



City of Pompano Beach

100 W. Atlantic Blvd.
Pompano Beach, Florida
33060

Detailed Minutes - Final

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, July 20, 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

[21-702](#) CRA Board Meeting Minutes June 15, 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

Chairperson Hardin announced **Nguyen Tran**, CRA Director, will be filling in for **Greg Harrison**, Executive Director, in his absence.

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

No items were pulled from the Consent Agenda.

A. AUDIENCE TO BE HEARD

Emma Ellington, 137 NW 15th Street, requested to see the Northwest corridor look like the Northeast corridor. She explained the areas are so different and children should be encouraged to come back to the area where they grew up but they don't come back to the Northwest. She stated people shouldn't be embarrassed by the area they live in. She asked the Board to listen to the community and their needs of more retail and small businesses.

B. CONSENT AGENDA

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

1. [21-688](#) A RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY (CRA) APPROVING THE FORM PROFESSIONAL/CONSULTING CONTINUING SERVICES CONTRACT FOR STRUCTURAL ENGINEERING SERVICES ATTACHED AS EXHIBIT "A" (THE FORM CONTRACT) AND AUTHORIZING THE PROPER OFFICIALS TO EXECUTE THE FORM CONTRACT WITH THE PROFESSIONAL CONSULTANTS IDENTIFIED IN EXHIBIT "B;" PROVIDING AN EFFECTIVE DATE.

(Fiscal Impact: N/A)

(Staff Contact: Vincent Wooten)

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

Enactment No: CRA RES. 2021-48

2. [21-689](#) A RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY (CRA) APPROVING THE FORM PROFESSIONAL/CONSULTING CONTINUING SERVICES CONTRACT FOR PROFESSIONAL SURVEYING AND MAPPING SERVICES ATTACHED AS EXHIBIT "A" (THE FORM CONTRACT) AND AUTHORIZING THE PROPER OFFICIALS TO EXECUTE THE FORM CONTRACT WITH THE PROFESSIONAL CONSULTANTS IDENTIFIED IN EXHIBIT "B;" PROVIDING AN EFFECTIVE DATE.

(Fiscal Impact: N/A)

(Staff Contact: Vincent Wooten)

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

Enactment No: CRA RES. 2021-49

3. [21-690](#) A RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY (CRA) APPROVING THE FORM PROFESSIONAL/CONSULTING CONTINUING SERVICES CONTRACT FOR MECHANICAL AND PLUMBING SERVICES ATTACHED AS EXHIBIT “A” (THE FORM CONTRACT) AND AUTHORIZING THE PROPER OFFICIALS TO EXECUTE THE FORM CONTRACT WITH THE PROFESSIONAL CONSULTANTS IDENTIFIED IN EXHIBIT “B;” PROVIDING AN EFFECTIVE DATE.

(Fiscal Impact: N/A)

(Staff Contact: Vincent Wooten)

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

Enactment No: CRA RES. 2021-50

4. [21-691](#) A RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY (CRA) APPROVING THE FORM PROFESSIONAL/CONSULTING CONTINUING SERVICES CONTRACT FOR ENVIRONMENTAL TESTING SERVICES ATTACHED AS EXHIBIT “A” (THE FORM CONTRACT) AND AUTHORIZING THE PROPER OFFICIALS TO EXECUTE THE FORM CONTRACT WITH THE PROFESSIONAL CONSULTANTS IDENTIFIED IN EXHIBIT “B;” PROVIDING AN EFFECTIVE DATE.

(Fiscal Impact: N/A)

(Staff Contact: Vincent Wooten)

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

Enactment No: CRA RES. 2021-51

5. [21-709](#) A RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY (CRA) APPROVING AND AUTHORIZING THE PROPER OFFICIALS TO GRANT THE CHAIR OR VICE-CHAIR THE AUTHORITY DURING THE CRA BOARD’S AUGUST HIATUS TO PERFORM AND FINISH SUCH MATTERS AS MAY HAVE BEEN BUDGETED AND AUTHORIZED, SUBJECT TO RATIFICATION THEREAFTER; PROVIDING AN EFFECTIVE DATE.

