



# City of Pompano Beach

100 W. Atlantic Blvd.  
Pompano Beach, Florida  
33060

## Detailed Minutes - Final

### 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, January 15, 2019

5:30 PM

Commission Chamber

---

### CRA Board Meeting

#### CALL TO ORDER

Mayor Hardin called the CRA Board Meeting to order at 5:35 PM.

#### ROLL CALL

**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

[19-178](#) CRA Board Meeting of October 16, 2018

**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

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

#### CONSENT AGENDA DISCUSSION

No items were pulled from the Consent Agenda.

**A. AUDIENCE TO BE HEARD**

Jacqueline Reed, 600 SW 3rd St., thanked the Board for the opportunity and thanked **Vice Chair Moss** for all of his help. She invited the Board to a clean-up on Saturday, January 19, to cleanup the area around a youth group home at 14th Street and 2nd Avenue. **Board Member Perkins** and **Vice Chair Moss** thanked Ms. Reed for her hard work in the community. **Board Member Perkins** spoke about the issue of trash in the area. **Chairman Hardin** asked **Greg Harrison** for a report of arrests in the area for illegal dumping.

**B. CONSENT AGENDA**

**A motion was made by Vice Chair Moss, seconded by Board Member Perkins, that the Consent Items be APPROVED. The motion carried unanimously by voice vote.**

1. [19-160](#) A RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY (CRA) APPROVING AND AUTHORIZING THE PROPER OFFICIALS TO EXECUTE A RELEASE OF THE RECAPTURE PROVISIONS IN THE SPECIAL WARRANTY DEED AND AGREEMENT TO AMEND SPECIAL WARRANTY DEED RESTRICTIONS IN FAVOR OF JOAN AND WOODROW SHIVERS FOR PROPERTY LOCATED AT 2011 NW 6TH PLACE; PROVIDING AN EFFECTIVE DATE.

(Fiscal Impact: N/A)

(Staff Contact: Nguyen Tran)

**A motion was made by Vice Chair Moss, seconded by Board Member Perkins, that the CRA Resolution be ADOPTED. The motion carried by a unanimous voice vote.**

**Enactment No: CRA RES. 2019-13**

2. [19-129](#) A RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY (CRA), APPROVING AND AUTHORIZING THE PROPER OFFICIALS TO EXECUTE A PROPERTY DISPOSITION AND DEVELOPMENT AGREEMENT BETWEEN THE CRA AND OASIS OF HOPE COMMUNITY DEVELOPMENT CORPORATION, INC. RELATING TO TWO (2) VACANT INFILL HOUSING PARCELS IN THE NORTHWEST CRA DISTRICT; PROVIDING AN EFFECTIVE DATE.

(Fiscal Impact: N/A)

(Staff Contact: Nguyen Tran)

**A motion was made by Vice Chair Moss, seconded by Board Member Perkins, that the CRA Resolution be ADOPTED. The motion carried. by a unanimous voice vote.**

**Enactment No: CRA RES. 2019-14**

3. [19-162](#) A RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY (CRA), APPROVING AND AUTHORIZING THE PROPER OFFICIALS TO EXECUTE A SERVICE CONTRACT BETWEEN THE CRA AND THE FRUITFUL FIELD, INC. TO ESTABLISH AND SERVE AS THE OPERATOR OF A COMMUNITY GARDEN IN THE NORTHWEST COMMUNITY REDEVELOPMENT AREA; PROVIDING AN EFFECTIVE DATE.

(Fiscal Impact: N/A)

(Staff Contact: Danielle Sabat)

**A motion was made by Vice Chair Moss, seconded by Board Member Perkins, that the CRA Resolution be ADOPTED. The motion carried. by a unanimous voice vote.**

**Enactment No: CRA RES. 2019-15**

4. [19-167](#) A RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY APPROVING AND AUTHORIZING THE PROPER OFFICIAL TO EXECUTE AN ADDENDUM TO CONTRACT FOR SALE AND PURCHASE BETWEEN THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY AND 407 NW 4TH AVENUE, LLC, 408 NW 4TH COURT, LLC, 401 NW 4TH COURT, LLC, 409 NW 4TH COURT, LLC, GRISHAM FAMILY TRUST, 404 NW 4TH AVENUE, LLC AND 321 NW 5TH STREET, LLC, FOR THE PURCHASE OF VARIOUS PROPERTIES; PROVIDING AN EFFECTIVE DATE.

(Fiscal Impact: N/A)

(Staff Contact: Nguyen Tran)

**A motion was made by Vice Chair Moss, seconded by Board Member Perkins, that the CRA Resolution be ADOPTED. The motion carried. by a unanimous voice vote.**

**Enactment No: CRA RES. 2019-16**

### **C. REGULAR AGENDA**

5. [19-132](#) CONSIDERATION OF A PROPOSAL SUBMITTED FOR THE MANAGEMENT AND OPERATION OF A MEMBERSHIP BASED CO-WORKING SPACE FACILITY.

