

**POMPANO BEACH
COMMUNITY REDEVELOPMENT AGENCY**

Northwest CRA ADVISORY COMMITTEE

Monday, June 7, 2021

Virtual Via Zoom

4:00 p.m.

MOTION COVER SHEET OF MINUTES

Motion made by Phyllis Smith to approve the minutes from the NWCRA Advisory Committee Meeting of May 3, 2021. Seconded by Jay Ghanem. Motion was approved unanimously.

Motion made by Phyllis Smith to approve the NWCRA Plan Amendment. Seconded by Jay Ghanem. Motion was approved unanimously.

Motion made by Jay Ghanem to recommend approval of the conceptual plans for 11 NE 1st Street. Seconded by Phyllis Smith. Motion was approved unanimously.

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**Northwest CRA ADVISORY COMMITTEE
MEETING MINUTES
Monday, June 7, 2021
Virtual Meeting
4:00 p.m.**

A. CALL TO ORDER

Whitney Rawls called the meeting of the Northwest CRA Advisory Committee to order at 4:02 PM. **Mr. Rawls** welcomed **Stacey Boynton** to the NWCRA Advisory Committee and she gave a brief introduction.

B. ROLL CALL

PRESENT

Whitney Rawls – Chairman
Jay Ghanem – Vice Chair
Velma Grant – late 4:45
Phyllis Smith
Stacey Boynton

ABSENT

Shelton Pooler

ALSO PRESENT

Nguyen Tran, Director
Kim Vazquez, Project Manager
Marsha Carmichael, Administrator
Cassandra LeMasurier, Real Property Manager
Jacquie Nunez, Marketing Coordinator
Vince Wooten, Program Specialist
Claudia McKenna, CRA Attorney

C. ADDITIONS/DELETIONS/REORDERING

Item #1 removed from the Agenda. Ethics Training will take place at the next NWCRA meeting.

D. APPROVAL OF MINUTES

1. May 3, 2021

Motion made by Phyllis Smith to approve the minutes from the NWCRA Advisory Committee Meeting of May 3, 2021. Seconded by Jay Ghanem. Motion was approved unanimously.

E. AUDIENCE TO BE HEARD

None.

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F. OLD BUSINESS

1. NWCRA Plan Amendment

Kimberly Vazquez informed the Committee the census data has been released at a state level but has not been released at the local level, The data isn't anticipated for several months so the Plan Amendment will go forward with the previous census data. She gave the Committee an overview of the updates to the NWCRA Plan. **Ms. Vazquez** advised the Committee the revised NWCRA Plan will go to the CRA Board on June 15, 2021 for approval. **Claudia McKenna** was also available for questions and comments from the Advisory Committee. **Mr. Rawls** asked if the plan needs to be submitted to the state. **Ms. McKenna** said the amended plan will be sent to the County but there aren't any boundary changes. **Mr. Rawls** said he would like feedback from Commissioners in the NWCRA area.

Motion made by Phyllis Smith to approve the NWCRA Plan Amendment. Seconded by Jay Ghanem. Motion was approved unanimously.

G. NEW BUSINESS

1. Ethics Training/Review – removed from the Agenda. Ethics Training will be at the July meeting.
2. Proposed Improvements to the CRA Owned Property – 11 NE 1st Street

Kimberly Vazquez gave an overview of the current activity in Old Town and showed the Advisory Committee the proposed conceptual plans for 11 NE 1st Street. She explained the current condition of the building is dilapidated and adding to the slum and blight in the area. The renovations will attract potential tenants, improve the area, and help drive development to the area. The proposed updates include:

Phase I – Approximately \$350,000

- Expose the west side and corner of the building
- Create indoor/outdoor bar area
- Install new entrances on the west and south sides
- Install impact windows/doors
- Finishing work
- Pilings for future roof top elevator

Phase II

- Make the roof more structurally sound for a roof top seating area

Phyllis Smith asked if Phase I of the project will begin immediately. **Kimberly Vazquez** said once approved by the CRA Board, a budget adjustment will be done and the CRA

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will put together a bid package to start the project as soon as possible. **Ms. Smith** likes the concept especially the outdoor seating and the rooftop seating. **Stacey Boynton** also likes the concept but inquired about additional images provided by the architect of the surrounding area. **Ms. Vazquez** said the architect provided the conceptual plans as requested and she explained the other restaurants in the area will have similar designs with the roll down doors and outdoor concept. **Mr. Tran** explained the code requires the floor in the building to be 18 inches above the crown of the road unless the improvements are below 50% of the assessed value of the building so the improvements will be done in phases. **Ms. Boynton** asked if there were any materials suggested by the architect. **Mr. Tran** answered the cost estimates and analysis are being done now and these are conceptual plans. **Mr. Tran** explained the updates done by the CRA will set the tone for future development in the area.

