



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, September 17, 2019

5:30 PM

Commission Chamber

CRA Board Meeting

CALL TO ORDER

Chairman Hardin called the CRA Board Meeting to order at 5:30 PM.

ROLL CALL

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

Excused Board Member Rhonda Eaton

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES

[19-727](#) CRA Board Meeting Minutes July 16, 2019

A motion was made by Board Member Perkins, seconded by Board Member McGee, that the Minutes be APPROVED. The motion carried by a unanimous voice vote.

APPROVAL OF AGENDA

Greg Harrison said Item #2 is pulled from the agenda.

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

CONSENT AGENDA DISCUSSION

Items #1, #3, #4, and #6 were pulled from the consent agenda for discussion.

A. AUDIENCE TO BE HEARD

Kay Johnson, 213 SE 23rd Ave., referred to an email she sent to the CRA Board from Dave Kudro regarding the shuffleboard courts. She would like to preserve the shuffleboard courts and said there is still time to add them to the plans for the park.

B. CONSENT AGENDA

Items #1, #3, #4, and #6 were pulled from the Consent Agenda for Discussion.

A motion was made by Board Member McGee, seconded by Board Member Perkins, that the Consent Agenda be APPROVED. The motion carried unanimously.

1. [19-599](#) Approval to award RFP P-32-19, Community Redevelopment Agency (CRA) MLK Sale/Lease Commercial Space in the Northwest Community Redevelopment District to the highest ranked firm, West Construction, Inc.
(Fiscal Impact: N/A)

(Staff Contact: Kimberly Vazquez)

Board Member Perkins asked if West Construction is renting or purchasing the building. **Kim Vazquez**, Project Manager, answered they are purchasing the building.

Board Member Perkins asked about the building owned next to the property at 737 MLK. **Nguyen Tran** said there is nothing the CRA can do until the owner is willing to sell.

A motion was made by Board Member Perkins, seconded by Board Member McGee, that the Consent Agenda/ Approval Request be APPROVED. The motion carried by the following roll call vote:

Yes: Board Member McGee, Board Member McMahon, Board Member Perkins, and Chairperson Hardin

Excused: Board Member Eaton

Absent: Vice Chair Moss

2. [19-627](#) Approval to award RFP P-19-19, Hunters Manor Residential Subdivision, located in the Northwest Community Redevelopment Agency District to the highest ranked firm, D.R. Horton, DBA As Is Cash Buyers, LLC.
(Fiscal Impact: N/A)

(Staff Contact: Nguyen Tran)

A motion was made by Board Member Perkins, seconded by Board Member McGee, that the Agenda be STRICKEN. The motion carried unanimously.

3. [19-682](#) A RESOLUTION OF THE POMPAÑO BEACH COMMUNITY REDEVELOPMENT AGENCY (CRA) APPROVING AND AUTHORIZING THE PROPER OFFICIALS TO

EXECUTE SIDEWALK EASEMENT AGREEMENTS BETWEEN THE CRA AND THE CITY OF POMPANO BEACH FOR PROPERTIES LOCATED ON MLK BOULEVARD; PROVIDING AN EFFECTIVE DATE.

(Fiscal Impact: N/A)

(Staff Contact: Horacio Danovich)

Board Member Perkins asked **Horacio Danovich** why these particular sidewalks were chosen. **Horacio Danovich** explained these easements will allow the project to be completed.

Tom Drumm, 2700 NE 8th Street, asked why this item was going forward when the Innovation District is planned for that area. **Horacio Danovich** explained the location of the sidewalks and stated the design makes provisions for the future Innovation District and connectivity.

A motion was made by Board Member Perkins, seconded by Board Member McGee, that the CRA Resolution be ADOPTED. The motion carried by the following roll call vote:

Yes: Board Member McGee, Board Member McMahon, Board Member Perkins, and Chairperson Hardin

Excused: Board Member Eaton

Absent: Vice Chair Moss

Enactment No: CRA RES. 2019-44

4. [19-705](#) A RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY APPROVING THE AMENDED POLICIES AND PROCEDURES FOR THE REAL ESTATE DEVELOPMENT ACCELERATOR (REDA) PROGRAM FOR THE NORTHWEST CRA DISTRICT; PROVIDING AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

(Fiscal Impact: N/A)

(Staff Contact: Kimberly Vazquez)

Board Member Perkins said she pulled the item for a resident.

