

**Pompano Beach City Commission
and the
Pompano Beach Community Redevelopment
Agency (CRA)
Special Joint Meeting
and
Special Meeting of the CRA
and
Special Meeting of the
Pompano Beach City Commission**



Commission Chamber
*100 W. Atlantic Blvd.
Pompano Beach, Florida 33060*



Agenda

Wednesday, May 14, 2025

6:00 PM

***Rex Hardin, Mayor / Chairperson
Alison Fournier, Vice Mayor / Vice Chairperson
Audrey Fesik, Commissioner
Beverly Perkins, Commissioner
Rhonda Sigerson-Eaton, Commissioner
Darlene Smith, Commissioner***

***Gregory P. Harrison, City Manager
Suzette Sibble, Assistant City Manager
Nguyen Tran, CRA Director
Mark Berman, City Attorney
Claudia McKenna, CRA Attorney
Kervin Alfred, City Clerk / CRA Secretary***

CALL TO ORDER

*The Honorable Rex Hardin
Mayor, Presiding*

ROLL CALL

Kervin Alfred, City Clerk

INVOCATION

Rex Hardin Mayor / Chairperson

PLEDGE OF ALLEGIANCE

Led by Kervin Alfred, City Clerk

APPROVAL OF AGENDA

**COMMENCE SPECIAL JOINT MEETING OF THE CITY COMMISSION OF POMPANO
BEACH AND POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY
WEDNESDAY MAY 14, 2025 at 6:00 p.m.**

A. PRESENTATION

B. RECESS

**COMMENCE SPECIAL MEETING AS POMPANO BEACH COMMUNITY
REDEVELOPMENT AGENCY
WEDNESDAY, MAY 14, 2025 at 6:00 p.m.
(To start immediately after the Special Joint Meeting)**

A. CONSIDERATIONS

1. [25-341](#) A SUPPLEMENTAL RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY SUPPLEMENTING MASTER BOND RESOLUTION NO. 2022-20 ADOPTED BY THE COMMUNITY REDEVELOPMENT AGENCY ON JUNE 28, 2022 TO AUTHORIZE THE ISSUANCE OF ITS NOT EXCEEDING \$75,000,000 TAX INCREMENT REVENUE BONDS (NORTHWEST DISTRICT AREA) IN ONE OR MORE SERIES OF TAX EXEMPT AND/OR TAXABLE BONDS AND AS ADDITIONAL BONDS PURSUANT TO THE MASTER BOND RESOLUTION, FOR THE PURPOSE OF FINANCING (INCLUDING THROUGH REIMBURSEMENT), TOGETHER WITH OTHER LEGALLY AVAILABLE FUNDS, ALL OR A PORTION OF THE COST OF A REDEVELOPMENT PROJECT RELATING TO THE NORTHWEST DISTRICT AREA, INCLUDING

CERTAIN OTHER COSTS RELATED TO SUCH ADDITIONAL BONDS, ALL AS MORE FULLY PROVIDED FOR HEREIN; AUTHORIZING THE EXECUTION AND DELIVERY OF SUCH ADDITIONAL BONDS; AUTHORIZING THE NEGOTIATED SALE OF SUCH ADDITIONAL BONDS AND ESTABLISHING CERTAIN PARAMETERS OF SUCH SALE; DELEGATING AUTHORITY TO THE EXECUTIVE DIRECTOR OF THE COMMUNITY REDEVELOPMENT AGENCY, IN CONSULTATION WITH THE AGENCY'S MUNICIPAL ADVISOR, TO SELECT ONE OR MORE UNDERWRITERS FOR EACH SERIES OF SUCH ADDITIONAL BONDS; APPROVING THE FORM, AND AUTHORIZING EXECUTION, OF A BOND PURCHASE CONTRACT FOR EACH SERIES OF SUCH ADDITIONAL BONDS, SUBJECT TO THE PARAMETERS SET FORTH HEREIN; APPROVING A FORM OF PRELIMINARY OFFICIAL STATEMENT AND RELATED MATTERS FOR EACH SERIES OF ADDITIONAL BONDS AND AUTHORIZING EXECUTION AND DELIVERY OF A FINAL OFFICIAL STATEMENT FOR EACH SERIES OF ADDITIONAL BONDS; APPROVING THE FORM, AND AUTHORIZING EXECUTION, OF A CONTINUING DISCLOSURE CERTIFICATE AND RELATED MATTERS FOR EACH SERIES OF ADDITIONAL BONDS; PROVIDING FOR THE APPOINTMENT OF THE INITIAL PAYING AGENT AND REGISTRAR FOR EACH SERIES OF SUCH ADDITIONAL BONDS AND THE EXECUTION OF A RELATED PAYING AGENT AND REGISTRAR AGREEMENT; PROVIDING FOR A MUNICIPAL BOND INSURANCE OPTION FOR EACH SERIES OF ADDITIONAL BONDS; AUTHORIZING OTHER REQUIRED ACTIONS; AUTHORIZING THE PROPER OFFICIALS OF THE AGENCY TO DO ALL OTHER THINGS DEEMED NECESSARY OR ADVISABLE IN CONNECTION WITH THE MATTERS PROVIDED FOR HEREIN; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

(Fiscal Impact: Not To Exceed \$75 million (excludes premium or discount) to be financed through 2049. Annual debt service of approximately \$6.7M.)

