



# City of Pompano Beach

100 W. Atlantic Blvd.  
Pompano Beach, Florida  
33060

## Detailed Minutes - Final

### Community Redevelopment Agency

*Rex Hardin, Chairperson*  
*Andrea McGee, Vice Chairperson*  
*Alison Fournier, Commissioner*  
*Barry Moss, Commissioner*  
*Beverly Perkins, Commissioner*  
*Rhonda Sigerson-Eaton, Commissioner*

*Gregory P. Harrison, Executive Director*  
*Claudia McKenna, CRA Attorney*  
*Kervin Alfred, CRA Secretary*

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Tuesday, April 16, 2024

1:00 PM

Commission Chamber

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### Meeting

#### **CALL TO ORDER**

Chair Hardin called the CRA Board meeting to order at 1:00 pm.

#### **ROLL CALL**

**Present** Commissioner Alison Fournier, Commissioner Barry Moss, Commissioner Beverly Perkins, Commissioner Rhonda Sigerson-Eaton, Vice Chair Andrea McGee, and Chairperson Rex Hardin

#### **PLEDGE OF ALLEGIANCE**

Led by Kervin Alfred, CRA Secretary

#### **APPROVAL OF MINUTES**

[24-298](#) CRA Board Meeting Minutes of March 19, 2024

**A motion was made by Vice Chair McGee, seconded by Commissioner Sigerson-Eaton, that the Minutes be APPROVED. The motion carried by a unanimous voice vote.**

#### **APPROVAL OF AGENDA**

**A motion was made by Vice Chair McGee, seconded by Commissioner Sigerson-Eaton, that the Agenda be APPROVED AS SUBMITTED. The motion carried by a unanimous voice vote.**

**CONSENT AGENDA DISCUSSION**

The CRA Board may pull items from the Consent Agenda. During Audience To Be Heard, a person may speak on any item on the Consent Agenda, which has not been pulled.

Chair Hardin announced that no items were pulled for Board discussion.

**A. AUDIENCE TO BE HEARD**

Chair Hardin announced that it was time for “Audience To Be Heard” and asked if there were any speakers who signed up to speak.

Secretary Alfred responded there were no speakers signed up to speak.

**B. CONSENT AGENDA**

Chair Hardin requested a motion to Approve/Adopt Item 1 under the Consent Agenda.

**A motion was made by Vice Chair McGee, seconded by Commissioner Sigerson-Eaton, to approve the Consent Agenda. The motion carried by a unanimous voice vote.**

1. [24-284](#) A RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY (CRA), APPROVING AND AUTHORIZING THE PROPER OFFICIALS TO EXECUTE A FAÇADE AND BUSINESS SITE IMPROVEMENT PROGRAM GRANT AGREEMENT BETWEEN THE CRA AND 26TH DEGREE BREWING COMPANY, LLC RELATING TO THE PROPERTY LOCATED AT 2600 EAST ATLANTIC BOULEVARD; PROVIDING AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.  
(Fiscal Impact: \$20,000.00)

(Staff Contact: Sarah Mulder)

**A motion was made by Vice Chair McGee, seconded by Commissioner Sigerson-Eaton, to approve the Consent Agenda. The motion carried by a unanimous voice vote.**

**Enactment No: CRA RES. 2024-21**

**C. REGULAR AGENDA**

2. [24-274](#) A RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY (CRA), APPROVING AND AUTHORIZING THE PROPER OFFICIALS TO EXECUTE A STRATEGIC INVESTMENT PROGRAM GRANT AGREEMENT BETWEEN THE CRA AND BIG TREE BBQ, INC RELATING TO THE PROPERTIES LOCATED ON POWERLINE ROAD BETWEEN NW 4TH COURT AND NW 5TH

STREET PROVIDING AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.  
(Fiscal Impact: \$150,000)

**(Staff Contact:** Kimberly Vazquez)

Kimberly Vasquez, CRA Project Manager, presented the item, stating it is a Strategic Investment Program Grant Application for Big Tree Barbeque Inc. Last month, the Board approved a Property Disposition and a Development Agreement with Big Tree to improve the vacant properties located just west of Powerline Road and between NW 4th Court and NW 5th Street. A provision within that agreement allows them to return before the Board with a Strategic Investment Program Grant Application for those improvements. The site improvements include the construction of a 1,500-square-foot restaurant building with a 300-square-foot covered patio, infrastructure improvements consisting of water, sewer, and electricity to this location, as well as parking lot improvement, dumpster enclosure, western perimeter wall, landscaping, and paving.