Mr. Rawls asked about the estimate for Phase II. **Kimberly Vazquez** answered about the same as Phase I, \$350K. **Mr. Rawls** asked what the CRA expects to get in return with a lease, since the purchase price of the building and the improvements will total approximately \$1.8M-\$1.9M. **Nguyen Tran** explained the investment is long term and the return will be seen long term. **Mr. Tran** compared the project to the beach project and explained the building is the anchor site for the block. The improvements will set the trend for the entire block and bring energy and desired tenants to the area. **Mr. Rawls** said he is concerned about the optics about putting so much money into the property.

Motion made by Jay Ghanem to recommend approval of the conceptual plans for 11 NE 1st Street. Seconded by Phyllis Smith. Motion was approved unanimously.

H. DIRECTOR/STAFF REPORT

1. Financial Report – Detail Statement of Activities – May 2021

Nguyen Tran stated there were no major encumbrances on the May 2021 Financials.

2. Update on Marketing Initiatives

Jacquie Nunez gave the NWCRA Advisory Committee an update regarding the marketing initiatives. She explained she is currently working on an inventory and property analysis of existing businesses and vacant spaces, the ground breaking of Annie Adderly Gillis Park, and grand opening of MLK Blvd. **Mr. Rawls** inquired about the Love Always campaign. **Ms. Nunez** said the campaign was very successful and she can send out an overview of the campaign.

I. KEY PROJECTS

1. G.O. Bond Updates

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In **Horacio Danovich's** absence, **Nguyen Tran** gave a brief update regarding the work on MLK Blvd.

2. **Streetscapes and Infrastructure** – Collier City street lights continue and should be completed by June 15, 2021. MLK Blvd. still under construction and final lift will be completed in June.

3. Old Town – The Backyard Activity and Streetscape

Nguyen Tran reported the architect and engineer are finishing plans and anticipate having permits by the end of the summer.

4. Annie Adderly Gillis Park

DRC issues resolved and development order was issued. Waiting on final approval and permits. Ground Breaking in the process of being scheduled.

5. Innovation District

Nguyen Tran said the solicitation has been cancelled and will be reissued.

6. Kensington (Legacy II) Town Home Development

Moving forward with vertical construction. They are working on building one and two now.

7. City Vista Co-Working Facility

Nguyen Tran said there hasn't been much activity by Grow in the space other than leasing a space for training. **Mr. Rawls** asked when the lease started. **Mr. Tran** answered October. **Mr. Rawls** said he will reach out and see what their plan is for the space.

8. Patagonia Project

Nguyen Tran said the development agreement will go to the Board on June 15, 2021, for approval.

9. Grisham Properties

Nguyen Tran stated the solicitation has been drafted and is almost ready to go out. He explained the CRA is looking for a midrise mixed housing residential development.

10. Sonata

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Nguyen Tran said the agreement has been approved by the CRA Board and the City approved the lease with Sonata.

11. Assemblage of the properties – NW 6th Ave/NW 15th Street to the railroad tracks

Nguyen Tran explained the closing was extended until June.

12. Hunters Manor

Nguyen Tran said their plans are in permitting and will begin construction once they have permits.

Key Project Comments

Phyllis Smith asked if there is a way to synchronize the lights in Collier City. She explained the lights come on at different times and some come on after dark. **Nguyen Tran** said he will email **Horacio Danovich** about the lights. **Ms. Smith** asked if the CRA is responsible for marketing the co-working space. **Kimberly Vazquez** answered no, Grow is responsible for their own marketing but the CRA assist when asked in promoting activities on social media, etc. **Ms. Smith** said the information isn't getting out to residents regarding the space available at the co-work space. **Ms. Vazquez** said she will reach out to Michael Hall and will send the website link to **Ms. Smith**.

Stacey Boynton – asked if there is more information regarding the Key Projects. **Mr. Tran** said the GO Bond information is online and the Advisory Committee is updated on Key Projects monthly during NWCRA Advisory Meetings. **Mr. Tran** invited **Ms. Boynton** to tour the CRA districts with staff.

J. COMMITTEE MEMBER REPORTS

Phyllis Smith – No report.

Stacey Boynton – No report.

Velma Grant – No report.

Jay Ghanem - No report.

Whitney Rawls said City Vista can use some upkeep and maintenance. He said the building needs a wash and the landscaping needs to be improved. **Nguyen Tran** explained he met with the regional manager and expressed the same concerns. **Mr. Tran** explained they have changed management and he hopes to see improvements soon. **Mr. Rawls** said the condition of the building reflects on the development of the Boulevard and needs improvement.

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**K. NEXT MEETING – Monday, July 12, 2021 at 6:00 PM – E. Pat Larkins
Community Center**

K. ADJOURNMENT

There being no other business, the meeting of the NWCRA Advisory Committee meeting adjourned at 5:00 PM.