 2020-23

2. [20-454](#) A RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY (CRA) APPROVING AND RATIFYING A FORBEARANCE AGREEMENT BETWEEN THE CRA AND NORMAN WAYNE EDWARDS D/B/A EDWARDS PHOTOLAND FOR PROPERTY LOCATED AT 731 DR. MARTIN LUTHER KING JR. BOULEVARD, UNIT D; PROVIDING AN EFFECTIVE DATE.
(Fiscal Impact: \$1,623.18)

(Staff Contact: Kimberly Vazquez)

The Consent Agenda Item was ADOPTED.**Enactment No: CRA RES. 2020-24**

3. [20-453](#) A RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY (CRA) APPROVING AND RATIFYING A FORBEARANCE AGREEMENT BETWEEN THE CRA AND MN ENTERPRISES INC. D/B/A LANDMARK PHOTOS AND PRINT FOR PROPERTY LOCATED AT 731 DR. MARTIN LUTHER KING JR. BOULEVARD, UNIT E; PROVIDING AN EFFECTIVE DATE.
(Fiscal Impact: \$2,350.00)

(Staff Contact: Kimberly Vazquez)

The Consent Agenda Item was ADOPTED.**Enactment No: CRA RES. 2020-25**

4. [20-450](#) A RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY (CRA) APPROVING AND RATIFYING A FORBEARANCE AGREEMENT BETWEEN THE CRA AND BRANDON SYLVESTER SMITH D/B/A BOJOS SEAFOOD KITCHEN FOR PROPERTY LOCATED AT 731 DR. MARTIN LUTHER KING JR. BOULEVARD, UNIT F; PROVIDING AN EFFECTIVE DATE.
(Fiscal Impact: \$4,500.00)

(Staff Contact: Kimberly Vazquez)

The Consent Agenda Item was ADOPTED.**Enactment No: CRA RES. 2020-26**

5. [20-451](#) A RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY (CRA) APPROVING AND RATIFYING A FORBEARANCE AGREEMENT BETWEEN THE CRA AND MG PAVINI REMODELING CORPORATION FOR PROPERTY LOCATED AT 100 SE 20TH AVENUE; PROVIDING AN EFFECTIVE DATE.
(Fiscal Impact: \$5,408.67)

(Staff Contact: Kimberly Vazquez)

The Consent Agenda Item was ADOPTED.**Enactment No: CRA RES. 2020-27**

6. [20-452](#) A RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY (CRA) APPROVING AND RATIFYING A FORBEARANCE AGREEMENT BETWEEN THE CRA AND LASOTA CORPORATION FOR PROPERTY LOCATED AT 35 N. DIXIE HIGHWAY; PROVIDING AN EFFECTIVE DATE.
(Fiscal Impact: \$2,135.25)

(Staff Contact: Kimberly Vazquez)

The Consent Agenda Item was ADOPTED.**Enactment No: CRA RES. 2020-28**

7. [20-270](#) A RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY (“CRA”) APPROVING AND RATIFYING THE SUBLEASE AGREEMENT AND A PATIO LEASE AGREEMENT BETWEEN THE CRA AND THE LEAN GRILL LLC, RELATING TO PROPERTY LOCATED AT 44 NORTHEAST 1ST STREET, POMPANO BEACH, FLORIDA DURING THE ABSENCE OF AVAILABLE CRA BOARD REVIEW; PROVIDING AN EFFECTIVE DATE.

(Fiscal Impact: N/A)

(Staff Contact: Kimberly Vazquez)

The Consent Agenda Item was ADOPTED.**Enactment No: CRA RES. 2020-29**

8. [20-435](#) A RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY (CRA) APPROVING AND RATIFYING THE CHAIR AND EXECUTIVE DIRECTOR’S EXECUTION OF AN AGREEMENT BETWEEN THE CRA AND CAPITAL GROUP DEVELOPMENTS, LLC. RELATING TO PROPERTIES LOCATED AT 631 NW 19TH AVENUE AND 2020 NW 6TH PLACE TO EXTEND THE CONSTRUCTION COMPLETION DATE TO NOVEMBER 30, 2020; PROVIDING AN EFFECTIVE DATE.