(Fiscal Impact: N/A)

(Staff Contact: Kimberly Vazquez)

**Kimberly Vazquez**, Project Manager, spoke about the history of this item and introduced Michael Hall from Digital Grass Innovation & Technology Group. Mr. Hall gave a presentation detailing their proposal for the co-working space at City Vista.

Pam Hightower, 3028 NW 2nd Street, said she was excited to see a collaboration space for entrepreneurs. She asked if the space would accommodate entrepreneurs in digital media. Mr. Hall said more space might be needed to shoot video but they could use the space to build their business.

David Miller, District 5, said he enjoyed the presentation and likes the idea of the co-working space working with the Patricia Davis Community Garden.

**Board Member McGee** liked the presentation and idea of a co-working space. She suggested having some areas of the space kept quiet with temporary walls instead of all open space. **Board Member Perkins** asked if there would be discounts for residents of City Vista. Mr. Hall answered discounts are available to all Pompano Beach residents. **Chairman Hardin** asked about the company's work as venture capitalists and about the contract commitment for space rental. Mr. Hall explained the contracts will probably be month to month. **Board Member McMahon** stated this would be a great program if the CRA was in a better financial position. He suggested moving the CRA staff to City Vista. He said there are several other private companies offering the same thing and doesn't want to compete with private business. He stated he would back the program on a smaller scale for less money.

**Board Member McMahon** made a motion to postpone the item until the March CRA Meeting. Motion Seconded by **Vice Chair Moss**. The motion failed with a roll call vote.

Yes - McMahon

No - Hardin, Eaton, McGee, Perkins, Moss

**Chairman Hardin** asked about restrictions on the space. **Nguyen Tran** said there is a list of prohibited uses in the lease. He explained the idea of the co-working space is different from the Business Resource Center and the idea came from the Northwest Advisory Committee. **Chairman Hardin** said once a contract is negotiated, it would come back before the Board. **Board Member McGee** suggested starting the Digital Nomad program in the beginning to accommodate those who need a business mailing address.

Vicente Thrower, 1890 NW 6th Ave, asked about funding from capital improvement projects. **Nguyen Tran** said \$50,000 has already been budgeted for the project.

Phyllis Smith, NWCRA Advisory Committee Member, said the item was brought before the committee and they have been waiting for a long time. She said the committee and the community are excited about the program and about combining the culinary program with the co-working space.

Delores Bullard, 212 Flagler Ave., said this program sounds like a positive thing for the community especially for young people.

**Board Member Perkins** stated she agrees with the NWCRA Advisory Committee and this program is needed in the area. She said there are other spaces for the CRA office. **Board Member Eaton** said this is an excellent idea and the financial decisions can be made after a contract is negotiated.

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

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

6. [19-143](#) Presentation-Conceptual Approval of Plaza Improvements  
(Fiscal Impact: N/A)

(**Staff Contact:** Nguyen Tran\Horacio Danovich)

**Nguyen Tran**, CRA Director, gave a presentation on this item to the Board. **Board Member McGee** said she loves the idea of more trees in the area and asked if decorative pavers would be used. **Nguyen Tran** answered that pervious pavers would be used for drainage issues. **Board Member Perkins** expressed concern about the cost and existing businesses in the area. **Nguyen Tran** said there are many businesses interested in the area and look forward to the improvements.

**The Presentation was ACCEPTED.**

7. [19-150](#) A RESOLUTION OF THE POMPANNO BEACH COMMUNITY REDEVELOPMENT AGENCY ("CRA") APPROVING AND AUTHORIZING THE PROPER OFFICIALS TO EXECUTE A LEASE BETWEEN THE CRA AND OLD TOWNE FLAGLER, LLC, FOR

THE PROPERTIES LOCATED AT 114 AND 120 NORTH FLAGLER AVENUE, POMPANO BEACH, FLORIDA; PROVIDING AN EFFECTIVE DATE.

(Fiscal Impact: N/A)

(Staff Contact: Kimberly Vazquez)

**Board Member McMahon** recused himself from Items 7-9 as one of the properties is owned by a family member and the other two properties are adjacent. **Kimberly Vazquez**, Project Manager, presented the lease to the Board.

Delores Bullard, 212 N. Flagler Ave., asked who owns the property. **Kimberly Vazquez** answered Old Towne Flagler LLC, which is owned by Kim Briesemeister and Chris Brown.

**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, Vice Chair Moss, and Chairperson Hardin

**Absent:** Board Member Perkins

**Recused:** Board Member McMahon

**Enactment No: CRA RES. 2019-17**

8. [19-153](#) A RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY ("CRA") APPROVING AND AUTHORIZING THE PROPER OFFICIALS TO EXECUTE A LEASE BETWEEN THE CRA AND OLD GOAT, LLC, FOR THE PROPERTY LOCATED AT 124 NORTH FLAGLER AVENUE, POMPANO BEACH, FLORIDA; PROVIDING AN EFFECTIVE DATE.