Vicente Thrower, 1890 NW 6th Ave., asked about the area covered. **Kim Vazquez** answered this item actually enlarges the area of the program. Mr. Thrower asked why the area can't be expanded to include the commercial industry in Pompano Beach. **Kim Vazquez** explained the funds are for commercial use especially mixed use projects. Mr. Thrower asked about the zoning on 27th changing from commercial to residential. **Nguyen Tran**, CRA Director, explained the programs goal is incentivize developments the CRA would encourage so properties that are 100% residential will depend on the

project as the CRA is primarily encouraging mixed use and commercial projects.

Chairman Hardin said anyone can apply.

A motion was made by Board Member McGee, seconded by Board Member Perkins, that the CRA Resolution be ADOPTED. The motion carried by the following roll call vote:

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

Excused: Board Member Eaton

Enactment No: CRA RES. 2019-45

5. [19-630](#) 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 MODERN HOUSE & BUILDING MOVERS, INC. TO RELOCATE THE MCNAB HOUSE AND GARAGE FROM 1736 E ATLANTIC BOULEVARD TO MCNAB PARK; PROVIDING AN EFFECTIVE DATE.

(Fiscal Impact: \$448,000.00)

(Staff Contact: Nguyen Tran)

A motion was made by Board Member McGee, seconded by Board Member Perkins, to approve the Consent Agenda. The motion carried by a unanimous voice vote.

6. [19-680](#) A RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY (CRA) APPROVING AND AUTHORIZING THE PROPER OFFICIALS TO EXECUTE A FIRST AMENDMENT TO THE PROPERTY DISPOSITION AND DEVELOPMENT 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 APRIL 30, 2020; PROVIDING AN EFFECTIVE DATE.

(Fiscal Impact: N/A)

(Staff Contact: Nguyen Tran)

Vice Chair Moss arrived at the CRA Board Meeting.

Board Member Perkins asked if this agreement was being extended because the contractor failed to complete the work. **Nguyen Tran** explained the construction schedule changed.

A motion was made by Vice Chair Moss, seconded by Board Member Perkins, that the CRA Resolution be ADOPTED. The motion carried by the following roll call vote:

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

Excused: Board Member Eaton

Enactment No: CRA RES. 2019-47

C. REGULAR AGENDA

7. [19-715](#) A RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY (CRA), APPROVING AND AUTHORIZING THE PROPER OFFICIALS TO EXECUTE A DEVELOPMENT AND TAX INCREMENT FINANCING AGREEMENT BETWEEN THE CRA AND CP OLD TOWN SQUARE, LLC, LOCATED AT THE NORTHEAST CORNER OF NE 1ST AVENUE AND NE 2ND STREET; PROVIDING AN EFFECTIVE DATE.

(Fiscal Impact: Capped at \$7.8 million; CRA TIF generated by the Development over a 20 year term.)

(Staff Contact: Nguyen Tran)

Nguyen Tran, CRA Director, presented the development agreement to the CRA Board and gave a brief presentation.

Claudia McKenna said there are a few minor edits to the agreement but they are not substantive changes.

Vice Chair Moss made a motion to approve the agreement as amended, seconded by **Board Member Perkins**.

Mike Skversky, 1630 SW 5th Ave., asked about pricing on the units. **Nguyen Tran** gave the pricing and stated the average price is \$1600.

Michael Bell, 1961 NE 25th Ave., stated he supports this project and it will be a great opportunity for the community.

Board Member McGee asked about the parking to unit ratio. Robert Lockry, attorney for the developer, explained the parking requirements are met and the number of spaces meet code. **Board Member McGee** said she would like to see more spaces made available.

A motion was made by Vice Chair Moss, seconded by Board Member Perkins, that the Regular Agenda/ Resolution be ADOPTED. The motion carried by the following roll call vote:

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

Excused: Board Member Eaton

Enactment No: RES. No. 2019-48

8. [19-706](#) A RESOLUTION OF THE POMPAÑO BEACH COMMUNITY REDEVELOPMENT AGENCY (CRA) APPROVING THE EAST FINANCING AND IMPLEMENTATION PLAN AND ADOPTING THE FINAL ESTIMATES OF REVENUE AND EXPENDITURES FOR THE FISCAL YEAR COMMENCING ON OCTOBER 1, 2019, AND ENDING ON SEPTEMBER 30, 2020, APPROPRIATING THE FUNDS SHOWN THEREIN AS MAY BE NEEDED OR DEEMED NECESSARY TO DEFRAY ALL EXPENDITURES AND LIABILITIES OF THE EAST DISTRICT OF THE CRA FOR SUCH FISCAL YEAR; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.
(Fiscal Impact: N/A)