(Staff Contact: Suzette Sibble/Nguyen Tran)

2. [25-342](#)

A RESOLUTION OF THE POMPAÑO BEACH COMMUNITY REDEVELOPMENT AGENCY (CRA), ACKNOWLEDGING ADDITIONAL ELEMENTS OF THE DOWNTOWN PROJECT (ADDITIONAL PROJECT ELEMENTS) INCLUDING: AN EDUCATIONAL COMPONENT; VOCATIONAL TRAINING PROGRAM; COLLEGE RESOURCE CENTER; SPORTS HALL WALL OF FAME FEATURE; PIONEER MONUMENT; HISTORICAL BUSINESS WALKWAY; RESIDENTIAL WORKFORCE HOUSING;

COMMERCIAL AND RESIDENTIAL DEVELOPERS AND CONTRACTORS WORKSHOPS AND ONSITE JOB FAIRS; CONTINUED RESIDENT AND TENANT RELOCATION AND TRANSITION; JOB PLACEMENT CONSULTANT PROGRAM; \$500,000 COMMUNITY BENEFITS FUNDING; SMALL BUSINESS ENTREPRENEURSHIP INCUBATOR PROGRAM, INCLUDING INCENTIVES; APPROVING AN INCREASE TO THE CIVIC BUILDING FINANCING TO FUND COSTS ASSOCIATED WITH THE ADDITIONAL PROJECT ELEMENTS; APPROVING AND AUTHORIZING THE PROPER OFFICIALS TO EXECUTE A FIRST AMENDMENT TO THE POMPANO BEACH DOWNTOWN PUBLIC PRIVATE REDEVELOPMENT AGREEMENT (THE MASTER DEVELOPMENT AGREEMENT) BETWEEN THE CITY OF POMPANO BEACH (CITY), THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY (CRA), AND RP POMPANO, LLC, (FIRST AMENDMENT) THAT INCORPORATES THE OBLIGATIONS RELATING TO THE ADDITIONAL PROJECT ELEMENTS AND ESTABLISHES PROJECT INCENTIVES, TOGETHER WITH ALL DOCUMENTS NECESSARY TO EFFECTUATE THE FIRST AMENDMENT; AND ACKNOWLEDGING APPROVAL OF THE DESIGN CONCEPT FOR CITY HALL AND PARKING GARAGE; PROVIDING AN EFFECTIVE DATE AND FOR OTHER PURPOSES.

(Fiscal Impact: \$9 million increase to the civic facilities budget for costs associated with vocational tech./college resource center and local business participation incentives to be financed over 30 years as part of the City's self-financing for the civic facilities; additional costs associated with Additional Project Elements will be funded with revenues generated by the Downtown.)

(Staff Contact: Suzette Sibble/Nguyen Tran)

B. ADJOURNMENT

COMMENCE SPECIAL MEETING AS CITY COMMISSION OF POMPANO BEACH

WEDNESDAY, MAY 14, 2025 at 6:30 p.m.

(To start immediately after Pompano Beach Community Redevelopment Agency Special Meeting)

A. CONSIDERATIONS

1. [25-343](#) AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF POMPANO BEACH, FLORIDA APPROVING THE FORM OF A GROUND LEASE AGREEMENT, AND AUTHORIZING THE EXECUTION OF A GROUND LEASE AGREEMENT IN CONNECTION WITH EACH SERIES PROJECT, AS MORE FULLY DESCRIBED HEREIN; APPROVING THE FORM, AND

