

POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY

NORTHWEST CRA ADVISORY COMMITTEE

MEETING MINUTES

Tuesday, July 7, 2026

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 **6:01 pm**.

B. ROLL CALL

Whitney Rawls – Chair
John Berger
Jay Ghanem
Keriann Worley
Danielle Elzahr

ABSENT

Velma Grant- Vice Chair
Shelton Pooler
Phyllis Smith

C. ADDITIONS/DELETIONS/REORDERING

None.

D. APPROVAL OF MINUTES

1. March 2, 2026

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

Whitney Rawls thanked CRA staff for adjusting the scheduled due to 4th of July holiday.

E. AUDIENCE TO BE HEARD

John Forman from SL 1241-1251 N Dixie, LLC located at 1241-1251 N Dixie Hwy in Pompano Beach spoke about the business he recently took over at this location with his partners and sought a favorable recommendation to bring the property in front of the CRA Board at the next July 21st meeting. The property is in need of improvements and the owner would like to apply for the Facade & Business Site Improvement Program. The item discussed was not on the agenda; however, the owner wanted to participate and ensure the property would be supported by the advisory committee and CRA Board. He presented the advisory board with a package titled Airpark Commerce Center containing their application for the façade and business site improvement program, pictures, bids from various contractors with proposed renovations including electrical, cosmetic, business sign, etc. Also, provided to the advisory board was a letter

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of eviction showing intent to terminate a month-to-month lease for one of the tenants. Discussion ensued by the advisory committee and representatives of the business, McCoy Berger, John Forman, and Lloyd Berger. During the discussion, the property owner said they are planning to invest \$350,000 in exterior upgrades such as parking, painting, impact windows, landscaping and the intent to transition from an automotive business to small contractors such as plumbers, etc. **Mr. Forman** said he is seeking reimbursement from CRA in amount of 200,000, the maximum allowed. An application was submitted to CRA staff, and application was not advanced as the property is not in compliance with city code, primarily due to severe parking issues on 13th Str.

Kimberly Vazquez gave a short explanation about SL 1241-1251 N Dixie LLC submission for the reimbursement Façade and Business Site Improvement Program and clarified that the owners reached out a few months ago and expressed their intent to start eviction of current tenants at the property along with submitting documents for the improvement of the property in order to qualify for the façade and business site improvement program. Staff is supportive of the owner intentions, but was not able to advance their application to the advisory committee due to non-compliance issues on the property at the time of submittal. A letter was sent to the owner notifying the owner the property would need to be brought into compliance prior to advancing the application forward.

Jay Ghanem asked what is the zoning of the property and how many tenants are currently in the space. **John Forman** said it is zoned B4 and they are fifteen (15) tenants. **McCoy Berger** said since the property was recently acquired by their company, they also have to respect tenant leases, and circumstances are addressed case-by-case, by giving notices to the tenants and enforcing tow-away measures for illegal parking, imposing eviction for those tenants that no longer have yearly leases.

John Berger asked what needs to be done to bring the property in compliance. **Nguyen Tran** said the property has parking issues due to the uses currently onsite. Moreover, Mr. Tran wanted to obtain assurance from the property owners regarding future maintenance and compliance of the property if public funds are invested in the improvements to the property.

Keriann Worley asked what type of support is the owner looking to receive from the advisory committee taking in consideration the current situation of the property.

Whitney Rawls said for the record, that he spoke with John Forman last week prior to the meeting and the owner informed him about not being able to have their item on the agenda; however, Mr. Rawls told him they can present their case during audience to be heard.

Motion was made by Danielle Elzahr to recommend approval of the Façade and Business Site improvement application for the property located 1241-1251 N Dixie Hwy in the amount of 200,000 contingent on resolving compliance issues at the property. Seconded by Jay Ghanem. Motion was approved unanimously by voice vote (Velma Grant, Shelton Pooler and Phyllis Smith- Absent.)

F. OLD BUSINESS

None

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G. NEW BUSINESS

1. Presentation on the Draft FY2027 Budget/Financing and Implementation Plan (2027-2031)

Kimberly Vazquez, Redevelopment Project Manager presented the Draft FY2027 Budget/Financing and Implementation Plan, with projections for FY 2028-FY 2031. The draft FY 27 budget and five-year strategic plan was reviewed. Ms. Vazquez reviewed the revenue sources and the expenditures for FY 2027 Budget. It was noted the current budget does not account for a potential property tax reform measure that would be on the ballot in November and has the potential to reduce Tax Increment Finance (TIF) revenue in the Northwest district by an estimated \$1.4 million. Staff has run a separate forecast to evaluate the future impacts if passed in November

Jay Ghanem raised concerns regarding the delivery of budget materials. **Kimberly Vazquez** and **Nguyen Tran** mentioned the certified property values are received in June which have an impact on the timing of the delivery of the draft budget. A suggestion was made to hold an August workshop to allow additional for the Committee to review the budget and make comments.

Danielle Elzahar asked an update regarding discussions reduction on TIF from this district going to other districts. **Kimberly Vazquez** clarified that no funds were allocated to any other districts.

Discussion ensued by advisory board and staff. Board members expressed concern regarding the CRA board decision to suspend the security program with no alternative in the short-term. Specifically illegal activities and dumping are a concern for the NW area. **Jay Ghanem** said this decision seems in contradiction with the goal of attracting developers, who require a positive and safe image of the area. A decline in the area's condition is worrisome for the advisory committee members.