(Staff Contact: Kimberly Vazquez)

Kim Vazquez, CRA Project Manager, presented the budget presentation 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 McGee, Board Member McMahon, Board Member Perkins, Vice Chair Moss, and Chairperson Hardin

Excused: Board Member Eaton

Enactment No: CRA RES. 2019-49

9. [19-707](#) A RESOLUTION OF THE POMPAÑO BEACH COMMUNITY REDEVELOPMENT AGENCY (CRA) APPROVING THE NORTHWEST FINANCING AND IMPLEMENTATION PLAN AND ADOPTING THE FINAL ESTIMATES OF REVENUE AND EXPENDITURES FOR THE FISCAL YEAR COMMENCING ON OCTOBER 1, 2019, AND ENDING ON SEPTEMBER 30, 2020, APPROPRIATING THE FUNDS SHOWN THEREIN AS MAY BE NEEDED OR DEEMED NECESSARY TO DEFRAY ALL EXPENDITURES AND LIABILITIES OF THE NORTHWEST DISTRICT OF THE CRA FOR SUCH FISCAL YEAR; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.
(Fiscal Impact: N/A)

(Staff Contact: Kimberly Vazquez)

Kim Vazquez, Project Manager, presented the budget presentation to the Board.

Board Member Perkins said she was disappointed the Advisory Committee didn't meet to discuss the budget and inquired about the debt services. **Kim Vazquez** explained the

additional budget for debt services is in case the CRA decides to go out for a loan or a bond.

A motion was made by Vice Chair Moss, seconded by Board Member Perkins, that the CRA Resolution be ADOPTED. The motion carried by the following roll call vote:

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

Excused: Board Member Eaton

Enactment No: CRA RES. 2019-50

10. [19-697](#) A RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY (CRA) APPROVING AND AUTHORIZING THE PROPER OFFICIALS TO ADOPT A CRA LOGOTYPE AND DIRECT THE CRA ATTORNEY TO SEEK SERVICE MARK PROTECTION OF THE LOGOTYPE; PROVIDING AN EFFECTIVE DATE.

(Fiscal Impact: N/A)

(Staff Contact: Danielle Peruzzi)

Danielle Peruzzi (formerly Danielle Sabat), Project Coordinator, announced she recently got married and presented the proposed new logo for the CRA to the Board.

Tom Drumm, 2700 NE 8th Street, likes the logo but wishes the buildings were lower.

Board Member Perkins asked if there is a cost involved with the logo. **Danielle Peruzzi** stated it will cost about \$2000 for the service mark.

Mayor Hardin stated he likes the logo and the bridge symbolizes bringing the East and the West together.

A motion was made by Vice Chair Moss, seconded by Board Member Perkins, that the CRA Resolution be ADOPTED. The motion carried by the following roll call vote:

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

Excused: Board Member Eaton

Enactment No: CRA RES. 2019-51

D. REPORTS

Greg Harrison announced the CRA won three awards at the annual Florida Festivals

and Events Conference for the billboard signage at the Green Market, Old Town Untapped Facebook page, and the Green Market Facebook page. **Mr. Harrison** commended **Danielle Peruzzi** for her hard work.

Greg Harrison read a memo into the record regarding combining the Advisory Committees for the CRA.

A motion was made by **Vice Chair Moss** to add the item for the October meeting for discussion, seconded by Board **Member McGee**. The motion carried by unanimous voice vote.

Claudia McKenna gave a brief explanation of how the change in combining the committees and bylaws would happen if agreed by the Board.

Board Member McGee - No Report

Board Member McMahon - No Report

Board Member Perkins is still concerned about a substation for the NW and asked for an update by the City Manager. **Mr. Harrison** said staff is working on the project and agreed to a monthly update.

Vice Chair Moss - No Report

Mayor Hardin - No Report

[19-728](#) Monthly Reports for July and August 2019

- Northwest Advisory Committee
- East Advisory Committee
- Staff Report
- July and August Financial Summaries
- PSC Security Reports - July and August
- CRA Audited Financial Statements for FY2018

The Informational Report was RECEIVED AND FILED.

E. ADJOURNMENT

Chairman Hardin adjourned the CRA Board Meeting at 6:30 PM.