

POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY

NORTHWEST CRA ADVISORY COMMITTEE

MEETING MINUTES

Monday, October 6, 2025

E. Pat Larkins Community Center - 6:00 p.m.

A. CALL TO ORDER

Jay Ghanem called the meeting of the Northwest CRA Advisory Committee to order at 6:05 pm.

B. ROLL CAL

Jay Ghanem -Vice Chair
Shelton Pooler
Velma Grant
Phyllis Smith
John Berger
Keriann Worley

ABSENT

Whitney Rawls
Danielle Elzahr

C. ADDITIONS/DELETIONS/REORDERING

None.

D. APPROVAL OF MINUTES

None.

E. AUDIENCE TO BE HEARD

None.

F. OLD BUSINESS

Nguyen Tran introduced **Cassandra LeMasurier** to provide an update on the subcommittee that will review the unsolicited proposals for 1910 NW 7th Street and 300 NW 27th Ave. **Ms. LeMasurier** explained that a comparison matrix is being developed to summarize key proposal elements such as construction budgets, timelines, and purchase prices. Once the matrix is finalized, coordination with subcommittee members will occur to determine a suitable meeting date. The recommendation is to evaluate both unsolicited proposals within the same meeting. The meeting will be publicly noticed and open to the public, following the formal evaluation process.

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G. NEW BUSINESS

1. Façade and Business Site Improvement Grant – 2201, LLC
- 2.

Evan Camejo presented the grant and provided background on the location and business. Mr. Camejo explained the proposed improvements focus on exterior improvements which includes removal of stucco and old building finishes, exterior repair, parapet installation, painting, landscaping and lighting. The total eligible project cost is estimated at \$400,000, with a program contribution of \$200,000 for the six addresses included on the property.

Paul Knapp owner of 2201 LLC, reiterated the need for property enhancements at this location and expressed excitement to be considered for this program.

Jocelyn Jackson inquired about exterior lighting. **Mr. Knapp** explained lighting is included in this project and part of the application as well.

Velma Grant inquired about the trees on the back of the property. **Mr. Knapp** stated he plans to focus on the back side of the property after he finishes the exterior improvements to the building. Ms. Grant

Motion made by Velma Grant to approve the Facade and Business Site Improvement Grant in the amount of \$200,000 for 2201, LLC. Seconded by John Berger. Motion was approved unanimously by voice vote. (Whitney Rawls and Danielle Elzahr Absent)

H. DIRECTOR/STAFF REPORT

Nguyen Tran reported that the Old Town Untapped event successfully returned last Friday after a summer hiatus and there was hi attendance, excellent weather, and strong community engagement, signaling renewed public interest in local events and the positive impact of ongoing redevelopment efforts in Pompano Beach. **Mr. Tran** also announced Sarah Mulder's resignation.

I. KEY PROJECTS

1. G.O. Bond Updates

Nguyen Tran reported the only update is the project is slightly ahead of schedule and slated to be completed by December 2026.

2. The Downtown Project

Nguyen Tran stated HOK Architects are prepared to unveil the new City Hall designs during a joint City Commissioner / CRA Workshop on October 29, 2025. **Mr. Tran** noted the CRA purchased the Quick Stop with demo slated to be completed within the next three week.

3. Grisham Properties

Nguyen Tran reported no changes.

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4.Sonata

Nguyen Tran reported parties are working on completing the punch list for the commercial space. Mr. Tran explained the CRA will be taking over the sublease on November 1, 2025 and there is a potential tenant looking to occupy the space.

5.Hunter's Manor

Nguyen Tran said Hunter Manor is under construction with approximately with 16-18 homes being constructed.

6. 11 NE 1st Street - Wash House

Nguyen Tran stated there is no update until parking is addressed in Old Town, however there is interest in the space.

7. NW 6th Ave Tactical Urbanism Plan

Nguyen Tran said the CRA Board approved a contract with Alexander Johnson to begin work on removing the roundabouts and replacing them with raise intersections. **Mr. Tran** explained the team has already had the kick-off meeting with work slated to begin on November 1, 2025.

8. Big Tree BBQ

Nguyen Tran reported the Big Tree BBQ submitted for Development Review Committee (DRC) and the project is moving forward through the City's process.

J. COMMITTEE MEMBER REPORTS

Phyllis Smith – None.

Velma Grant – None.

Shelton Pooler – Requested details on what is happening with the police substation. **Nguyen Tran** replied they received a Temporary Certificate of Occupancy (TCO) but BSO is still determining who will man the station.

Keriann Worley – Stated she visited Soulful Steep on Saturday evening for live music and she was impressed by how nice the event was.

John Berger – None.

Jay Ghanem – None.

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**K. NEXT MEETING – Monday, December 1, 2025 – 6:00 p.m. – E. Pat Larkins
Community Center**

L. ADJOURNMENT
There being no other business, the meeting of the Northwest CRA Advisory Committee
adjourned at **6:38p.m.**