(Fiscal Impact: N/A)

(Staff Contact: Nguyen Tran)

The Consent Agenda Item was ADOPTED.**Enactment No: CRA RES. 2020-30**

9. [20-436](#) A RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY (CRA) APPROVING AND RATIFYING THE CHAIR AND EXECUTIVE DIRECTOR’S EXECUTION OF AN AGREEMENT BETWEEN THE CRA AND SYNERGY COMMUNITY DEVELOPMENT CENTER, INC. RELATING TO PROPERTIES LOCATED AT 651 NW 19TH AVENUE AND 671 NW 19TH AVENUE TO EXTEND THE CONSTRUCTION COMPLETION DATE TO NOVEMBER 30, 2020; PROVIDING AN EFFECTIVE DATE.

(Fiscal Impact: N/A)

(Staff Contact: Nguyen Tran)

The Consent Agenda Item was ADOPTED.**Enactment No: CRA RES. 2020-31**

10. [20-421](#) A RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT

AGENCY (CRA) APPROVING AND RATIFYING AN EAST CRA BUDGET ADJUSTMENT DURING THE ABSENCE OF AVAILABLE CRA BOARD REVIEW; PROVIDING AN EFFECTIVE DATE.

(Fiscal Impact: \$450,000)

(Staff Contact: Suzette Sibble)

The Consent Agenda Item was ADOPTED.

11. [20-388](#) A RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY (CRA), APPROVING AND RATIFYING THE FIRST AMENDMENT TO A SERVICE CONTRACT BETWEEN THE CRA AND REDEVELOPMENT MANAGEMENT ASSOCIATES, INC. ENTERED INTO BY THE CRA DURING THE ABSENCE OF AVAILABLE CRA BOARD REVIEW; PROVIDING AN EFFECTIVE DATE.

(Fiscal Impact: \$323,004)

(Staff Contact: Greg Harrison)

A motion was made by Vice Chair Moss, seconded by Board Member McGee, that the 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

Excused: Board Member Perkins

12. [20-466](#) A RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY ("CRA") APPROVING AND AUTHORIZING THE PROPER OFFICIALS TO EXECUTE A LEASE AMENDMENT AND EXTENSION AGREEMENT BETWEEN THE CRA AND TILES OF POMPANO INC FOR PROPERTY LOCATED AT 119 S. FEDERAL HIGHWAY, POMPANO BEACH, FLORIDA 33062; PROVIDING AN EFFECTIVE DATE.

(Fiscal Impact: N/A)

(Staff Contact: Vincent Wooten)

The Consent Agenda Item was ADOPTED.

13. [20-428](#) Approval to award RFQ P-16-20, Community Redevelopment Agency (CRA) Construction Management at Risk Services (CMAR) Various Parks, Annie Gillis/Backyard to the number one (1) ranked firm, MBR Construction, Inc.

(Fiscal Impact: N/A)

(Staff Contact: Horacio Danovich)

The Consent Agenda/ Approval Request was APPROVED.

14. [20-415](#) A RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY (CRA), APPROVING AND AUTHORIZING THE PROPER OFFICIALS TO ACCEPT A CONVEYANCE OF REAL PROPERTY FROM SAUTERNES V, LLC TO THE CRA RELATING TO A PARCEL LOCATED AT 1681 NW 15 WAY; PROVIDING AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

(Fiscal Impact: \$25,888.56)

(Staff Contact: Cassandra LeMasurier)

The Consent Agenda Item was ADOPTED.

Enactment No: CRA RES. 2020-35

15. [20-448](#) 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 CRA AND BETTY INGRAM AND HENRIETTA SMALLS FOR THE PROPERTY AT 333 NW 4 STREET, POMPANO BEACH, FL 33060 IN THE AMOUNT OF \$225,000; PROVIDING AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

(Fiscal Impact: \$225,000)

(Staff Contact: Cassandra LeMasurier)

The Consent Agenda Item was ADOPTED.

Enactment No: CRA RES. 2020-36

16. [20-449](#) 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 CRA AND EDGAR GOODRUM, JR FOR THE PROPERTY AT 330 NW 5 STREET, POMPANO BEACH, FL 33060 IN THE AMOUNT OF \$101,250; PROVIDING AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

(Fiscal Impact: \$101,250)

(Staff Contact: Cassandra LeMasurier)

The Consent Agenda Item was ADOPTED.