(Fiscal Impact: N/A)

(Staff Contact: Kimberly Vazquez)

**Kimberly Vazquez**, Project Manager, presented this lease to the Board. **Board Member Perkins** asked why the CRA wants 5 year lease instead of 1 year. **Kimberly Vazquez** explained this will guarantee more control while money is being invested for public improvements.

**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 Perkins, Vice Chair Moss, and Chairperson Hardin

**Recused:** Board Member McMahon

**Enactment No: CRA RES. 2019-18**

9. [19-165](#) A RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY (“CRA”) APPROVING AND AUTHORIZING THE PROPER OFFICIALS TO EXECUTE A LEASE BETWEEN THE CRA AND TEPM, INC., FOR THE PROPERTY LOCATED AT 135 NORTHEAST 1ST AVENUE, POMPANO BEACH, FLORIDA; PROVIDING AN EFFECTIVE DATE.  
(Fiscal Impact: N/A)

(Staff Contact: Danielle Sabat)

**Danielle Sabat**, Project Coordinator, presented this lease to the Board. **Board Member McGee** asked if there was an annual increase with the lease. Ms. Sabat answered yes, 3%.

**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 Perkins, Vice Chair Moss, and Chairperson Hardin

**Recused:** Board Member McMahon

**Enactment No: CRA RES. 2019-19**

10. [19-137](#) A RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY (CRA), APPROVING AND AUTHORIZING THE PROPER OFFICIALS TO ACCEPT A CONVEYANCE OF REAL PROPERTY FROM JOHN IRA DUNCAN TO THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY RELATING TO A PARCEL LOCATED AT 1550 NW 16 AVENUE; PROVIDING AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.  
(Fiscal Impact: \$16,122.97)

(Staff Contact: Nguyen Tran)

**Nguyen Tran**, CRA Director, presented this item to the Board. **Chairman Hardin** stated some of the tax dollars paid to the County will come back to the City. **Board Member Perkins** asked if the owner was notified. **Nguyen Tran** explained the property owner is signing over the deed to the CRA.

**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, Board Member Perkins, Vice Chair Moss, and Chairperson Hardin

**Enactment No: CRA RES. 2019-20**

11. [19-142](#) A RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY (CRA), APPROVING AND AUTHORIZING THE PROPER OFFICIALS TO ACCEPT A CONVEYANCE OF REAL PROPERTY FROM TOMBEE, LLC TO THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY RELATING TO A PARCEL LOCATED AT 1570 NW 16 AVENUE; PROVIDING AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.  
(Fiscal Impact: \$397.40)

(Staff Contact: Nguyen Tran)

Nguyen Tran, CRA Director, presented this item to the Board.

**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, Board Member Perkins, Vice Chair Moss, and Chairperson Hardin

**Enactment No: CRA RES. 2019-21****D. REPORTS**

**Greg Harrison**, City Manager, introduced Dale Gibson and Byron Hall from the Pompano Beach Martin Luther King, Jr. Memorial Committee. They thanked the Board for being the main contributor for their events. They reported the prayer breakfast, the Youth Summit, and the dance competition were all great events. They announced the upcoming Basketball Classic and the MLK Parade and invited everyone to attend. **Board Member Perkins** asked about the cost for being in the parade. Mr. Gibson answered walkers are free, cars \$37, buses \$47. **Board Member Perkins** asked for a flyer with details so she can hand it out in the community. **Chairman Hardin** suggested their Committee information be listed on the City's website. **Chairman Hardin** said he attended the prayer breakfast and the Youth Summit and thanked the gentlemen for putting together great events.

**Greg Harrison** said the City is actively encouraging projects between OHUI and the CRA. He also spoke about the history of the Gateway site in regards to an item that was tabled at the last Commission meeting. He said the item will come to the next Commission meeting then come before the CRA Board.

**Board Member McGee** said she is working with Horacio Danovich to workout recurring costs for a public arts program in District 1 and will have more information at an upcoming meeting.



**Board Member Perkins** expressed concerns about foreclosures and tax deed properties in the NW CRA Area. She is concerned about people losing their homes when they can't pay their taxes and/or Code Enforcement fines. **Greg Harrison** said the homes have been abandoned or the owner can't pay their property taxes and liens. **Chairman Hardin** said Code Enforcement is used to clean up the area and they are working to make District 4 a better place to live. He said no one wants people to accumulate fees and fines, they just want the area cleaned up. **Board Member Eaton** said the City purchasing these properties for future development is a good thing instead of investors buying them at tax deed auction.

**Vice Chair Moss** stated he attended the 50th Anniversary of St. Henry's Roman Catholic Church along with **Board Member McGee** and congratulated them on their anniversary.

**Chairman Hardin** spoke about the sewer pipe incident and gave an update regarding the cleanup.

#### **E. ADJOURNMENT**

**Chairman Hardin** adjourned the meeting at 7:36 PM.

Next Meeting Date - February 19, 2019