



# 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*

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Tuesday, February 18, 2020

5:30 PM

Commission Chamber

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#### CALL TO ORDER

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

#### ROLL CALL

**Present** Board Member Rhonda Eaton, Board Member Andrea McGee, Board Member Beverly Perkins, Vice Chair Barry Moss, and Chairperson Rex Hardin

#### PLEDGE OF ALLEGIANCE

#### APPROVAL OF MINUTES

[20-291](#) CRA Board Meeting Minutes January 23, 2020

**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

**Chairman Hardin** announced **Nguyen Tran**, CRA Director, will be sitting on the dais in Greg Harrison's absence. **Chairman Hardin** stated Item #10 will be stricken.

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

#### CONSENT AGENDA DISCUSSION

##### A. AUDIENCE TO BE HEARD

Kay Johnson, 213 SE 23rd Ave., stated there is a lot of property around the park where the house can be moved and she questioned profits being made. She said residents are

disappointed in the Board and the direction they are going.

Sharron Chiappetta, 2870 NE 22nd Court, said there hasn't been a real plan for the McNab project. She stated the Board ignores the citizens and it is ruining neighborhoods.

David Miller, 2621 NW 13th Street, thanked the Chairman and Board Members for all of their support. He announced the Community Garden has given away 50 pounds of produce to those in need. He asked how to quiet the cathedral bell from the Catholic Church on Martin Luther King Blvd. Chairman Hardin suggested Mr. Miller speak with the church.

#### **B. CONSENT AGENDA**

**A motion was made by Vice Chair Moss, seconded by Board Member Perkins, to APPROVE/ADOPT the items under the Consent Agenda. The motion carried unanimously.**

1. [20-274](#) A RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY ("CRA") APPROVING AND AUTHORIZING THE PROPER OFFICIALS TO EXECUTE A LICENSE AGREEMENT BETWEEN THE CRA AND THE CITY OF POMPANO BEACH FOR THE INSTALLATION OF TWO MOSAIC BENCHES AT THE PATRICIA DAVIS COMMUNITY GARDEN, LOCATED AT 1089 NW 6TH AVENUE, POMPANO BEACH; PROVIDING AN EFFECTIVE DATE.  
(Fiscal Impact: N/A)

(Staff Contact: Nguyen Tran)

**This Consent Agenda/ Approval Request was ADOPTED.**

2. [20-278](#) 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 KENNY DAVIS CONTRACTING, LLC, RELATING TO ONE (1) VACANT INFILL HOUSING PARCEL, LOCATED AT 2010 NW 9TH STREET IN THE NORTHWEST CRA DISTRICT; AFTER NOTICE PURSUANT TO SECTION 163.380(3)(a), FLORIDA STATUTES; PROVIDING AN EFFECTIVE DATE.  
(Fiscal Impact: N/A)

(Staff Contact: Nguyen Tran)

**This Consent Agenda/ Approval Request was ADOPTED.**

3. [20-271](#) 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 LG FAMILY HOMES, INC. RELATING TO ONE (1)

VACANT INFILL HOUSING PARCEL IN THE NORTHWEST CRA DISTRICT; AFTER NOTICE PURSUANT TO SECTION 163.380(3)(a), FLORIDA STATUTES; PROVIDING AN EFFECTIVE DATE.

(Fiscal Impact: N/A)

(Staff Contact: Kimberly Vazquez)

**This Consent Agenda/ Approval Request was ADOPTED.**

4. [20-279](#) A RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY (“CRA”) APPROVING AND AUTHORIZING THE TRANSFER OF ONE CRA-OWNED PROPERTY TO THE CITY OF POMPANO BEACH; PROVIDING AN EFFECTIVE DATE.

(Fiscal Impact: N/A)

(Staff Contact: Nguyen Tran)

**This Consent Agenda/ Approval Request was ADOPTED.**

### **C. REGULAR AGENDA**

5. [20-284](#) A RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY (CRA) APPROVING AND AUTHORIZING THE PROPER OFFICIALS TO EXECUTE A FIRST AMENDMENT TO THE SUBLEASE AGREEMENT BETWEEN THE CRA AND INNOVATE FOOD GROUP, LLC FOR PROPERTY LOCATED AT 165 NE 1ST AVENUE; PROVIDING AN EFFECTIVE DATE.

