



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 15, 2020

1:00 PM

VIRTUAL MEETING*

CALL TO ORDER

Chairman Hardin called the CRA Board Meeting to order at 1:03 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

A motion was made by Vice Chair Moss, seconded by Board Member Perkins, that the Pledge of Allegiance be waived due to the virtual setting. The motion carried by a unanimous voice vote.

APPROVAL OF MINUTES

[20-602](#) CRA Board Meeting Minutes July 21, 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

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

Item #1 pulled from Consent Agenda by Vice-Chairman Moss.

A. SPECIAL PRESENTATION

20-587 McNab House and Botanical Garden update

(Fiscal Impact: Enter dollar amount or N/A, if not applicable)

(Staff Contact: Bermello Ajamil/Nguyen Tran)

Nguyen Tran, CRA Director, introduced Randy Hollingsworth of Bermello Ajamil Partners who presented a conceptual plan for the McNab Project. Presentation attached to minutes.

Board Member McGee said the presentation was exciting and after visiting other botanical gardens she looks forward to the options for making McNab Park special.

Board Member Eaton said after visiting the Miami Beach Gardens she looks forward to this project and loves the concepts presented. She stated it will be an excellent venue and oasis for weddings and other events. Ms. Eaton also said our Cultural Arts Department should be included in the planning process.

Board Member McMahon thanked Randy Hollingsworth for a great presentation and said this park will be like no other and will be award winning like our beach. He said the park will improve the quality of life for the residents.

Chairman Hardin explained this is the beginning planning stages and there are a lot of steps to take. Mr. Hollingsworth said we are starting with a blank slate and ready to plan something phenomenal for the City.

B. CONSENT AGENDA

1. **20-458** 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 D.R. HORTON DBA AS IS CASH BUYERS, LLC, RELATING TO PROPERTIES LOCATED BETWEEN NW 6TH STREET AND NW 9TH STREET, AND BETWEEN NW 18TH AVENUE AND NW 19TH AVENUE, ALSO KNOWN AS HUNTERS MANOR RESIDENTIAL SUBDIVISION AFTER RATIFICATION BY OFFICIALS AT D.R. HORTON, INC. HEADQUARTERS; PROVIDING AN EFFECTIVE DATE.

(Fiscal Impact: Revenue of \$1,625,000.00)

(Staff Contact: Nguyen Tran)

Claudia McKenna stated the development agreement is between the CRA and D.R. Horton. The resolution incorrectly states DBA Cash Buyers LLC.

Vice Chairman Moss asked about the purchase price of the land and the cost to buy it

back if the developer doesn't perform. Nguyen Tran explained the purchase price is for the raw land and the amount included in the buy back clause is after the land has been developed into a home site. Claudia McKenna explained the difference between a default and the clause included.

Board Member Perkins asked if there is a meeting room included in the plans. Nguyen Tran said it can be included in the site plan process. Claudia McKenna said it will need to be negotiated with the developer.

Board Member Eaton asked about the zoning of the property. Nguyen Tran answered it is zoned residential. Ms. Eaton is thrilled to see more single family homes.

Board Member McMahon said single family homes are needed in the area and he is excited about this project.

A motion was made by Vice Chair Moss, seconded by Board Member McGee, that the 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

C. REGULAR AGENDA

2. [20-584](#) A RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY (CRA) APPROVING AND AUTHORIZING THE PROPER OFFICIALS TO EXECUTE A CONSTRUCTION MANAGER-AT-RISK CONTRACT BETWEEN THE CRA AND MBR CONSTRUCTION, INC. FOR IMPROVEMENTS RELATING TO THE BACKYARD PROJECT WITH A GUARANTEED MAXIMUM PRICE OF \$1,620,000; PROVIDING AN EFFECTIVE DATE.

(Fiscal Impact: \$1,620,000.00)

(Staff Contact: Horacio Danovich)

Horacio Danovich, CIP Manager and Innovation Director, gave a brief presentation of the Old Town Backyard project.

Board Member McMahon recused himself from the vote on the item.

Vice Chairman Moss asked about details for the underground garbage containers. Horacio Danovich explained the process and the equipment for the garbage collection process. He said it is a better and cleaner way to collect garbage.

Board Member McGee said she is excited to see the trees included in the plans for the

Backyard.

Board Member Eaton asked if there would be tables for the general public or just for the restaurants. Mr. Danovich explained there would be general seating and restaurant seating.