Enactment No: CRA RES. 2020-37

B. REGULAR AGENDA

17. [20-460](#) PRESENTATION OF FINANCING AND IMPLEMENTATION PLANS (FY2021-2025) FOR THE NORTHWEST AND EAST CRA DISTRICTS.

(Fiscal Impact: N/A)

(Staff Contact: Kimberly Vazquez)

Kim Vazquez, CRA Project Manager, presented the Financing and Implementation

plans FY2021-2025 for the Northwest and East CRA Districts. She stated this is the draft FY2021 budget and the final budget will be presented at the September CRA Board Meeting and there may be some changes to the carry-forward balance.

Board Member McGee asked about the budgeting for the Community Garden. **Kim Vazquez** answered the budget covers costs, supplies, and the cost of personnel. Board Member McGee said she appreciates seeing funding for security for the ECRA.

Chairman Hardin asked if the draft budgets have been presented to the Advisory Committees for the ECRA and the NWCRA. **Kim Vazquez** answered yes. **Chairman Hardin** asked if the Interlocal revenue was a one-time influx to the NWCRA. **Kim Vazquez** gave a breakdown of the funding until FY2025.

The Presentation was ACCEPTED.

18. [20-445](#) A RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY (CRA), APPROVING AND AUTHORIZING THE PROPER OFFICIALS TO EXECUTE A FAÇADE AND BUSINESS SITE IMPROVEMENT GRANT AGREEMENT BETWEEN THE CRA AND THE LEAN GRILL, LLC D/B/A PAPAMIGOS RELATING TO THE PROPERTY LOCATED AT 44 NE 1ST STREET; PROVIDING AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.
(Fiscal Impact: \$40,000)

(Staff Contact: Danielle Peruzzi)

Danielle Peruzzi, CRA Project Coordinator, presented Item #18 and Item #19 as companion items. She presented a Powerpoint regarding the projects. She stated both items were presented to the NWCRA Advisory Committee and approved.

A motion was made by Vice Chair Moss, seconded by Board Member McGee, 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

Excused: Board Member Perkins

Enactment No: CRA RES. 2020-38

19. [20-462](#) A RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY (CRA), APPROVING AND AUTHORIZING THE PROPER OFFICIALS TO EXECUTE A STRATEGIC INVESTMENT PROGRAM GRANT AGREEMENT BETWEEN THE CRA AND THE LEAN GRILL, LLC D/B/A PAPAMIGOS RELATING TO THE PROPERTY LOCATED AT 44 NE 1ST STREET; PROVIDING AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

(Fiscal Impact: \$150,000)

(Staff Contact: Danielle Peruzzi)

Danielle Peruzzi, CRA Project Coordinator, presented Item #18 and Item #19 as companion items. She presented a Powerpoint regarding the project.

Board Member Eaton said this will be a fantastic addition to Old Town.

Chairman Hardin said this project is really exciting and he can't wait to see it moving forward. He announced they already have a food truck and invited everyone to stop by.

A motion was made by Vice Chair Moss, seconded by Board Member McGee, 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

Excused: Board Member Perkins

Enactment No: CRA RES. 2020-39

20. [20-461](#) A RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY (CRA), APPROVING AND AUTHORIZING THE PROPER OFFICIALS TO EXECUTE PROFESSIONAL SERVICE AGREEMENT BETWEEN THE CRA AND BERMELLO AJAMIL & PARTNERS, LLC TO PROVIDE CONSULTING/PROFESSIONAL SERVICES FOR ARCHITECTURAL AND STRUCTURAL ENGINEERING; PROVIDING AN EFFECTIVE DATE.

(Fiscal Impact: \$134,950.00)

(Staff Contact: Nguyen Tran)

Nguyen Tran, CRA Director, explained this is related to the McNab House and the Botanical Gardens. He stated they have prepared a minor site plan to move the house and this agreement is to move to the next phase of the design for the site. He assured the Board there will be many opportunities for the public to have input on the project.

Board Member McGee said she is excited about starting this project and re-awaken the

space for the community.