Keriann Worley made a suggestion for the advisory committee members to request the CRA board to reconsider their decision. **Whitney Rawls** was in agreement and he suggested a transitional period of at least 6 month and a letter of reconsideration be presented to the CRA board for consideration.

2. Discussion on the Northwest CRA Incentive Programs

Nguyen Tran said Incentive Programs were discussed at the CRA board and a review of all incentive programs need to be re- aligned with market conditions, including increased construction and labor costs. Mr. Tran mentioned that at the last CRA meeting the micro-loans programs was mentioned for possible re-instatement. Mr. Tran stated if it were brought back it would have to tie into a brick and mortar location within the District. Discussion ensued by the members and CRA staff regarding the past loan program and what worked and what did not work. In lieu of a loan program to treat as any new incentives as a grant, similar to existing incentives.

Kimberly Vazquez presented the five active programs and the one inactive program which is the REDA Program that expired last year. Ms. Vazquez reviewed the parameters of the programs:

Discussion ensued by advisory board and staff with suggestions on proactive design support and architectural renderings as part of the incentives to motivate owners to take advantage of the

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programs, marketing strategies, expending incentive`s scope to include technical services, and home down payment assistance and rental assistance, as well as commercial rental assistance. **Whitney Rawls** suggested looking into some programs that other CRA`s utilize and receive those examples prior to the workshop in August. Programs would have to fall under the state statues. **Ms. Vazquez** mentioned City of Hallandale as a good source as they have a variety of programs. The Advisory Committee agreed to further discuss incentive programs at the workshop meeting proposed for August 5th.

H. DIRECTOR/STAFF REPORT

No report.

I. KEY PROJECTS

1. G.O. Bond Update

Nguyen Tran reported Whiting-Turner (WT), the City's contractor completed the majority of work associated with Dixie Highway Segment #2. The remaining work includes improvements within the Florida East Coast (FEC) Railway right-of-way, upgrades at the Atlantic Boulevard and Dixie Highway intersection, final pavement striping, and miscellaneous finishing items anticipated by late 2026 however, the final schedule is still being coordinated with the FEC Railway. Construction activities for Dixie Highway Segment #3 final pavement striping and signage has been installed, and the project is substantially complete. The only remaining items involve minor improvements at three bus stops adjacent to the FEC Railway, which have been delayed pending approval from the railway company. .Mr. Tran said the Dixie Highway Improvement Project has also been selected by Broward Metropolitan Planning Organization (MPO) as one of two model projects to showcase its Multimodal Mobility Master Plan, highlighting the development of a low-stress, multimodal transportation network for users of all ages and abilities. Subject to future funding availability, Broward County may provide additional improvements along and around Dixie Highway north of Copans Road.

2. Downtown Master Developer

Nguyen Tran reported that platting is underway for the area east of NW 6th Avenue. Roca Point selected the architectural team for the new Community Center, Meticulous and Studio-US. Moreover, environmental remediation is ongoing at identified contaminated sites. A community meeting was held on June 26, 2026, at the E. Pat Larkins Community Center for the public and to meet the architect.

3. Grisham Properties

Nguyen Tran reported re- issue of solicitation will be required.

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4. Sonata

Nguyen Tran reported Chamber of Commerce celebrated their grand opening at this location on June 17, 2026.

5. Hunter's Manor

Nguyen Tran reported CRA and DR Horton closed on the property October 2023, and homes are under construction.

6. 11 NE 1st Street - Wash House

Nguyen Tran reported a request for proposal (RFP) was issued for Developer/Operator to Design, Fund, Maintain and Operate a Restaurant on June 29, 2026 with closing date of August 6, 2026, 2:00pm.

7. NW 6th Ave Tactical Urbanism Plan

Nguyen Tran informed about the roadway connection north of Annie Adderly Gillis Park with on street parking bid to be issued within the next 30 days.

8. Big Tree BBQ

Nguyen Tran reported restaurant entered into a development agreement for construction for site improvements and construction of restaurant March 19, 2024. The strategic investment program grant was approved April 16, 2024. Property Disposition and Development Agreement construction schedule extended to June 30, 2026. All reviews are completed and approved. Lastly, Big Tree completed an updated Business and Financial Plan on June 15, 2026 for construction loan, and Property Disposition and Development Agreement construction schedule amendment would be requested to the Board on July 21, 2026.

9. Big Daddy Conch Restaurant & Grill

Nguyen Tran reported façade and business site was approved November 18, 2025. The architect is working on site plan for parking, and a grand opening date would be determined later.

J. COMMITTEE MEMBER REPORTS

John Berger- No report.

Keriann Worley- Congratulated Stacy Boynton for her selection as the architect for the E. Pat Larkins Center. Ms. Worley reported she was present at the ribbon cutting for Chamber of Commerce and was pleasantly surprised by the turnout.

Jay Ghanem- No report.

Danielle Elzahar- No report

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Whitney Rawls- No report

Velma Grant- Absent

Shelton Pooler- Absent

Phyllis Smith- Absent

**K. NEXT MEETING- Tuesday, September 8, 2026- 6:00pm- E Pat Larkins
 Community Center**

L. ADJOURNMENT

There being no other business, the meeting of the Northwest CRA Advisory Committee adjourned at **8:15pm.**