(Fiscal Impact: N/A)

(Staff Contact: Kimberly Vazquez)

**Kimberly Vazquez**, Project Manager, presented the First Amendment to the Sub-lease Agreement to the Board.

Michael Skversky, 1630 SW 5th Avenue, asked how much has been spent on this property which is owned by TEPM. **Kimberly Vazquez** explained the property is currently being leased for approximately \$38,000 per year. **Chairman Hardin** explained the property is being subleased to Innovate Food Group who is building a restaurant.

**Board Member McGee** asked if there was a timeline for the plaza area. **Horacio Danovich**, CIP Innovation District Director, said they are currently negotiating a construction contract and evaluating unit pricing. He hopes to bring the item for approval in April. He stated once construction begins, he anticipates 6 to 9 months. **Board Member Eaton** said there has been a cohesive plan for the Old Town area and the plaza is an integral part for the area. **Board Member Perkins** asked if the owner of the business can be listed in the backup going forward.

**Chairman Hardin** asked **Horacio Danovich** about the challenges facing the project in permitting. **Mr. Danovich** explained the process isn't challenging because of the City's building department, it just takes time to acquire permits from the City and the County.

**Board Member McMahon** said there has never been a reason or attempt to hide who owns the property. He recused himself from the vote but after review by **Claudia McKenna**, she found no conflict and required him to vote on the item. **Ms. McKenna** explained the statute requires all members to vote unless there is a conflict and she stated **Board Member McMahon** does not have a conflict. A revote was taken with the following results.

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

**No:** Board Member Perkins

**Enactment No:**

6. [20-276](#) 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 SINLEY INVESTMENTS INC RELATING TO THE PROPERTY LOCATED AT 1 N OCEAN BOULEVARD, UNIT 101; PROVIDING AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

(Fiscal Impact: \$36,146)

(Staff Contact: Kimberly Vazquez)

**Kimberly Vazquez**, Project Manager, gave a brief presentation regarding the Strategic Investment Program grant application to the Board. She explained the applicant is investing \$1.2M and the grant will be for \$36,140.

Vicente Thrower, 1890 NW 6th Avenue, suggested the new spa partner with McDougale Technical Institute since they have a cosmetology program.

Tom Drumm, 2700 NE 8th Street, doesn't think the CRA or the City should contribute to the build-out of the new salon/spa.

Sharron Chiapetta, 2870 NE 22nd Court, stated the grant program isn't enticing businesses and the spa/salon was coming to the City before the grant was offered.

Mary Hannon, 612 S. Riverside Drive, said she agrees with grant funds assisting with exterior upgrades but not with interior work.

Rose Puerto, 525 N. Ocean Blvd., asked about the business criteria for the grant funds. **Kimberly Vazquez** explained a few of the criteria such as the number of jobs created for the area. Ms. Puerto asked if there was a criteria regarding the financial need of the applicant. **Chairman Hardin** answered no. **Kim Vazquez** stated the application was vetted and approved by the ECRA Advisory Committee.

Michael Skversky, 1630 SW 5th Avenue, said there are already spas and salons in the area and he doesn't support the grant application.

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

**Enactment No: CRA RES. 2020-19**

7. [20-272](#) 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 110 PROPERTY, LLC FOR THE PROPERTY AT 110 S FEDERAL HIGHWAY, POMPANO BEACH IN THE AMOUNT OF \$400,000; PROVIDING AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

(Fiscal Impact: \$400,000)

(Staff Contact: Nguyen Tran)

**Cassandra LeMasurier**, Real Property Manager, gave a presentation for Item #7, along with Item #8 and Item #9 which are companion items. She explained the CRA is purchasing the five properties to create an assemblage which will benefit the McNab Park project. She stated the purchase price for all five properties is \$1.645M which is the same as the appraised values of the properties. The item was presented to the ECRA Advisory Committee and was approved by the committee.