AUTHORIZING THE EXECUTION, OF A MASTER TRUST AGREEMENT TO PROVIDE FOR THE ISSUANCE FROM TIME TO TIME THEREUNDER OF ONE OR MORE SERIES OF CERTIFICATES OF PARTICIPATION, AS MORE FULLY DESCRIBED HEREIN; APPROVING THE FORM OF A SUPPLEMENTAL TRUST AGREEMENT, SUPPLEMENTING THE MASTER TRUST AGREEMENT, AND AUTHORIZING THE EXECUTION OF A SUPPLEMENTAL TRUST AGREEMENT RELATING TO ONE OR MORE SERIES OF CERTIFICATES OF PARTICIPATION TO BE ISSUED PURSUANT TO THE MASTER TRUST AGREEMENT AND AUTHORIZED HEREIN; AUTHORIZING THE ISSUANCE, IN ONE OR MORE SERIES OF TAX EXEMPT AND/OR TAXABLE CERTIFICATES OF PARTICIPATION EVIDENCING AN UNDIVIDED PROPORTIONATE INTEREST OF THE OWNERS THEREOF IN BASIC RENT PAYMENTS TO BE MADE UNDER A MASTER LEASE-PURCHASE AGREEMENT (CIVIC FACILITIES MASTER LEASE PROGRAM) BY THE CITY OF POMPANO BEACH, FLORIDA, SUBJECT TO THE PARAMETERS SET FORTH HEREIN, INCLUDING THAT THE AGGREGATE PRINCIPAL AMOUNT OF SUCH CERTIFICATES SHALL NOT EXCEED \$137,000,000, ALL AS MORE FULLY DESCRIBED HEREIN; PROVIDING FOR THE APPOINTMENT OF A TRUSTEE UNDER THE MASTER TRUST AGREEMENT, AS SUPPLEMENTED; APPROVING THE FORM, AND AUTHORIZING EXECUTION, OF A MASTER LEASE-PURCHASE AGREEMENT (CIVIC FACILITIES MASTER LEASE PROGRAM) RELATING TO THE SERIES PROJECTS; APPROVING THE FORM, AND AUTHORIZING EXECUTION, OF A LEASE SCHEDULE TO BE DELIVERED IN CONNECTION WITH EACH SERIES PROJECT; APPROVING THE FORM OF AN ASSIGNMENT OF LEASE AGREEMENT; APPROVING THE FORM OF AN ASSIGNMENT OF GROUND LEASE AGREEMENT TO BE DELIVERED IN CONNECTION WITH EACH GROUND LEASE; AUTHORIZING THE DELEGATED, NEGOTIATED SALE OF EACH SERIES OF THE CERTIFICATES OF PARTICIPATION (CIVIC FACILITIES MASTER LEASE PROGRAM) SPECIFICALLY AUTHORIZED HEREIN AND ESTABLISHING CERTAIN PARAMETERS OF SUCH SALE; APPROVING THE FORM, AND AUTHORIZING THE EXECUTION, OF A CERTIFICATE PURCHASE CONTRACT RELATING TO EACH SERIES OF THE CERTIFICATES OF PARTICIPATION (CIVIC FACILITIES MASTER LEASE PROGRAM) SPECIFICALLY AUTHORIZED HEREIN, SUBJECT TO THE PARAMETERS SET FORTH HEREIN; AUTHORIZING OBTAINING A COMMITMENT FOR A MUNICIPAL BOND INSURANCE POLICY AND/OR RESERVE ACCOUNT SURETY BOND SECURING A SERIES OF THE CERTIFICATES OF

PARTICIPATION (CIVIC FACILITIES MASTER LEASE PROGRAM) SPECIFICALLY AUTHORIZED HEREIN AND THE EXECUTION OF RELATED AGREEMENTS WITH THE INSURER; APPROVING A FORM OF PRELIMINARY OFFERING STATEMENT AND AUTHORIZING EXECUTION AND DELIVERY OF A FINAL OFFERING STATEMENT AND RELATED MATTERS RELATING TO EACH SERIES OF THE CERTIFICATES OF PARTICIPATION (CIVIC FACILITIES MASTER LEASE PROGRAM) SPECIFICALLY AUTHORIZED HEREIN; APPROVING THE FORM, AND AUTHORIZING EXECUTION, OF A CONTINUING DISCLOSURE CERTIFICATE AND RELATED MATTERS RELATING TO EACH SERIES OF THE CERTIFICATES OF PARTICIPATION (CIVIC FACILITIES MASTER LEASE PROGRAM) SPECIFICALLY AUTHORIZED HEREIN; AUTHORIZING ALL REQUIRED ACTIONS IN CONNECTION WITH THE ISSUANCE OF THE SERIES OF CERTIFICATES OF PARTICIPATION (CIVIC FACILITIES MASTER LEASE PROGRAM) SPECIFICALLY AUTHORIZED HEREIN; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

(Fiscal Impact: Not to exceed \$137 million (excludes premium or discount) to be financed over 30 years, anticipated maximum annual debt service of \$9.1 million over 30 year financing term. Savings of \$100 million over 30 year financing term as compared to private financing option approved June 20, 2024 in the Downtown Master Development Agreement.)

