

POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY

NORTHWEST CRA ADVISORY COMMITTEE MEETING MINUTES

**Monday, July 7, 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 **6:03 pm.**

B. ROLL CAL

Whitney Rawls – Chairman
Jay Ghanem – Vice Chair
Shelton Pooler
John Berger
Keriann Worley

ABSENT

Velma Grant
Phyllis Smith
Danielle Elzahr

C. ADDITIONS/DELETIONS/REORDERING

None.

D. APPROVAL OF MINUTES

1. June, 2, 2025

Motion made by Keriann Worley to approve the minutes of the NWCRA Advisory Committee Meeting of June, 2, 2025. Seconded by Jay Ghanem. Motion was approved unanimous. (Velma Grant, Phyllis Smith, Danielle Elzahr Absent)

E. AUDIENCE TO BE HEARD

Vincente Thrower expressed concern for local minority businesses not being adequately represented in the upcoming downtown development plans. **Mr. Thrower** urged the advisory committee to advocate for minority owned businesses and their representation in this project.

David Miller, mentioned the need for local groups and the preservation of the historical and cultural legacy of the area. Mr. Miller also had a question regarding FPI Security Service (FPI)'s security firm budget, their duties in the NW, and asked if community members can be trained to fulfill these duties. **Nguyen Tran** clarified FPI is not law enforcement and only reports suspicious activity, performs wellness checks, investigates illegal dumping incidents, etc. It was mentioned a license may be required to perform security services.

Jay Ghanem suggested that members of the community bring forward ideas on how to ensure local residents are included in any future development plans.

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Cheryl Swain- Small talked about inclusivity and accountability and advocated for African American qualified workforce from the community to be a part of the downtown project. She mentioned the list of interested individuals collected during outreach events should be used for future development projects.

Stacey Boynton, emphasized the importance of inclusion and representation in City development and advocated for African American professionals to be part of architectural and planning work in their communities.

Discussion ensued between attendees and committee members regarding the collected contractor/vendor information during the downtown public meetings and requested a database be created to help promote local talent available in the northwest and Pompano Beach.

Whitney Rawls spoke about some type of mechanism that would help with accountability, and programs that can help the community. **Keriann Worley** suggested consideration for job fairs to be held with the developer in the local community.

Sarahca Peterson, made a point regarding what local means for “the community” comparing to residents who may have a local address; however, this needs to be more specific to the dependents of the migrant workers or the pioneer’s families which existed and got impacted by historical disparities. **Ms. Peterson** also had a question regarding budget approval. **Nguyen Tran** responded the budget has to pass by State Statute, and he would refer the question to legal counsel.

Sarahca Peterson inquired about Sonata apartments and the affordable income restrictions at this location. **Nguyen Tran** answered those restrictions would be in place for thirty (30) years.

Jocelyn Jackson said she was happy to see representation from developers bringing progress in this community.

Tundra King, expressed her support for a project that brings townhomes which supports affordable home ownership in the community.

Sonya Finney asked why the NWCRA advisory committee cannot express its preferences, and also assist by providing a list of interested local workers to be shared with the appropriate decision-makers involved in the downtown development. Ms. Finney was concerned that she provided her name for the list, but no one contacted her so far. **Whitney Rawls** mentioned actions were taken by this committee to help with many programs ensuring local contractors had a chance to develop CRA owned lots. Nevertheless, Mr. Rawls informed the public regarding the advisory committee’s limitations.

Tundra King inquired about a section from CRA’s budget which contained emergency rehab money for Office of Housing and Urban Improvement (OHUI) and why is not fully utilized? The funding consists of twenty thousand dollars (\$20,000) and Mr. Tran explained this funding is limited to emergency qualifying situations only. **Kimberly Vazquez** clarified this is supplemental to OHUI funds. In the past, the CRA provided additional funding for a veteran who resided in the northwest for emergency repair of a collapsed roof.

Donald Jackson, raised concerns over underlying infrastructure in Collier City and mentioned that a proper foundation and underlying infrastructure is necessary in the area. **Nguyen Tran** responded infrastructure in the area has been updated within the past thirty (30) years or so.

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Motion made by John Berger to formalize an outreach program aimed at identifying and resulting in hiring local businesses with the Master Developer and CRA projects. Seconded by Shelton Pooler. Motion passed unanimously (Velma Grant, Phyllis Smith, Danielle Elzahr Absent)

Discussion ensued between advisory committee members and attendees on various topics such as collecting a list of the local workforce that can participate in the downtown project, building affordable housing in the area, minority participation, community engagement and response/actions from City Commission, etc.

F. OLD BUSINESS

None.

