



City of Pompano Beach

100 W. Atlantic Blvd.
Pompano Beach, Florida
33060

Detailed Minutes - Draft

Community Redevelopment Agency

Rex Hardin, Chairperson
Beverly Perkins, Vice Chairperson
Rhonda Eaton, Board Member
Andrea McGee, Board Member
Cyndy Floyd, Board Member
Tom McMahon, Board Member

Gregory P. Harrison, Executive Director
Claudia McKenna, CRA Attorney
Marsha Carmichael, CRA Secretary

Tuesday, June 15, 2021

1:00 PM

Commission Chamber

CALL TO ORDER

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

ROLL CALL

Present Board Member Rhonda Eaton, Board Member Cyndy Floyd, Board Member Andrea McGee, Board Member Tom McMahon, Vice Chair Beverly Perkins, and Chairperson Rex Hardin

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES

[21-614](#) CRA Board Meeting Minutes May 18, 2021

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

CONSENT AGENDA DISCUSSION

There are no items on the Consent Agenda.

A. AUDIENCE TO BE HEARD

No audience members were present to be heard.

B. CONSENT AGENDA

There are no items on the Consent Agenda.

C. REGULAR AGENDA

1. [21-613](#) Presentation on amendments to the Northwest CRA Plan.
(Fiscal Impact: N/A)

(Staff Contact: Kimberly Vazquez)

Kimberly Vazquez presented the Amended Northwest CRA Plan and explained the updates to the plan. She stated the Amended Plan will come back to the CRA Board for approval in July.

Claudia McKenna further explained the approval process. In July, the CRA Board will be asked to recommend approval to the City Commission, the governing body of the CRA.

Mayor Hardin asked for presentation in July that will review the major changes to the plan. **Board Member Eaton** asked if the changes are being made to primarily reflect the changes to the statutes. **Ms. McKenna** explained the statute states what has to be included in your plan. She explained while reviewing the NWCRA Plan, there were a number of provisions such as jobs, education, and other activities that are not eligible activities in the statute. **Ms. McKenna** said the Amended Plan designed to eliminate any provision that isn't included in the statute and sets the objectives for the NWCRA district.

The Presentation was RECEIVED AND FILED.

2. [21-598](#) A RESOLUTION OF THE POMPAÑO BEACH COMMUNITY REDEVELOPMENT AGENCY (CRA), APPROVING AND AUTHORIZING THE PROPER OFFICIALS TO EXECUTE A PROPERTY DISPOSITION AND DEVELOPMENT AGREEMENT BETWEEN THE CRA AND HADAR HOMES, LLC., RELATING TO EIGHT (8) VACANT INFILL HOUSING PARCELS IN THE NORTHWEST CRA DISTRICT; PROVIDING AN EFFECTIVE DATE.
(Fiscal Impact: N/A)

(Staff Contact: Nguyen Tran)

Nguyen Tran presented the unsolicited proposal from Hadar Homes for Patagonia Townhomes. The units will be rental properties and will include 1800 square feet of commercial space along Dr. Martin Luther King Jr. Blvd. He explained the CRA Board directed staff to move forward with negotiations for a development agreement in July 2018. Mr. Gotsman had several projects at the time and the project was put on hold until the other projects began construction.

Board Member McGee suggested the stipulation for the Developer to keep the property

before selling is too short, and suggested ten years. **Board Member McMahon** asked about the timeline to begin construction. **Mr. Tran** stated the development has a completion deadline of December 31, 2023. **Board Member McMahon** said there is no requirement for the developers to actually use the retail space for the new construction in the area. He's concerned the retail space will continue to remain vacant space. **Board Member Perkins** asked if parking will be in front of the buildings. **Nguyen Tran** showed a diagram of the parking between the two buildings. **Board Member Perkins** asked if the complex will be gated. **Mr. Tran** answered no. **Mr. Tran** explained the Developer will also put in the sidewalk in front of the building. **Board Member Perkins** asked the City Manager to look into speed bumps for the area to prevent the racing on the street and sidewalks on both sides of the street. **Board Member Eaton** asked if the Developer is in negotiations for the remaining lots. **Mr. Tran** answered those lots are privately owned and the developer is in negotiations. **Board Member Eaton** asked for the value of the properties. **Mr. Tran** said the county assessed value of the CRA properties is approximately \$378K. **Vice Mayor Perkins** asked who would manage the retail property. **Mr. Tran** answered the developer.

Chairman Hardin said once the development is complete those lots will go back on the tax rolls. **Mr. Tran** explained the City and CRA will benefit in years to come on this project. **Chairman Hardin** said we can't mandate the retail space be occupied. **Mr. Tran** explained the CRA can assist finding tenants for the commercial space. **Board Member McGee** asked about the projected tax revenue on the project. Frank Gotsman, 19707 Turnberry Way, Aventura, said it depends on the construction cost but approximately 2% of \$4.5 million, approximately \$90,000 per year. **Board Member McGee** asked if there was enough parking for the retail space and the tenants. **Mr. Tran** said it will have the required number of spaces. **Mr. Gotsman** said there are plans for the retail space so it doesn't remain empty space. **Board Member McGee** said she would like the term extended to cover the value of the donated land before the developer is able to sell the property. **Mr. Gotsman** explained he is building 120 townhomes in Pompano Beach. He said the restriction on the other properties is 5 years but this project is starting later than the others. He explained the idea is all of the properties would be eligible for to sell in 5 years.