Furthermore, Ms. Vasquez noted that the restaurant's interior includes a kitchen and service area of a little over 500 square feet, a dining room, restrooms, and an outdoor covered dining area. Under this application, Big Tree is requesting everything for ground-up construction, which means the structure itself and site improvements, including utilities, a grease trap, a parking lot, landscaping, a perimeter wall, and more. Their eligible cost under this application is a little over \$800,000, and the program contribution they're asking for under this application is the maximum amount of \$150,000. The Northwest Advisory Committee reviewed the application and recommended approval at their last meeting on April 1st.

Lastly, Ms. Vasquez stated that upon completion, Big Tree must submit for a permit within six months of approval, start construction within one year, and complete it within a two-year time frame. However, as per their Development Agreement approved last month, they stated they'll probably be completed approximately a year from now. Once completed, Big Tree will provide employment opportunities and not only serve the immediate community but also attract other patrons from the area. Staff recommends approval of this Strategic Investment Program Grant Application.

Mayor Hardin sought public input on the item and, receiving none, he moved on to Board discussion.

Commissioner Fournier raised concerns about safeguarding the CRA's investments. She inquired about the \$800,000 capital structure investment, encompassing equity, debt financing, and strategic investment funds, and requested clarification on how these components would be impacted in a downside scenario such as a construction halt.

Ms. Vazquez explained that the CRA's investment is in the form of a reimbursable grant, meaning the CRA would only pay it at the end of the project's completion. If the recipients opt for bank financing, as they plan to do, the bank will hold the funds in escrow. As the recipients submit their construction payment requests, the CRA will review those payouts, but the money would only be released at the end, since it is a reimbursable grant.

**A motion was made by Vice Chair McGee, seconded by**

**Commissioner Sigerson-Eaton, that the CRA Resolution - Regular be ADOPTED. The motion carried by the following roll call vote:**

**Yes:** Commissioner Fournier, Commissioner Moss, Commissioner Perkins, Commissioner Sigerson-Eaton, Vice Chair McGee, and Chairperson Hardin

**Enactment No: CRA RES. 2024-22**

3. [24-294](#) A RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY (CRA) APPOINTING ONE RESIDENT OF POMPANO BEACH TO THE NORTHWEST DISTRICT ADVISORY COMMITTEE OF THE CRA FOR A TERM OF TWO (2) YEARS; SAID TERM TO EXPIRE ON APRIL 16, 2026; PROVIDING AN EFFECTIVE DATE.  
(Fiscal Impact: N/A)

(Staff Contact: Elizabeth Pinto)

**A motion was made by Vice Mayor McGee, seconded by Commissioner Sigerson-Eaton, that the CRA Resolution - Regular be ADOPTED. Commissioner Perkins nominated to appoint Velma Grant. The motion carried by a unanimous voice vote.**

**Enactment No: CRA RES. 2024-23**

4. [24-295](#) A RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY (CRA) APPOINTING ONE BUSINESS OWNER AND OPERATOR, TO THE EAST DISTRICT ADVISORY COMMITTEE OF THE CRA FOR A TERM OF TWO (2) YEARS; SAID TERM TO EXPIRE ON APRIL 16, 2026; PROVIDING AN EFFECTIVE DATE.  
(Fiscal Impact: N/A)

(Staff Contact: Elizabeth Pinto)

**A motion was made by Vice Mayor McGee, seconded by Commissioner Sigerson-Eaton, that the CRA Resolution - Regular be ADOPTED. Chair Hardin nominated to appoint David Mingus. The motion carried by a unanimous voice vote.**

**Enactment No: CRA RES. 2024-24**

5. [24-299](#) A RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY (CRA) APPOINTING ONE CITY RESIDENT OR BUSINESS OWNER, TO THE EAST DISTRICT ADVISORY COMMITTEE OF THE CRA FOR A TERM OF TWO (2) YEARS; SAID TERM TO EXPIRE ON APRIL 16, 2026; PROVIDING AN

EFFECTIVE DATE.