G. NEW BUSINESS

1. Unsolicited Proposal – Frazier Elite Homes – 27th Avenue Proposed Townhomes Collier City

Nguyen Tran presented an unsolicited proposal from Frazier Elite Homes with Mr. Leon Frazier, business owner and Stacey Boynton, architect. The proposed project includes construction of four townhomes on NW 27th Ave (Collier City) on the lots owned by CRA. Acquisition price is proposed at fifty thousand per unit (\$ 50,000) with a total of two hundred thousand to be received (\$200,000) by the CRA when homes are sold. A required thirty-day (30) legal notification period was publicized in order to allow any future proposals to be received. The land was acquired in 2008 for \$95,000 and it has an estimated value of \$180,000. **John Berger** asked if the developer is local. **Leon Frazier** said yes. Mr. Berger expressed concern about the high profit margin and affordability, while recognizing the desire to lift up the community.

Cheryl Swain- Small challenged Mr. Berger's question, given that prior developments were approved in the past with higher margins. **Mr. Frazier** said the expected profit for his company is more in the 20-24% range, and the homes would have smart home characteristics and cameras. Discussion ensued by the advisory committee members, Mr. Frazier, and attendees regarding affordability, profit, community benefit, etc. Mr. Thrower supported the proposal and expressed satisfaction for local individuals undertaking such a project.

Motion made by Keriann Worley to approve the unsolicited proposal for Frazier Elite Homes to construct townhomes on NW 27th Ave, as amended, pending no additional proposals will be received within the thirty days announcement period. Motion was approved unanimously by voice vote. (Velma Grant, Phyllis Smith, Danielle Elzahr Absent)

2. Presentation on the Draft FY2026 Budget/Financing and Implementation Plan (2026-2030)

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Kimberly Vazquez presented the FY2026 Budget/Financing and Implementation Plan, and mentioned the NW district experienced a sixteen percent (16%) overall growth, sparked by CRA- led initiatives. The primary growth drivers are residential twenty seven percent (27 %,) commercial at two percent (2%) and industrial at ten percent (10%.) **Ms. Vazquez** spoke about the CRA activities eligible under state statute, administrative services, bond issuance and allocation of funds.

Discussion ensued by the members and staff regarding FY 2026 budget. **Jay Ghanem** inquired if CRA owns automobiles as he noticed a section in the budget referencing auto insurance. **Ms. Vazquez** clarified the insurance is for groundskeeping crew assigned vehicles, dedicated to the maintenance of the CRA owned properties and not for administrative staff. **Whitney Rawls** made an observation for encouraging developing workforce programs and not just ground development projects in the community.

H. DIRECTOR/STAFF REPORT

None.

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 which require FEC approval and pending the last lift of asphalt. FEC and the City continue working on the agreements. Mr. Tran stated 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. Teams mobilized and started work the first week of March. Segment 3# spans from NE 10th Street and ends on Copans Road. Construction has progressed steadily up to NW 20th street. Medians have various levels of completion. Work is expected to be completed by the end of December 2026.

2. The Downtown Project

Nguyen Tran informed at the last City Commission Meeting- June 10, 2025 Public Funding vs. Private funding had a 3-3 vote. **Whitney Rawls** asked what is the next step. **Mr. Tran** responded the agreement specifies a date in August for financing to occur. Another possibility it can be recalled June 20th City Commission meeting for another vote. As it stands, private financing is the route. **Whitney Rawls** highlighted once again the need for local participation and accountability, mentorship, workshops strategies to prepare employees for future projects. **John Berger** mentioned Broward County Office of Economic and Small Business Development as an avenue to mirror invitations and employment for local businesses.

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3.Grisham Properties

Nguyen Tran reported no changes, and said the acquisition period is June 20, 2025, with opportunities for local developers to submit applications.

4.Sonata

Nguyen Tran reported parties are working on completing the punch list for the commercial 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.

7. NW 6th Ave Tactical Urbanism Plan

Nguyen Tran said the bids for removal of the roundabouts and replaced with raised intersection table are being reviewed for responsiveness. It is expected a contract will be brought forward at the September CRA Board meeting for approval.

8. Big Tree BBQ

Kimberly Vazquez reported the Big Tree BBQ development agreement was amended at CRA Board meeting on June 17th to extend the construction schedule to June 30, 2026. Plans have gone through preliminary design review and are being amended according to the comments received.

J. COMMITTEE MEMBER REPORTS

Nguyen Tran- No report.

Shelton Pooler- None

Keriann Worley- said she was excited about a great meeting with very good ideas and developers like Leon Frazier is what the community needs.

John Berger – None

Jay Ghanem – said tonight was a great dialog and good to have members of the community present and providing input. This is very important for the advisory committee and he would personally insure no more broken promises would occur for the local community.

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Whitney Rawls – said he appreciated all the comments from tonight`s meeting. He indicated everyone has responsibilities to make the community better for generations to come, and stated the committee is just a “portion of the voice,” and public voices still matter.

**K. NEXT MEETING – Tuesday, September 2, 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 **8:37p.m.**