Chairman Hardin stated Pompano Beach had trash receptacles in the ground years ago. He asked who will pay for and maintain the underground garbage system. Horacio Danovich said he's been working with the company Underground Refuse System along with Russell Ketchem. Horacio Danovich said he doesn't know all of the details about the collection process but it would be presented to City Commission by Russell Ketchem. Chairman Hardin likes the idea but needs his questions and concerns answered. Greg Harrison, Executive Director, stated that Russell Ketchem plans to present the plan to each board member regarding the underground system.

Board Member McGee asked if Wood & Wire has common area maintenance. Nguyen Tran answered once the area is developed the CRA will work towards having a merchant association but in the meantime, businesses will pay for common area maintenance.

Board Member Eaton said there is great progress being made to technology dealing with trash and waste. She stated she would like to move forward with the item.

Claudia McKenna said the contract can be approved and a work authorization can be approved later for the underground trash system. Horacio Danovich said the underground trash system is a line item on the contract so he won't have them do the work until the Board approves.

A motion was made by Vice Chair Moss, seconded by Board Member McGee, that the CRA Resolution be ADOPTED and the Board directed CRA staff to withhold the line item for the underground trash system until directed by the Board. 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

Abstain: McMahon

Enactment No:

3. [20-588](#) A RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY (CRA) CONSENTING TO AN ASSIGNMENT OF THE PROPERTY DISPOSITION AND DEVELOPMENT AGREEMENT BETWEEN THE CRA AND HADAR HOMES, LLC. TO ICG K11, LLC. RELATING TO PROPERTIES LOCATED

ON THE NORTHWEST CORNER OF NW 27 AVENUE AND NW 13 STREET (THE AGREEMENT) AND APPROVING AND AUTHORIZING THE PROPER OFFICIALS TO EXECUTE A THIRD AMENDMENT TO THE AGREEMENT TO EXTEND THE CONSTRUCTION COMPLETION DATE TO FEBRUARY 1, 2022 AND ELIMINATE THE TEN YEAR BUILDER'S INSURANCE REQUIREMENT; PROVIDING AN EFFECTIVE DATE.

(Fiscal Impact: N/A)

(Staff Contact: Nguyen Tran)

Nguyen Tran presented the item to the Board.

Vice Chairman Moss asked if ICG K11, LLC was an entity setup just for this purpose and asked if the developer decides to sell the units prior to ten years, will the developer be required to get builders insurance. Nguyen Tran explained there is a restrictive covenant on this property so the developer can't sell for a period of time. Claudia McKenna said the entity is a single purpose entity but Hadar Homes remains obligated. Frank Gotsman said the entity was created for the purpose of this project for internal reasons but the process doesn't change.

Board Member Perkins asked for the average cost of the rental unit. Frank Gotsman said the average rent will be \$2000/month.

Chairman Hardin said he appreciates the developer keeping the costs low to maintain low rental rates but he would like to add the property will be maintained as a rental property for 10 years. Nguyen Tran said it's currently 3-5 years but it can be changed to 10 years in the agreement or amend the contract to state the developer would have to supply a warranty if it is converted prior to 10 years.

A motion was made by Vice Chair Moss, seconded by Board Member Perkins, that the Regular Agenda/Resolution be ADOPTED AS AMENDED. 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: RES. No. 2020-44

4. [20-586](#) A RESOLUTION OF THE POMPANO 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, 2020,

AND ENDING ON SEPTEMBER 30, 2021, 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)

Kimberly Vazquez gave a presentation for the East CRA Budget for FY2021.

Board Member McGee asked if the security company will monitor the beach area.

Kimberly Vazquez answered no, not at this time. Ms. McGee said she would like for the beach area to be included.

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

Enactment No: CRA RES. 2020-45

5. [20-589](#) A RESOLUTION OF THE POMPANO 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, 2020, AND ENDING ON SEPTEMBER 30, 2021, 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)

Kimberly Vazquez gave a presentation of the NWCRA FY2021 Budget.

Vice Chair Moss asked about staff for the Community Garden. Claudia McKenna said the agreement is a service contract. Kimberly Vazquez explained the scope of work for the Community Garden project.

Board Member Eaton asked about participation in the Community Garden, number of plots, criteria for getting a plot. Ms. Eaton said there should be proper advertising for events at the garden. Ms. Vazquez will follow-up with an email to the board.