(Fiscal Impact: N/A)

(Staff Contact: Elizabeth Pinto)

**A motion was made by Vice Mayor McGee, seconded by Commissioner Sigerson-Eaton, that the CRA Resolution - Regular be ADOPTED. Vice Chair McGee nominated to appoint Corey Staniscia. The motion carried by a unanimous voice vote.**

**Enactment No: CRA RES. 2024-25**

6. [24-300](#) A RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY (CRA) APPOINTING ONE CITY RESIDENT OR BUSINESS OWNER, TO THE EAST DISTRICT ADVISORY COMMITTEE OF THE CRA FOR A TERM OF TWO (2) YEARS; SAID TERM TO EXPIRE ON APRIL 16, 2026; PROVIDING AN EFFECTIVE DATE.

(Fiscal Impact: N/A)

(Staff Contact: Elizabeth Pinto)

**A motion was made by Vice Mayor McGee, seconded by Commissioner Sigerson-Eaton, that the CRA Resolution - Regular be ADOPTED. Chair Hardin nominated to appoint Judith Niswonger. The motion carried by a unanimous voice vote.**

**Enactment No: CRA RES. 2024-26**

7. [24-301](#) A RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY (CRA) APPOINTING ONE RESIDENT FROM THE ECRA DISTRICT OR WITHIN ONE-MILE RADIUS OF THE ECRA DISTRICT, TO THE EAST DISTRICT ADVISORY COMMITTEE OF THE CRA FOR A TERM OF TWO (2) YEARS; SAID TERM TO EXPIRE ON APRIL 16, 2026; PROVIDING AN EFFECTIVE DATE.

(Fiscal Impact: N/A)

(Staff Contact: Elizabeth Pinto)

**A motion was made by Vice Mayor McGee, seconded by Commissioner Sigerson-Eaton, that the CRA Resolution - Regular be ADOPTED. Chair Hardin nominated to appoint Jack Rogerson. The motion carried by a unanimous voice vote.**

**Enactment No: CRA RES. 2024-27****D. ADDITIONAL AUDIENCE TO BE HEARD**

Chair Hardin asked if there were any additional speakers signed-up to speak under Audience to be Heard, to which Secretary Alfred replied there were none.

**E. REPORTS****Executive Director's Report:**

No report.

**CRA Attorney's Report:**

No report.

**Next Meeting Date:** Chair Hardin announced that the next scheduled CRA meeting is set for May 21, 2024.

**Comr. Fournier's Report:**

No report.

**Comr. Moss' Report:**

No report.

**Comr. Perkins' Report:**

Comr. Perkins expressed concern about airplane noise in the Northwest community. She has been receiving complaints about it but only heard it for the first-time last Saturday morning. She would like the staff to look into the matter and perhaps reach out to the FAA office. She was told that it has always been their flight path, but the noise is particularly overwhelming on Saturdays. She would appreciate it if the staff could investigate the issue.

**Comr. Sigerson-Eaton's Report:**

No report.

**Vice Chair McGee's Report:**

No report.

**Chair Hardin's Report:**

No report.

[24-302](#)

Monthly Reports

- East CRA Advisory Committee
- Northwest Advisory Committee
- Financial Summaries - February 2024
- FPI Security Reports
- Professional Services Expenditure - March 2024
- NW 6th Avenue Tactical Urbanism Plan Update - April 2024

**The Informational Report was RECEIVED AND FILED.**

**F. ADJOURNMENT**

The meeting adjourned at 1:11 p.m.