



City of Pompano Beach



Detailed Minutes - Final

City Commission

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

- Gregory P. Harrison, City Manager*
- Mark Berman, City Attorney*
- Kervin Alfred, City Clerk*

Tuesday, November 12, 2024

12:30 PM

Commission Chamber

Special Joint Meeting of City and CRA

100 West Atlantic Blvd.
Pompano Beach, FL 33060

CALL TO ORDER

The Honorable Rex Hardin, Mayor called the Special Joint Meeting of the City Commission and Pompano Beach Community Redevelopment Agency (CRA) to order at 12:30 p.m.

ROLL CALL

- Present:** Commissioner Alison Fournier
 Commissioner Barry Moss
 Commissioner Beverly Perkins
 Commissioner Rhonda Sigerson-Eaton
 Vice Mayor Andrea McGee
 Mayor Rex Hardin

INVOCATION

Mayor Hardin offered the invocation.

PLEDGE OF ALLEGIANCE

Led by Kervin Alfred, City Clerk/ CRA Secretary

APPROVAL OF AGENDA

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

**COMMENCE SPECIAL JOINT MEETING OF THE CITY COMMISSION OF POMPANO
BEACH AND POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY
TUESDAY, NOVEMBER 12, 2024**

A. PRESENTATION

Claudia McKenna, CRA Attorney, clarified the purpose of the meeting, emphasizing that it was not an emergency but a continuation of long-term efforts regarding the downtown project. She highlighted the historical context, referencing past resolutions and agreements, including a land exchange with Broward County that avoids financial outlays for a drainage parcel. She also noted the County's approval of the exchange earlier in the day and stressed the 20-year scope of the Master Development Agreement, which binds the City and CRA to ongoing property negotiations within the project area.

Suzette Sibble, Assistant City Manager, noted that this presentation was part of ongoing efforts related to the downtown project, which has been in development for over 20 years. She noted that past presentations had highlighted the role of Roca Partners, the master development partner, in driving the project forward and engaging the community through public meetings. She explained the significance of partnerships, emphasizing collaboration between the City, CRA, Broward County, and other stakeholders. She thanked key county officials, including Commissioner Lamar Fisher, a Pompano Beach resident, and county administrators Monica Safiro and Kevin Kelleher, for their roles in the negotiations. Ms. Sibble expressed appreciation for their shared vision and the mutually beneficial agreement reached with the County. She detailed the project area defined in the Master Development Agreement, approved in June 2024, which encompasses parcels owned by the City and CRA. She noted the City's ownership of 58 acres and the ongoing effort to acquire an additional 12 acres to enhance the project. Highlighting the importance of the county drainage parcel included in the land exchange, she explained its strategic location and potential to improve the project's long-term success. She also pointed out the inclusion of a commuter rail station in the downtown plan, which was presented in past public meetings as a key component of the project's economic and mobility goals. She described the existing conditions in the downtown area, characterizing it as economically depressed, with issues such as illegal dumping, homelessness, and limited job opportunities. She emphasized the transformation envisioned for the area, which would include mixed-use developments, open spaces, community gathering areas, and improved infrastructure. The project is expected to generate over \$40 million in tax revenue for the City, County, and school district while creating 3,000 permanent jobs and 5,800 construction jobs. She reiterated that the project's financial plan was designed to avoid raising taxes and had been carefully reviewed by consultants and economic experts. She addressed misinformation in the community and clarified that the project did not include a \$400 million city hall. She explained that while a new city hall is planned due to the limitations of the current facility, its funding would come from the downtown project's revenues over a 30-year period. She highlighted her extensive experience in public finance and her commitment to transparency, accountability, and minimizing the tax burden on residents. She discussed its importance in enhancing mobility and economic opportunities. She described the rail station as a benefit for Pompano Beach residents, providing an alternative to car travel and creating jobs. She noted that Broward County, with the support of state and federal grants, is committed to developing the rail station platform, while the City has agreed to provide parking. The agreement with the County allows flexibility in determining parking locations, with a mix of dedicated and shared spaces planned. She highlighted the importance of connectivity between rail parking and the station, citing the Dixie Highway project as an example of a forward-thinking infrastructure that ensures walkability and safety. She concluded by urging residents to explore Broward County's mobility plans and expressed optimism about the long-term benefits of the

downtown project and rail station for the community.