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. 2020-46

6. [20-499](#) A RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY (THE CRA), APPROVING AND AUTHORIZING THE PROPER OFFICIALS TO EXECUTE AN INTERLOCAL AGREEMENT BETWEEN THE CRA AND THE CITY OF POMPANO BEACH RELATING TO USE BY THE CITY OF CRA PROPERTY LOCATED AT 103 AND 111 SOUTH FEDERAL HIGHWAY AND SE 20TH AVENUE BETWEEN EAST ATLANTIC BOULEVARD AND SE 2ND STREET FOR A TRANSIT HUB AND PARK AND RIDE SERVICES; PROVIDING AN EFFECTIVE DATE.

(Fiscal Impact: N/A)

(Staff Contact: Jeff Lantz)

Jeff Lantz, City of Pompano Beach Parking Operations Manager, presented the item to the CRA Board.

Vice Chairman Moss asked if the buildings would be torn down. Mr. Lantz answered yes.

Board Member Tom McMahon asked about the tile company currently leasing space. Chris Brown, RMA, said the building they are renting isn't included.

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. 2020-47

7. [20-609](#) McClellan Office Discussion

(Fiscal Impact: N/A)

(Staff Contact: Greg Harrison)

Chairman Hardin explained he added this item to the agenda to give staff a change to explain the situation that led to the McClellan office building being torn down.

Greg Harrison, Executive Director, explained there was a presentation made to save the building and move it across the street. He stated the building was built in 1925 of hollow brick tile. Staff received a quote for over \$400K from a mover. Mr. Harrison said staff couldn't find the funds due to previous approved projects. He said the lack of communication was due to the Covid-19 restrictions and meeting cancellations. Mr. Harrison said the developer had clear title and could have done anything he wanted with the building and unfortunately it was demolished. Mr. Harrison would like the Historic Preservation Board to work with the Historic Society to create a fitting memorial for the site.

Board Member McMahon said he supports historic preservation and was unaware the building was being torn down until they were in the process of demolition. He attempted to stop the demolition but wasn't successful. He's disappointed and wants to be able to answer the questions from residents and the Historic Society. Mr. McMahon said he understands the developer had concerns with the safety around the building but there were other options other than demolition. Mr. McMahon would like checkpoints put in place so this doesn't happen again. He suggested the City Manager sign off on demolition of historic buildings.

Vice Chair Moss asked if this building was ever owned by the City. The answer was no, the building was owned by the developer. Vice Chair Moss asked if the developer needed permission to tear down the building. Greg Harrison, Executive Director, answered they needed a permit for demolition. Mr. Harrison, Executive Director, responded this was an unfortunate mistake.

Board Member Perkins said removing history has been happening in the community for a long time. She said everyone needs to be very mindful and very careful when it comes to preserving history.

Claudia McKenna said the City can create historic districts and add a layer of regulations for property owners.

Board Member McGee said she would like to see a plan so the City can get ahead of the process so this doesn't happen again and we can be prepared for buildings like McNab and McClellan.

Greg Harrison, Executive Director, said he will work with City staff to create a system to flag properties.

Board Member Eaton asked if there were any bricks for the memorial site. Board

Member McMahon said there is a piece of sidewalk with the doctors name and it will be preserved.

Chairman Hardin said this is a very serious error but he is glad to see Mr. Harrison is already working on ideas to prevent this from happening again. Mr. Hardin said we have to make sure this never happens again in the future.

Pat Rowley read a letter from Peter Williams, President Historic Society, expressing his disappointment with the loss of the McClellan building.

The Item for Consideration/Discussion was NO ACTION TAKEN.

D. REPORTS

Greg Harrison - None.

Claudia McKenna - None.

Board Member Eaton - None

Board Member McGee - excited about the micro transit program and looks forward to seeing the golf carts for the beach area.

Board Member McMahon - stated he's excited about the transit program to help with traffic issues. Mr. McMahon congratulated all of the Board Members for being endorsed by the Sun Sentinel.

Board Member Perkins - None.

Vice-Chairman Moss - None.

Chairman Hardin - None.

- [20-603](#) Monthly Reports for August 2020
- Northwest Advisory Committee (July)
 - East Advisory Committee (July)
 - Staff Report
 - August Financial Summaries
 - PSC Security Reports - August

The Informational Report was RECEIVED AND FILED.

E. ADJOURNMENT

Chairman Hardin adjourned the CRA Board Meeting at 3:57 PM.