Claudia McKenna explained the deal terms were presented to the CRA Board in 2018 and this project is slightly unique because of the delay. **Board Member McGee** said she would like to ensure the CRA recoups the value of the land before the property can be sold. **Greg Harrison** asked if **Ms. McGee** is suggesting future agreements contain this provision or the current project being presented. **Ms. McGee** answered both.

Nguyen Tran explained regardless if the property sells, the money will be recouped in TIF revenue and this project is part of the goal of spurring development in the area.

Chairman Hardin explained the government isn't here to make a profit. **Board**

Member Eaton pointed out the cost of the property will take longer to recoup due to the loss of TIF funds. **Ms. Eaton** said there shouldn't be a parking lot facing Dr. Martin Luther King Jr. Blvd. and suggested two-story suites where residents can live and work.

Nguyen Tran explained the property abuts the residential neighborhood and said the parking area will be behind the retail space. **Chairman Hardin** stated the goal is to have a topnotch development for Dr. Martin Luther King Jr. Blvd. **Board Member McMahon** said he is very supportive of this project and appreciates the developer willing to develop in our area. He expects the project will be very well vetted in the Planning and Zoning.

Board Member McGee made a motion to recoup the value of the land at today's assessed value remaining at time of disposition or via tax roll, whichever comes first. The motion was seconded by Board Member Floyd. The motion failed by the following voice vote:

Yes - Board Member McGee, Board Member Floyd,

No - Board Member Eaton, Board Member McMahon, Vice Chair Perkins,
Chairman Hardin

Chairman Hardin asked **Board Member McGee** if this would be applicable to single-family homes. **Ms. McGee** answered yes, as Pompano Beach becomes a more desirable area for developers. **Board Member McMahon** said as the CRA Board the goal is to redevelop the community. **Mr. McMahon** said it's expensive to maintain the lots and this is a great investment in a developer willing to develop in this area. **Board Member McGee** said all of Pompano Beach is a desirable location and she wants to make sure the Board is great stewards of the residents money. **Board Member Eaton** said the CRA is amassing properties to plan development carefully and the stipulation might prevent future issues. **Greg Harrison** asked for the development agreement to be approved and the Board can discuss these stipulations for future development agreements in a workshop setting. **Mr. Harrison** explained this property has been languishing for years with no tax revenue and the mission is to entice the private sector to provide affordable housing for residents. **Chairman Hardin** agreed the CRA is in place to prevent slum and blight and redevelop areas with development agreements like the one presented. **Mr. Hardin** stated he understands the concern with dollars but the goal is to redevelop the community for the betterment of the residents. **Mr. Tran** said not every developer will get the same type of deal but this developer is early in the process and the

lots are an ongoing problem for dumping and vagrants.

A motion was made by Vice Chair Perkins, 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 Floyd, Board Member McGee, Board Member McMahon, Vice Chair Perkins, and Chairperson Hardin

Enactment No: CRA RES. 2021-42

3. [21-605](#) A RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY (CRA), AUTHORIZING THE PROPER OFFICIALS TO MAKE EXTERIOR AND INTERIOR IMPROVEMENTS TO 11 NE 1ST STREET AND APPROVE A TRANSFER OF PROJECT FUNDS FOR SAID IMPROVEMENTS; PROVIDING AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.
(Fiscal Impact: \$350,000)

(Staff Contact: Kimberly Vazquez)

Kimberly Vazquez, Project Manager, gave a presentation on the proposed improvements to 11 NE 1st Street (Wash House) and showed renderings of the conceptual design. She gave a brief history of the property acquisition and explained these improvements will attract a desirable tenant to the area. **Ms. Vazquez** said the property cannot remain in the current condition as it is adding blight to the area.

Board Member McGee really likes the idea of a restaurant space with a rooftop bar. **Ms. McGee** stated she would like for Old Town to keep some of the old charm and doesn't want the area to appear too new. **Board Member Perkins** asked if RMA still owns the property on Flagler. **Ms. Vazquez** answered yes. **Board Member Eaton** said she really likes the idea of opening up the space and the project is great. **Board Member McMahon** said his father owns the property adjacent to the property and the work being done is incredible. He said the length of time the building has stayed empty is concerning and wants to see the projects moving faster through permitting. **Mr. McMahon** would like to see a monthly update on the status of permits to expedite the process. **Board Member McMahon** said the area needs to be maintained better as there are several lights on Flagler which aren't working and there is landscaping damage in the area. He looks forward to improvements to the area but wants to see the permitting process work faster especially for our own departments.

Chairman Hardin asked if the restaurant interior is part of the project. **Ms. Vazquez** explained the project is targeted to the exterior and ensuring the building is more structurally sound. **Board Member McGee** asked **Mr. Harrison** if the area is on a power-washing schedule. Mr. Harrison answered yes.

