

POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY

NORTHWEST CRA ADVISORY COMMITTEE

DRAFT MEETING MINUTES

Monday, June 2, 2025

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

A. CALL TO ORDER

Whitney Rawls called the meeting of the Northwest CRA Advisory Committee to order at **6:00 pm.**

B. ROLL CALL

ABSENT

Whitney Rawls – Chairman

Jay Ghanem -Vice Chair

Phyllis Smith

Shelton Pooler- Arrived at 6:01pm.

John Berger

Velma Grant

Keriann Worley

Danielle Elzahr

C. ADDITIONS/DELETIONS/REORDERING

None.

D. APPROVAL OF MINUTES

1. March, 3, 2025

Motion made by Velma Grant to approve the minutes of the NWCRA Advisory Committee Meeting of March, 3, 2025. Seconded by Jay Ghanem. Motion was approved unanimously by voice vote. (Shelton Pooler, Phyllis Smith-Absent).

E. AUDIENCE TO BE HEARD

None.

F. OLD BUSINESS

None.

G. NEW BUSINESS

1. Presentation by Broward Metropolitan Planning Organization (MPO) to identify potential roadway improvements on NW 27th Ave (from Atlantic Blvd to MLK Blvd) and NW 15th St

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(From Powerline Rd to Dixie Hwy).

Christopher Restrepo, of the Broward Metropolitan Planning Organization (“MPO”) provided an explanation of who they are and their mission which focuses on changes in transportation by planning, prioritizing and funding transportation projects. **Mr. Restrepo** identified both corridors as high priority due to high crash rates, speeding and gaps in the pedestrian and bicycle infrastructure. This is the first step in planning and helps to identify issues, develop solutions, and create a plan supported by the neighborhoods. These roadways are ranked as high priority and in the beginning stages of planning. The MPO just approved the 2050 MPO plan and there is funding set aside for these roadway improvements and it will be a least five (5) years before there will be any movement on these projects.

Nguyen Tran asked about the funding

Discussion ensued by the members and Mr. Restrepo after the presentation. Some key points included discussions regarding raised intersections to slow traffic, funding mechanism, the need for the study, safety for all users, traffic calming, wider multi-use paths near schools, and two key public dates to discuss the two projects individually- the NW 27th Ave public meeting hosted by MPO on June 25th at Jan Moran Library, and the NW 15th St. project hosted by MPO on June 30th at Northwest Branch Library at 6:00 pm.

H. DIRECTOR/STAFF REPORT

Nguyen Tran said two members are up for re-appointment at the next CRA board meeting on June 17th.

I. KEY PROJECTS

1. G.O. Bond Updates

Nguyen Tran reported that Whiting-Turner (WT), the City's contractor has substantially completed the work known as Segment #2 except for the areas that require FEC approval and pending the last lift of asphalt. FEC and the City continue working on the agreements. Mr. Tran stated that attorneys and staff on both sides have met multiple times to iron out details, but minor issues remain to be resolved prior to execution of those agreements. Moreover, staff has reached out to FEC counterparts but no action was observed on their part. The GO Bond Team presented an agenda item for City Commission approval and a contract for Segment #3 was executed allowing WT to move forward with the project. A purchase Order was issued and the contractor secured the final Building Permit. Team mobilized and started work the first week of March. Segment 3# spans from NE 10th Street and ends on Copans Road. Work is expected to end by the end of December 2026.

2. The Downtown Project

Nguyen Tran informed approval of the Master Development Agreement (MDA) took place on June 20, 2024 at City Commission/CRA Board meeting. The first reading of public funding for the civic buildings planning was approved at the City Commission meeting on May 27th and the second reading is schedule for the June 10th commission meeting. **Danielle Elzahr** asked some additional details. **Mr. Tran** said at May 14th City/ CRA Joint meeting

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finished without a vote, and therefore, the public funding for the civic was separated out and brought before the Commission on the 27th. The remaining items will be addressed at future meetings including the tax increment revenue infrastructure bond and the proposed amendments to the Master Developer Agreement. **Whitney Rawls** asked if conversations took place with the Master Developer to ensure the local workforce is a priority. **Nguyen Tran** responded that currently discussions are taking place to modify the MDA to include language and funding incentivize the developer(s) to hire local contractors/subcontractors. **Whitney Rawls** asked about the vacant CRA properties in the MDA and when will they be released? **Nguyen Tran** said there was a one-year period in the MDA for acquisitions. The properties listed in the MDA were designated for specific purposes, and those no longer needed will be released following the conclusion of the waiting period on June 20th of this year.

3. Grisham Properties

Nguyen Tran reported after June 20th, the CRA will reissue a Request for Proposal or accept an unsolicited proposal for development on the Grisham assemblage as this is not earmarked for development in the Downtown plan. **Whitney Rawls** asked if mixed income opportunities will be considered for this location. **Mr. Tran** responded yes.