Chairman Hardin said moving the house was on a time deadline but now is time for planning the site and everyone can have a say. He wants the park to be the best for the community. **Chairman Hardin** asked **Mr. Tran** how will they allow the public to have input with virtual meetings. **Nguyen Tran** said the CRA will accommodate virtually and he will make sure everyone has a chance for input. He said as soon as the Emergency Orders are lifted, in person meetings will be scheduled.

A motion was made by Vice Chair Moss, seconded by Board Member McGee, that the Regular Agenda/ 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

Excused: Board Member Perkins

Enactment No: RES. No. 2020-40

21. [20-442](#) A RESOLUTION OF THE POMPAÑO BEACH COMMUNITY REDEVELOPMENT AGENCY (CRA), APPROVING AND AUTHORIZING THE PROPER OFFICIALS TO EXECUTE A FIRST AMENDMENT TO THAT CERTAIN CONSTRUCTION MANAGER-AT-RISK CONTRACT BETWEEN THE CRA AND BURKHARDT CONSTRUCTION INC. FOR PIER STREET WEST STREETScape IMPROVEMENTS WHICH SUBSTITUTES EXHIBIT "C" PROJECT CONSTRUCTION BUDGET/SCHEDULE OF VALUES (GMP) AND EXHIBIT "E" PROJECT SCHEDULE; PROVIDING AN EFFECTIVE DATE.

(Fiscal Impact: \$729,047.92)

(Staff Contact: Horacio Danovich)

Horacio Danovich, CIP and Innovation District Director, showed a map and explained the relocation of the traffic signal. He said the remaining streetscape improvements will be presented at a later time and this item is just for the traffic signal.

Board Member McGee asked if there would be turn signals at the intersection from Pier Street. **Horacio Danovich** said the signal won't change much of what is there today but it will be a signalized turn.

Chairman Hardin said this is a needed improvement which everyone has looked forward to for years.

A motion was made by Vice Chair Moss, seconded by Board Member McGee, 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

Excused: Board Member Perkins

Enactment No: CRA RES. 2020-41

22. [20-478](#) Consideration of a Conditional Term Sheet for Sonata Apartments, located at the Southwest corner of Dixie Highway and NW 8th Street.
(Fiscal Impact: N/A)

(Staff Contact: Nguyen Tran)

Nguyen Tran, CRA Director, showed a map of the area and gave an overview of the project. He stated the project would be an urban type mixed-use apartment development with 121 Units.

A motion was made by Vice Chair Moss, seconded by Board Member McGee, that the Item for Consideration/Discussion be APPROVED and directed staff to move forward with a Development Agreement. 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

Excused: Board Member Perkins

C. REPORTS

Greg Harrison, CRA Executive Director, said staff is moving forward on several projects.

Claudia McKenna said she's missed everyone and she's glad to be back.

Board Member Eaton said she is glad to have a CRA Board meeting and moving forward with business. Ms. Eaton said Cresthaven and Highlands residents will be receiving a door hanger regarding bulk trash pickup being moved from Friday to Tuesday.

Board Member McGee said it's great to see projects moving forward.

Board Member McMahon said it's great to see staff continuing to work to move projects forward and he thanked staff for cleaning up lots in the NWCRA.

Vice-Chairman Moss announced the lakes purchased in Palm Air and said there is all kinds of wildlife that can be seen in the area. He read a letter from the community regarding baby ducklings that fell through a drainage grate and were saved by the Pompano Beach Fire Department. **Mr. Moss** thanked Firefighters Vincent Hreso and Vincent Labita for their work in saving the ducklings. **Vice-Chairman Moss** also announced the passing of Sue Ford Patrick and recognized all of her work in education.

Chairman Hardin said it is good to be back and seeing projects moving forward. He said staff has continued working even with the closures. **Mr. Hardin** thanked **Sandra King** for all of her hard work in putting the meetings together.

[20-465](#) Monthly Reports for June 2020

- Northwest Advisory Committee (February & March)
- East Advisory Committee (February & March)
- Staff Report
- June Financial Summaries
- CRA Audited Financial Statements FY 2019
- PSC Security Reports - June

The Informational Report was RECEIVED AND FILED.

D. ADJOURNMENT

Chairman Hardin adjourned the CRA Board Meeting at 2:08 PM.