A motion was made by Vice Chair Perkins, 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 Floyd, Board Member McGee, Board Member McMahon, Vice Chair Perkins, and Chairperson Hardin

Enactment No: CRA RES. 2021-43

4. [21-600](#) A RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY APPOINTING WHITNEY RAWLS, ONE RESIDENT OF THE NORTHWEST CRA, TO THE NORTHWEST DISTRICT ADVISORY COMMITTEE OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY FOR A TERM OF ONE (1) YEAR; SAID TERM TO EXPIRE ON JUNE 15, 2022; PROVIDING AN EFFECTIVE DATE.
(Fiscal Impact: N/A)

(Staff Contact: Kimberly Vazquez)

After the vote was taken, Claudia McKenna asked for a motion to correct the resolution to reflect the expiration date of June 15, 2022.

Motion made by Board Member Eaton to amend the resolution to reflect the expiration date of June 15, 2022. Seconded by Board Member McGee. Motion passed by unanimous voice vote.

A motion was made by Vice Chair Perkins, seconded by Board Member McGee, that the CRA Resolution be ADOPTED. Chairman Hardin nominated Whitney Rawls. Whitney Rawls was appointed by unanimous voice vote.

Enactment No: CRA RES. 2021-44

5. [21-601](#) A RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY APPOINTING SHELTON POOLER, ONE RESIDENT, OR BUSINESS OWNER, OR BUSINESS MANAGER WITHIN THE NORTHWEST CRA, TO THE NORTHWEST DISTRICT ADVISORY COMMITTEE OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY FOR A TERM OF TWO (2) YEARS; SAID TERM TO EXPIRE ON JUNE 15, 2023; PROVIDING AN EFFECTIVE DATE.

(Fiscal Impact: N/A)

(Staff Contact: Kimberly Vazquez)

A motion was made by Vice Chair Perkins, seconded by Board Member McGee, that the CRA Resolution be ADOPTED. Chairman Hardin nominated Shelton Pooler. Shelton Pooler was appointed by unanimous voice vote.

Enactment No: CRA RES. 2021-45

6. [21-602](#) A RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY APPOINTING DEDRICK WATKINS, ONE RESIDENT, OR BUSINESS OWNER, OR BUSINESS MANAGER WITHIN THE NORTHWEST CRA, TO THE NORTHWEST DISTRICT ADVISORY COMMITTEE OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY FOR A TERM OF ONE (1) YEAR; SAID TERM TO EXPIRE ON JUNE 15, 2022; PROVIDING AN EFFECTIVE DATE.

(Fiscal Impact: N/A)

(Staff Contact: Kimberly Vazquez)

A motion was made by Board Member McGee, seconded by Vice Chair Perkins, that the CRA Resolution be ADOPTED. Vice Chair Perkins nominated Linda Thomas. Board Member Floyd nominated Dedrick Watkins. Dedrick Watkins was appointed following the roll call vote.

Yes: Board Member Eaton, Board Member Floyd, Board Member McGee, Board Member McMahon, and Chairperson Hardin

No: Vice Chair Perkins

Enactment No: CRA RES. 2021-46

7. [21-604](#) A RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY APPOINTING JOHN BERGER, ONE BANKER, FINANCIER OR OTHER MANAGEMENT LEVEL REPRESENTATIVE OF A FINANCIAL INSTITUTION OR RELATED INDUSTRY PROFESSIONAL, TO THE NORTHWEST DISTRICT ADVISORY COMMITTEE OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY FOR A TERM OF TWO (2) YEARS; SAID TERM TO EXPIRE ON JUNE 15, 2023; PROVIDING AN EFFECTIVE DATE.

(Fiscal Impact: N/A)

(Staff Contact: Kimberly Vazquez)

A motion was made by Vice Chair Perkins, seconded by Board Member McGee, that the CRA Resolution be ADOPTED. Chairman Hardin nominated John Berger. John Berger was appointed by

unanimous voice vote.

Enactment No: CRA RES. 2021-47

D. REPORTS

Greg Harrison - No Report.

Claudia McKenna - No Report.

Board Member Eaton - No Report.

Board Member Floyd - No Report.

Board Member McGee - No Report.

Board Member McMahon said it was a pleasure to attend the Marquee capping off event and he's happy with the new affordable housing in Pompano Beach and the work being done on Dr. Martin Luther King Jr. Blvd. He's glad to be a part of process and likes seeing the hard work paying off in the area.

Vice Chair Perkins congratulated Pompano Beach Express track team for placing first in both male and female categories at the Track and Field Classic International at Blanche Ely High School. She announced the New Horizon Summer Training Camp for employment training skills for teens.

Chairman Hardin asked CRA staff to make the website more user friendly when finding backup for the CRA Board meetings.

The was RECEIVED AND FILED.

- [21-615](#) Monthly Reports
- Northwest Advisory Committee
 - East Advisory Committee
 - Staff Report
 - PSC Security Reports

The Informational Report was RECEIVED AND FILED.

E. ADJOURNMENT

Chairperson Hardin adjourned the CRA Board Meeting at 2:34 PM.