



City Attorney's Communication #2025-93

November 4, 2024

TO: Suzette Sibble, Assistant City Manager

FROM: James E. Saunders, Assistant City Attorney

RE: Resolution – Property Exchange between the City, Broward County and CRA for Redevelopment/Conveyance of Parcel Located within Downtown Pompano Transit Oriented Corridor Project Area

As requested on November 4, 2024, attached please find the following Resolution addressing the above-referenced matter:

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF POMPANO BEACH, FLORIDA, APPROVING A TERM SHEET ADDRESSING THE REDEVELOPMENT AND CONVEYANCE OF THE BROWARD COUNTY RETENTION/DETENTION PARCEL LOCATED WITHIN THE BOUNDARIES OF THE DOWNTOWN POMPANO TRANSIT ORIENTED CORRIDOR PROJECT AREA IN EXCHANGE FOR APPROXIMATELY 3.838 ACRES OF LAND AND IMPROVEMENTS CONTAINING THE ANNIE L. WEAVER CENTER, LOCATED AT 2011 NORTHWEST 3RD AVENUE IN POMPANO BEACH, FLORIDA; AUTHORIZING THE PROPER OFFICIALS TO NEGOTIATE AND EXECUTE APPROPRIATE AGREEMENTS BETWEEN BROWARD COUNTY, THE CITY OF POMPANO BEACH, AND THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY PURSUANT TO THE TERM SHEET, SUBJECT TO LEGAL REVIEW AND APPROVAL BY THE CITY ATTORNEY AND CRA ATTORNEY; PROVIDING FOR AN EFFECTIVE DATE.

Please do not hesitate to contact me if I may be of further assistance.



JAMES E. SAUNDERS, III

mcm
l:cor/mgr/2025-93

Attachment

RESOLUTION NO. 2025-_____

CITY OF POMPANO BEACH
Broward County, Florida

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF POMPANO BEACH, FLORIDA, APPROVING A TERM SHEET ADDRESSING THE REDEVELOPMENT AND CONVEYANCE OF THE BROWARD COUNTY RETENTION/DETENTION PARCEL LOCATED WITHIN THE BOUNDARIES OF THE DOWNTOWN POMPANO TRANSIT ORIENTED CORRIDOR PROJECT AREA IN EXCHANGE FOR APPROXIMATELY 3.838 ACRES OF LAND AND IMPROVEMENTS CONTAINING THE ANNIE L. WEAVER CENTER, LOCATED AT 2011 NORTHWEST 3RD AVENUE IN POMPANO BEACH, FLORIDA; AUTHORIZING THE PROPER OFFICIALS TO NEGOTIATE AND EXECUTE APPROPRIATE AGREEMENTS BETWEEN BROWARD COUNTY, THE CITY, AND THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY PURSUANT TO THE TERM SHEET, SUBJECT TO LEGAL REVIEW AND APPROVAL BY THE CITY ATTORNEY AND CRA ATTORNEY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Commission and the CRA Board approved, respectively, Resolution No. 2024-154 and Resolution No. 2024-33 (the “MDA Resolutions”), the Master Development Agreement for the Downtown Pompano Transit Oriented Corridor (DPTOC) Project Area and authorized the acquisition of additional parcels for redevelopment within the Project Area; and

WHEREAS, the MDA Resolutions expressly authorized negotiations with Broward County for “the exchange of parcels owned by the County in the Project Area for properties owned by the City and/or the CRA;” and

WHEREAS, the term sheet attached to this Resolution (the “Term Sheet”) as Composite Exhibit “A” sets forth the material terms of an exchange of the County’s retention/detention parcel

in the DPTOC Project Area for land and improvements owned by the City containing the Annie L. Weaver Center; and

WHEREAS, the City Commission finds that this exchange satisfies the requirements of Section 253(h) of the City Charter for selling or transferring City property to a governmental agency; and

WHEREAS, the parties intend to prepare appropriate agreements that incorporate the material terms of the Term Sheet (the “Agreements”), together with the standard governmental provisions typically stated in such agreements.

BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF POMPANO BEACH, FLORIDA:

SECTION 1: That the Term Sheet developed by Broward County, the City, and the CRA is approved, and a copy is attached to this Resolution as Composite Exhibit “A” and is incorporated as if set forth in full.

SECTION 2: The proper officials are authorized to negotiate and execute the Agreements between Broward County, the City, and the CRA pursuant to the Term Sheet, subject to legal review and approval by the City Attorney and the CRA Attorney, together with such other documents as may be required to effectuate such Agreements.

SECTION 3: This Resolution shall become effective upon passage.

PASSED AND ADOPTED this _____ day of November 2024.

REX HARDIN, MAYOR

ATTEST:

KERVIN ALFRED, CITY CLERK