(Staff Contact: Suzette Sibble)

2. [25-344](#)

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF POMPANO BEACH, FLORIDA ESTABLISHING ADDITIONAL ELEMENTS OF THE DOWNTOWN PROJECT (ADDITIONAL PROJECT ELEMENTS) INCLUDING: AN EDUCATIONAL COMPONENT; VOCATIONAL TRAINING PROGRAM; COLLEGE RESOURCE CENTER; SPORTS HALL WALL OF FAME FEATURE; PIONEER MONUMENT; HISTORICAL BUSINESS WALKWAY; RESIDENTIAL WORKFORCE HOUSING; COMMERCIAL AND RESIDENTIAL DEVELOPERS AND CONTRACTORS WORKSHOPS AND ONSITE JOB FAIRS; CONTINUED RESIDENT AND TENANT RELOCATION AND TRANSITION; JOB PLACEMENT CONSULTANT PROGRAM; \$500,000 COMMUNITY BENEFITS FUNDING; SMALL BUSINESS ENTREPRENEURSHIP INCUBATOR PROGRAM, INCLUDING INCENTIVES; APPROVING AND AUTHORIZING AN INCREASE TO THE CIVIC BUILDING FINANCING TO FUND COSTS ASSOCIATED WITH THE ADDITIONAL PROJECT ELEMENTS; APPROVING AND

AUTHORIZING THE PROPER OFFICIALS TO EXECUTE A FIRST AMENDMENT TO THE POMPANO BEACH DOWNTOWN PUBLIC PRIVATE REDEVELOPMENT AGREEMENT (THE MASTER DEVELOPMENT AGREEMENT) BETWEEN THE CITY OF POMPANO BEACH (CITY), THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY (CRA), AND RP POMPANO, LLC, (FIRST AMENDMENT) THAT INCORPORATES THE OBLIGATIONS RELATING TO THE ADDITIONAL PROJECT ELEMENTS AND ESTABLISHES PROJECT INCENTIVES, TOGETHER WITH ALL DOCUMENTS NECESSARY TO EFFECTUATE THE FIRST AMENDMENT; AND APPROVING THE DESIGN CONCEPT FOR CITY HALL AND PARKING GARAGE; PROVIDING AN EFFECTIVE DATE AND FOR OTHER PURPOSES.

(Fiscal Impact: \$9 million increase to the civic facilities budget for costs associated with vocational tech./college resource center and local business participation incentives to be financed over 30 years as part of the City's self-financing for the civic facilities; additional costs associated with Additional Project Elements will be funded with revenues generated by the Downtown.)

(Staff Contact: Suzette Sibble)

3. [25-345](#)

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF POMPANO BEACH, FLORIDA APPROVING A SUPPLEMENTAL RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY (THE "AGENCY") SUPPLEMENTING THE AGENCY'S PREVIOUSLY ADOPTED MASTER BOND RESOLUTION TO PROVIDE FOR THE ISSUANCE BY THE AGENCY OF ITS TAX INCREMENT REVENUE BONDS (NORTHWEST DISTRICT AREA) IN ONE OR MORE SERIES OF TAX EXEMPT AND/OR TAXABLE BONDS AND AS ADDITIONAL BONDS PURSUANT TO THE AGENCY'S MASTER BOND RESOLUTION FOR THE PURPOSE OF FINANCING (INCLUDING THROUGH REIMBURSEMENT), TOGETHER WITH OTHER LEGALLY AVAILABLE FUNDS, ALL OR A PORTION OF THE COST OF A REDEVELOPMENT PROJECT RELATING TO THE NORTHWEST DISTRICT AREA, INCLUDING CERTAIN OTHER COSTS RELATED TO SUCH ADDITIONAL BONDS, ALL AS MORE FULLY SET FORTH IN SAID SUPPLEMENTAL RESOLUTION; APPROVING THE NEGOTIATED SALE OF EACH SERIES OF SUCH ADDITIONAL BONDS, ALL AS MORE FULLY DESCRIBED IN THE SUPPLEMENTAL RESOLUTION; APPROVING THE ISSUANCE OF EACH SERIES OF SUCH ADDITIONAL BONDS BY THE AGENCY, SUBJECT TO THE TERMS AND CONDITIONS OF THE MASTER BOND RESOLUTION AND SUPPLEMENTAL RESOLUTION;

PROVIDING CERTAIN OTHER MATTERS WITH RESPECT
THERE TO; PROVIDING FOR SEVERABILITY; PROVIDING AN
EFFECTIVE DATE.

(Fiscal Impact: N/A)

(Staff Contact: Suzette Sibble/Nguyen Tran)

B. ADJOURNMENT

RECONVENE SPECIAL JOINT MEETING

(To start immediately after City Commission of Pompano Beach Special Meeting)

A. CLOSING REMARKS BY CITY COMMISSION/ POMPANO BEACH CRA

B. ADJOURNMENT