4. Sonata

Nguyen Tran reported Cornerstone has completed the residential portion of the development and the commercial space which is leased by the CRA is under construction and is anticipated to be completed by June/July 2025. **Kimberly Vazquez** reported there were some modifications to the plans and Sonata is experiencing delays for approximately one month.

5. Hunter's Manor

Nguyen Tran said DR Horton finalized their underground portion which includes drainage and installation of sidewalks. They are now in vertical construction of the model homes. This is a fifty-nine (59) detached, single-family home development. Five (5) homes are already sold. **Whitney Rawls** asked about the price point of the homes. **Nguyen Tran** responded homes very from 555-660k. **Mr. Rawls** said the price point went up significantly, and asked if any assistance can be received from the Office of Housing and Urban Improvement (OHUI) to offset the cost of the homes. **Nguyen Tran** responded provision from OHUI prices need to be under 400k to qualify for any assistance. Discussion ensued by the members and Mr. Tran regarding housing affordability. It was concluded by the Committee Members more stringent regulations need to be vetted in the future when considering projects such as this to maintain affordability rates for the community.

Keriann Worley asked about the status of Papamigos. **Nguyen Tran** said Papamigos would not be going into the current location. The building as is, does not meet current elevations, codes, etc. and with the Pharmacy and Odd Breed vacating the location the CRA acquired the property. The structures will be demolished and utilized for temporary parking until such time as a parking structure is built. A conceptual plan has been created with a parking garage with retail liner. Papamigos expressed interest in coming back to Pompano Beach in a liner space when constructed. **Whitney Rawls** asked about the timeline of the parking garage and how many spaces would fit. Mr. Tran responded in the conceptual plan

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has approximately 500+ spaces and it could take up to 3 years to plan and construct.

6. 11 NE 1st Street - Wash House

Nguyen Tran stated there is no update until parking is addressed in Old Town.

7. NW 6th Ave Tactical Urbanism Plan

Nguyen Tran reported bus shelters were pressured cleaned and painted, banner poles removed, light poles have been replaced with LED. The Invitation to Bid was issued for removal of existing roundabouts and placement of raised intersections on NW 6th Ave that is due June 12, 2025.

8. Big Tree BBQ

Kimberly Vazquez reported Big Tree BBQ completed a preapplication meeting with the Design Review Committee (DRC). There are minor issues which will require amendments to the agreement to extend the construction schedule and incorporate the additional lot on the southwest end of the property for ingress and egress purposes. Big Tree BBQ is moving forward and they are excited. **Jay Ghanem** asked how many parking spaces they will have. **Ms. Vazquez** said approximately twelve (12) spaces. **Nguyen Tran** added the first (1st) amendment to the agreement will be presented at the next CRA Board meeting on June 17th.

J. COMMITTEE MEMBER REPORTS

Shelton Pooler- Thanked CRA staff for their good work, particularly in the NW district. The proposed downtown is projected to bring entertainment, housing and jobs and these are some of the areas he is satisfied with. **Mr. Pooler** also expressed his excitement for Pompano Beach to come in as one of the top five (5) places in Florida to live in the near future.

Keriann Worley- Said it is important for the NW community to let their feelings be known, whether positive or negative on the future of the Northwest and the downtown project and share their opinions with the commission.

John Berger – Agreed with Mr. Pooler and asked if there is any discussion about transportation so people can move with ease between the beach, downtown, and the other new projects. **Nguyen Tran** said the city is working on a Master Comprehensive Transportation and Mobility Plan, which includes satellite parking out west, transit service both east and west. A transportation consulting firm was retained by the City to conduct a study and create a mobility plan.

Danielle Elzahr – Reported she was happy the commission vote was fruitful on May 27th. Ms. Elzahr was excited to see public support of the Downtown project at the May 14th City Commission/CRA meeting, and is looking forward for progress to happen in Pompano Beach.

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everyone to move forward with the project that has been planned for 30+ years.

Jay Ghanem – Reported the city has learned the residents should be included in the improvements with the city. **Mr. Ghanem** said the residents are being included in the process to move Pompano forward. The residents will benefit from the improvements and is a great accomplishment for everyone.

Phyllis Smith – absent

Whitney Rawls – Said inclusivity is important and the voice of the NW community is essential. Mr. Rawls stated it is important for communications to continue by the City/CRA to the NW residents and to listen to what the community is saying. We need to continue to push inclusion and what is valuable to the community.

**K. NEXT MEETING – Monday, July 7, 2025 – 6:00 p.m. – E. Pat Larkins
Community Center**

I. ADJOURNMENT

There being no other business, the meeting of the Northwest CRA Advisory Committee adjourned at **7:15 pm.**