**Chairman Hardin** asked if other property owners in the area have been approached. **Ms. LeMasurier** stated other property owners have been contacted and the CRA will

continue to reach out to property owners in the key areas for redevelopment.

Sharron Chiappetta, 2870 NE 22nd Court, said the 110 S. Federal Hwy. property is premature but agrees with the other purchases. She expressed her objection to the McNab Park project because the community needs a park and won't be able to afford the restaurant.

Tom Drumm, 2700 NE 8th Street, said the purchase smells fishy and doesn't look good because the sellers are Lamar Fisher and Thomas DiGiorgio and the timing of the McNab Park project.

Michael Skversky, agreed the properties are being purchased for the appraised value. He inquired about other property owners being approached and **Ms. LeMasurier** stated the CRA inquired about other properties especially vacant properties but the owners were not interested in selling at this time. **Chairman Hardin** asked when negotiations began regarding these properties. **Ms. LeMasurier** answered late 2019 after the McNab House move was already planned.

Kay Johnson, 213 SE 23rd Ave., stated **Nguyen Tran** knows all of the parties involved and he wants to turn the park into a commercial entity. She suggested the house be moved to one of the newly acquired properties. She said the CRA Board is making bad decisions regarding McNab Park and purchasing these properties.

Tom DiGiorgio, 24 NE 24th Avenue, stated he and Lamar Fisher were assembling the properties themselves for development, along with several other properties, until they were approached by the CRA. He said they both agreed to sell the properties for fair market value because they believe in the community.

Tundra King, 124 NW 15th Street, supports redevelopment but wants the CRA to take the citizens' comments more seriously and listen to what they want for their community.

**Board Member McGee** said this purchase makes sense since the property is in the CRA area that is being redeveloped. She said her the residents in her district are excited about the new development in this area.

**Vice Chair Moss** stated he reviewed the appraisals and, as an appraiser, he found them to be very well done by very qualified people.

**Board Member Eaton** said it shows support for the City that the sellers have agreed to sell the properties for today's prices before their property values increase due to the redevelopment in the area.

**Board Member McMahon** said the sellers selling the properties at today's fair market value helps the City and helps the CRA accomplish their goals. He thanked staff for negotiating the purchase of the properties.

**Board Member Perkins** stated she doesn't support this purchase because she doesn't support the McNab project. She said the residents have stated they do not want the project.

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

**No:** Board Member Perkins

**Enactment No: CRA RES. 2020-20**

8. [20-275](#) 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 THD PROPERTY, LLC FOR THREE PARCELS ON SE 22ND AVENUE, POMPANO BEACH IN THE AMOUNT OF \$620,000; PROVIDING AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.  
(Fiscal Impact: \$620,000)

(Staff Contact: Nguyen Tran)

**Cassandra LeMasurier**, Real Property Manager, presented this item as a companion item to Item #7.

Sharron Chiappetta, 2870 NE 22nd Court, supports purchasing the properties but wants the properties used for the McNab House or another way to make it useful for the public.

Michael Skversky, 1630 SW 5th Ave., asked who owned East Village LLC. Ms. LeMasurier answered she doesn't know.

Mary Hannon, 612 S. Riverside Drive, supports purchasing the properties but wishes this was done before the house move was decided. She supports moving the McNab House but wants it to be for public use not for a restaurant. She thinks the newly purchased properties should be used for the McNab House or for parking.

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

**No:** Board Member Perkins

**Enactment No: CRA RES. 2020-21**

9. [20-273](#) 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 LBF PROPERTIES, LLC FOR THE PROPERTY AT 23 SE 22 AVENUE, POMPANO BEACH IN THE AMOUNT OF \$625,000; PROVIDING AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

(Fiscal Impact: \$625,000)

(Staff Contact: Nguyen Tran)

**Cassandra LeMasurier**, Real Property Manager, presented this item as a companion item to Item #7 and #8.

Sharron Chiappetta asked the CRA Board to serve the citizens.

Board Member McGee supports the purchase of the properties and said the people in her district are excited about the whole concept of the project in this area.