(Fiscal Impact: N/A)

(Staff Contact: Nguyen Tran)

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

Enactment No: CRA RES. 2021-52**C. REGULAR AGENDA**

6. [21-692](#) Presentation of the Proposed Fiscal Year 2022 Budgets and Financing and Implementation Plans (FY2022-2026) for the East and Northwest CRA Districts.
(Fiscal Impact: N/A)

(Staff Contact: Kimberly Vazquez)

Kimberly Vazquez, Project Manager, presented the FY2022 Budget and Financing and Implementation Plans for FY2022-2026 for the East and Northwest CRA Districts. She gave a PowerPoint presentation and explained the final FY2022 Budget will come back to the Board for approval at the September meeting.

Vice Mayor Perkins asked for a copy of the draft budget and asked about the Educational, Recreational, and Cultural initiative line items and whether those items should fall under a different department. **Ms. Vazquez** explained special events by the CRA are budgeted in that line item, for example once Annie Adderly Gillis Park is renovated, the CRA may use the funds for initiatives at the park. **Ms. Vazquez** explained the Educational component is for programs like the Community Garden and the Cultural component is for the CRA working in conjunction with the Cultural Arts department.

Vice Mayor Perkins asked for a list of properties for proposed acquisitions and inquired about the consultants listed under Professional Design Services. **Ms. Vazquez** answered the CRA utilizes the services of Redevelopment Management Associates and other professionals like surveyors and architects. **Vice Mayor Perkins** asked for a copy of services provided by Redevelopment Management Associates.

Mayor Hardin clarified for the record that acquisitions mean the purchasing properties from willing sellers and not "taking property" as stated by **Vice Mayor Perkins**.

The Presentation was RECEIVED AND FILED.

7. [21-686](#) A RESOLUTION OF THE POMPAÑO BEACH COMMUNITY REDEVELOPMENT AGENCY (CRA) EXPRESSING ITS APPROVAL AND SUPPORT OF THE AMENDED NORTHWEST CRA PLAN; PROVIDING AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.
(Fiscal Impact: N/A)

(Staff Contact: Kimberly Vazquez)

Kimberly Vazquez presented the Amended Northwest CRA Plan to the Board and explained the Amended Plan retains all the statutory powers and eliminates the provisions which are not statutorily authorized. The Amended Plan outlines the key focus of the

NWCRA with the reduction in Tax Increment Funding. **Ms. Vazquez** gave a brief history of the original plan and amendments, and explained the Northwest CRA Plan was updated to meet the needs of the area. She explained the updates and changes to the Amended Plan.

Tundra King, 124 NW 15th Street, asked if the amended plan includes any overlap with the ten million dollars from the County. **Mayor Hardin** explained the ten million will be controlled by the County and the County will decide how the money is spent. **Claudia McKenna** explained there is a nine member board setup by the County to control how the money is spent with community input.

Saracha Peterson asked for a copy of the red-line version of the plan. **Mayor Hardin** answered the document is part of the backup. **Ms. Peterson** asked about non-eligible activities in Section V. **Claudia McKenna** explained there were a number of activities in the old plan that are not authorized by the statute so they were removed. **Ms. Peterson** asked how that impacts Cultural Arts. **Ms. McKenna** said the CRA can fund the renovation of buildings, like BaCa and Ali, then for a short time support their operation but they were ultimately transferred to the City. **Ms. Peterson** stated the Northwest CRA funded the start of the Cultural Arts Department for the City of Pompano Beach. She said it should be stated how much funding came from the Northwest CRA to build the Cultural Arts Department for the entire City when the City already intended to create a Cultural Arts Department. **Ms. McKenna** explained the CRA spent money to rehabilitate the buildings and bring in tenants but didn't pay for City staff.

Vice Mayor Perkins asked about the TIF money for 2021. **Kimberly Vazquez** explained the settlement agreement meant the TIF funds from the taxing authorities ended last year, but the County is providing project specific funding as detailed in the settlement agreement. **Vice Mayor Perkins** inquired about the removal of streetscape funding. **Ms. Vazquez** explained with the reduction in TIF funding, the key focus is the Innovation District, Civic Commons, and Old Town. **Vice Mayor Perkins** said Blanche Ely Avenue should have been left in the budget. **Nguyen Tran** said it was removed from the budget because the project was completed in 2010. **Vice Mayor Perkins** requested more funding to beautify 6th Street, 6th Avenue, 3rd Avenue, and 27th Avenue. **Commissioner Floyd** agreed with **Vice Mayor Perkins** regarding the beautification of the streets in the Northwest CRA district. **Mr. Tran** said the CRA can provide funds for beautification including landscaping and maintenance, as they are covered in the Northwest CRA Plan. He said the CRA will return with recommendations. **Vice Mayor Perkins** suggested hiring an architect to make recommendations.

