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Memorandum

DATE: December 8, 2025
TO: CRA Board
FROM: Nguyen Tran, CRA Director
THROUGH: Greg Harrison, CRA Executive Director
RE: Sublease Greater Pompano Beach Chamber of Commerce, Inc. – 100 NW 8th Street, Suite 102

The Pompano Beach Community Redevelopment Agency (“CRA”) entered into a lease with Sonata Apartments Ltd. effective July 20, 2023 (Resolution 2023-39) for 3,108 square feet of commercial space with the intent to sublease the premises. The CRA has negotiated a sublease with the Greater Pompano Beach Chamber of Commerce, Inc., a Florida Not for Profit Corporation for use as an office and ancillary uses.

Pursuant to Section 163.380 of the Florida Statutes the CRA will advertise a legal notice of intent to enter into a sublease agreement in the Sun Sentinel on December 12, 2023, which will allow for interested parties to submit proposals within 30 days after the date of the public notice.

The Initial Term of the sublease will be four (4) years, with two (2) one-year renewal options. The Sublease Commencement Date will be January 1, 2026. CRA will allow a three (3) month “Improvements Period” for Sublessee to make Improvements required for Sublessee’s use of the Premises and no rent will be due during the Improvements Period. The Sublease annual rent is \$46,620 payable in monthly installments of \$3,885, plus prevailing sales tax, currently at 6.5% for a total monthly rent due of \$4,137.53. The rent will increase annually by 3% beginning with the second year of the sublease.

Staff recommends approval of the sublease.