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



**No:** Board Member Perkins

**Enactment No: CRA RES. 2020-22**

10. [20-175](#) 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 POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY AND G-1 INVESTMENTS, LLC RELATING TO TWO PARCELS LOCATED AT 704 AND 706-708 DR. MARTIN LUTHER KING JR. BOULEVARD, POMPANO BEACH, IN THE AMOUNT OF \$650,000.00; PROVIDING AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.  
(Fiscal Impact: \$650,000.00)

**POSTPONED FROM DECEMBER 17, 2019**

(Staff Contact: Nguyen Tran)

Chairman Hardin announced Item #10 is stricken from the Agenda.

**The CRA Resolution was STRICKEN.**

**D. REPORTS**

**Nguyen Tran**, CRA Director, no report.

**Claudia McKenna**, CRA Attorney, no report.

**Board Member Eaton** explained an article came out in the Pelican Newspaper and she questioned the graphics presented in the paper. She showed the visual on the overhead of a map that showed the lighting in the districts. She then compared it to the graphic from the Pelican Newspaper and questioned if it had been altered to show no lighting in District 4. She stated she has noticed the "letters to the editor" section of the newspaper have been modified due to the grammatical differences in the same letters sent by the same people to the Commissioners. She questioned the ethics of the press in Pompano Beach because of the recent purchase of the Pelican Newspaper by political rivals. She also wants to add a discussion item to the agenda about the Ambassador program coming back to the ECRA.

**Board Member McGee** no report.

**Board Member McMahon** thanked staff for all of their hard work in saving the McNab House. He's heard a lot of support from the community and they are excited about preserving the history and keeping the character of Pompano Beach.

**Board Member Perkins** asked **Nguyen Tran** for the background regarding the Gateway project. **Mr. Tran** gave a brief background stating it has gone out for solicitation multiple times and a few times there were no submissions. One response was from Capital Group who later pulled out. The last time a solicitation went out there was one bidder who submitted. He explained this project was originally put out to spur the Innovation District but now the timing has caught up with the Innovation District solicitation. **Board Member Perkins** said she and the NWCRA Advisory Committee wants the project to move forward. She explained the NWCRA Advisory Committee is frustrated and feels like they aren't being heard. **Nguyen Tran** explained the solicitation has been ended by the CRA Executive Director. **Mr. Tran** distributed the memo from the Executive Director and read it into the record.

*Memo From Greg Harrison to CRA Board, dated January 9, 2020:*

*CRA Board of Commissioners,*

*Because the Gateway Project RFP# E-47-19 (RFP) received only one response, and that response did not reflect the value of the CRA owned properties, and that the Innovation District Master Developers Proposals are eminent, it would be in the best interest of the City and CRA to withdraw the current RFP at this time. Therefore, pursuant to the RFP, I have instructed Procurement to withdraw and notify the Proposer of such action.*

**Board Member Perkins** said she would like the CRA Executive Director to explain this to the NWCRA Advisory Committee because they have put a lot of time and work into this and deserve an explanation.

**Vice Chairman Moss** explained he recently attended a meeting for the Broward County Board of Commissioners which he stated was a model of efficiency and decorum. He also spoke to other Mayors and Commissioners, at a planning workshop, about how they conduct their meetings. He asked staff to conduct a survey to see how meetings are conducted in other cities so Pompano Beach can review and adopt procedures, so the meetings can have more decorum. **Chairman Hardin** asked if this was a suggestion only for CRA or all meetings. **Mr. Moss** answered all meetings.

**Chairman Hardin** announced the McNab House move will take place on March 1st at 7:00 AM and invited everyone to come see the house moving down Atlantic Blvd.

[20-289](#) Monthly Reports for January 2020

- Northwest Advisory Committee
- East Advisory Committee
- Staff Report
- January Financial Summaries
- PSC Security Reports - January

**The Informational Report was RECEIVED AND FILED.**

**E. ADJOURNMENT**

**Chairman Hardin** adjourned the CRA Board Meeting at 6:55 PM.