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. 2021-53

8. [21-703](#) CONSIDERATION OF AN UNSOLICITED DEVELOPMENT PROPOSAL FROM FD CONSTRUCTION TO CONSTRUCT A 12-UNIT TOWNHOUSE DEVELOPMENT ON CRA OWNED LANDS TO BE LOCATED ON THE WEST SIDE OF NORTH DIXIE HIGHWAY, BETWEEN NW 15 COURT AND NW 15 PLACE.

(Fiscal Impact: N/A)

(Staff Contact: Nguyen Tran)

Nguyen Tran presented the unsolicited proposal from FD Construction to build a 12-unit townhouse development located on the West side of N. Dixie Highway, between NW 15th Court and NW 15th Place. He gave a PowerPoint presentation and explained the concerns raised at the NWCRA Advisory Committee meeting and the recommendations. **Mr. Tran** explained the developer revised his original proposal after receiving comments from the Advisory Committee. The revisions include additional parking spaces and garages, upgraded interior finishes, and included balconies and a fenced yard space. The developer is asking for the properties to be acquired at no cost so they can remain affordable. Mike Olbel, partner at FD Construction, introduced himself to the Board and said this lot has been empty for over 30 years so he would like to create homes for the area. He explained he took the recommendations into consideration with the revised proposal. Mr. Olbel said he values everyone's opinion and he wants to continue listening to the community.

Phyllis Smith, 2437 NW 4th Court, said the NWCRA Advisory Committee advised the developer to return to the Committee with his revisions after their recommendations. She explained the \$350,000 price isn't affordable for the area.

Emma Ellington, 137 NW 15th Street, said she lives in the area of the project and Mr. Olbel hasn't spoken to her. She said the developer needs to reach out and meet with the community for input. She said it's unfair to the taxpayers in the community.

Tundra King, 124 NW 15th Street, stated her parents live across the street from Ms. Ellington and she understands her concerns. Ms. King does love the project but stated the developer should reach out to residents in the area especially since many are seniors. She explained the residents already have issues in the neighborhood with traffic, like large trucks using their streets when they aren't allowed. Ms. King said she supports

development but she wants to see the community included so they can be heard and the price is too high for these units.

Vicente Thrower, 1890 NW 6th Avenue, gave a brief history of residents in the past not wanting town homes in the area but the developments improved the area. He said the message being sent is confusing especially when Mr. Olbel is someone from Pompano Beach and wants to give back to the community. Mr. Thrower does agree something needs to be done about traffic. Mr. Thrower said the neighborhood needs to come together and work with the developer.

Elijah Wooten Sr., 135 NW 15th Street, said there are too many hurdles during the development process and previous projects, like on 8th Street, have failed to happen so he would like the item tabled until the developer meets with the neighboring residents. **Chairperson Hardin** said the development agreement will dictate what the developer is able to do and they have to abide by the terms of the agreement. **Chairperson Hardin** added the project on 8th Street is still moving forward.

Vice Mayor Perkins asked why the project wasn't brought back to the NWCRA Advisory Committee, with the updates as they requested, before it came before the CRA Board. **Nguyen Tran** answered the NWCRA Advisory Committee is a recommending body but the item is a CRA Board item so it is the CRA Board's decision whether to accept it or not. **Mr. Tran** said the developer took the recommendations under consideration and made changes to the proposal based on the comments from the NWCRA Advisory Committee, and the applicant wants to move forward.

Vice Mayor Perkins asked for a copy of the list of residents contacted by Mr. Olbel. The list supplied by Mr. Olbel is attached to the minutes. **Vice Mayor Perkins** asked if Mr. Olbel is willing to postpone the item until he reaches out to additional people in the area. Mr. Olbel said he is happy to continue meeting with the residents in the neighborhood but he doesn't want to delay the item due to increased construction costs. He explained he has lowered the price range for the units to \$319K - \$340K. In addition, he stated there will now be some areas with a gate and security cameras will be installed. **Vice Mayor Perkins** said the residents of the neighborhood know what they want and should be listened to. **Vice Mayor Perkins** stated she wants to make sure the people in the neighborhood are aware of the project and would like to postpone the item. **Vice Mayor Perkins** asked if the town homes would increase the value of the single family homes in Pompano Terrace. Jerry Fernandez, FD Construction, answered yes, the home values in the area will increase. **Vice Mayor Perkins** said she is going to vote no on the project, but she expects when the developer comes back before the board, they will have

reached out to the community in the surrounding area and make them aware of the project.

Nguyen Tran explained when an unsolicited proposal that is compatible to the area is received, the CRA staff takes the proposal to the Advisory Committee for their opinion on the proposal. In this case, the Advisory Committee had concerns but staff recommended bringing the item forward to the CRA Board since they are the decision making body and the applicant has every right to move forward. **Mr. Tran** explained he noted all of the concerns raised by the Advisory Committee and communicated those to the Board. **Claudia McKenna** explained if the item is approved by the Board, there will be a 30-day ad placed to notify of the disposal of the property. **Mr. Tran** said a development agreement could come back to the CRA Board in September. **Chairperson Hardin** asked if the development agreement comes forward, can the board reject the item at that point. **Mr. Tran** answered yes.

Board Member Eaton said the property has been empty for decades and no one has come forward until now. She explained the lots are unusually narrow and the development team is taking a risk with the project especially with the current construction costs. **Ms. Eaton** said the project meets the NWCRA Plan's aims, goals and objectives so she fully supports the project.

Board Member McGee asked Jerry Fernandez, of FD Construction, about the makeup of the units. **Ms. McGee** said she thinks its a beautiful project and she is glad they were able to add garages as suggested by the NWCRA Advisory Committee. **Ms. McGee** suggested the developer look into using porcelain for kitchen and bath areas, include washer and dryers, use stainless steel if possible, and make sure there is ample space for a refrigerator. **Ms. McGee** asked **Nguyen Tran** if this project would affect the Coastal Link or flow. **Mr. Tran** answered no. The developer ensured the property would be structured so it is eligible for first-time home buyer loans and incentives. **Board Member McGee** said the project can really be stunning and bring new life to that area of Dixie Highway.

Board Member Floyd said the project is gorgeous but it may pose some traffic issues. She encouraged the developer to continue meeting with the community. **Ms. Floyd** said although she is impressed by the project and its gorgeous, she will not vote yes until the developer reaches out to the community.

Chairperson Hardin said the Board doesn't ignore the Northwest Community and in the past the community meetings were required. He agreed there are traffic issues on 15th

Street and the City will continue trying to get relief from the County since its a county road. **Chairperson Hardin** said we need better communication between the developer of the project and the surrounding neighborhood. He directed Mr. Olbel to meet with the people in the area and listen to them. **Chairperson Hardin** said he will support the project but he needs to see a community meeting before the item comes back to the Board or he will not continue with his support.

A motion was made by Board Member Eaton, seconded by Board Member McGee, that the Item for Consideration be APPROVED..
The motion carried by the following roll call vote:

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

No: Board Member Floyd, and Vice Chair Perkins

D. REPORTS

Nguyen Tran wished the Board a nice August hiatus.

Claudia McKenna informed the Board the Advisory Committees have had their annual ethics training.

Board Member Eaton said it was great at the beach for July 4th and wished everyone a happy August.

Board Member Floyd encouraged FD Construction again to reach out to the community so their project can move forward.

Board Member McGee - No Report.

Board Member McMahon would like the CRA Board and the City Commission to write a letter to the County to direct them to take action regarding 15th Street. The CRA Board members agreed and **Chairperson Hardin** directed **Nguyen Tran** to prepare a letter from the CRA to the County.

Vice Mayor Perkins made a plea to the community of District 4 and District 5 to help clean up trash in the community and to stop throwing trash around the community. She

said she will be reaching out to the churches in the area to communicate this as well.

Chairperson Hardin congratulated Hopewell Baptist Church on their 75th Anniversary and he enjoyed celebrating with them on Sunday. **Chairperson Hardin** reminded Pompano residents to get their \$200 gift card by getting vaccinated against Covid-19 as there are still too many people getting sick and dying when the vaccines are available to save lives.

[21-701](#) Monthly Reports

- Northwest Advisory Committee
- East Advisory Committee
- Staff Report
- Financial Summary
- CRA Audited Financial Statements FY 2020
- PSC Security Reports

The Informational Report was RECEIVED AND FILED.

E. ADJOURNMENT

Chairperson Hardin adjourned the CRA Board Meeting at 2:57 PM.