Cassandra LeMasurier, Real Property Manager, explained the land exchange portion of the downtown project. She detailed the two properties involved: a 1.4-acre drainage parcel owned by Broward County and the Annie Weaver Family Success Center owned by the City. She clarified that the drainage parcel, currently a fenced-off area serving as a retention and detention site, would be conveyed to the City. Meanwhile, the Annie Weaver Center, which Broward County has leased since 1982, would be conveyed to the County. She provided historical context, noting that the land for the Annie Weaver Center was acquired by the City in 1950 for \$100 and later leased to Broward County, which built the facility. She highlighted that the Annie Weaver Center houses social services provided by Broward Health and other agencies. The facility also hosts the City's municipal community court at no cost, a use that will continue after the property is transferred to the County. She assured that the cost of replacing the drainage functionality from the transferred parcel had been included in the Master Development Agreement, which was approved in June. This linear drainage system was designed to serve all downtown properties, enhancing their development potential while creating an attractive feature for the community. She emphasized that the property exchange would benefit residents by optimizing land use and improving the area's economic and aesthetic value.

Ms. Sible summarized the benefits of the land exchange, reiterating the plan to transform the overgrown and inaccessible drainage parcel into a productive and visually appealing property along Martin Luther King Jr. Boulevard. She highlighted the potential for generating revenue for the City, County, school district, and other taxing bodies. The project aims to create jobs and long-term economic opportunities for Pompano Beach residents. She encouraged residents to stay informed through the downtown project's website and emphasized the City's commitment to keeping the community involved throughout the multi-year process. She thanked everyone for their attention and assured them that updates would be provided at every milestone.

Mayor Hardin concluded by thanking Ms. Sible and Ms. LeMasurier for their presentations and opened the floor for questions from the commission.

Comr. Fournier began by confirming that the item being discussed would not be returned to the commission for further approval, which Ms. Sible affirmed.

Comr. Fournier asked about the annual financial obligation for the civic parcels, referencing her understanding that it would involve \$13 million annually over 30 years, totaling approximately \$400 million.

Ms. Sible clarified that the \$13 million annual figure includes costs for constructing three civic buildings, developer performance payments tied to milestones, and a structured financing plan spanning 30 years. She explained that this approach allows the City to avoid delaying projects and prevents escalating costs associated with waiting years to accumulate funds. She compared the process to the City's past use of general obligation bonds to deliver critical projects more efficiently.

Comr. Fournier expressed concerns about the risk associated with the financing plan, particularly if anticipated land sales failed to meet expectations. She also raised questions about the impact of increased density in the area, including 4,000 new apartments, on traffic around Atlantic and Dixie. She asked how residents would access the commuter rail station given the existing gridlock.

Ms. Sibble responded that the developer was taking substantial risks by investing upfront in the area and relying on end-users for future development. She emphasized that the City retains ownership of the land, which is expected to appreciate in value due to infrastructure improvements. She added that the developer's incentive payments are tied to specific milestones, ensuring accountability. Regarding traffic concerns, she noted that transportation planning is being addressed through the County's PRIMO plan, rapid bus systems, and rail corridors. She also highlighted the Circuit micro-transit program, which provides on-demand rides to rail stations, and the City's broader transportation initiatives in collaboration with state and regional partners.

Comr. Fournier expressed skepticism about the reliance on long-term plans and online resources, arguing that residents need immediate solutions for gridlock. She noted that holding the meeting at midday likely limited participation from working residents. She asked for specific appraisals, parking garage costs, and details on pedestrian connectivity, including whether a pedestrian bridge over Dixie Highway would be considered.

Ms. Sibble acknowledged the concerns and stated that residential density in the transit-oriented development would be complemented by job creation, reducing reliance on cars. She explained that a pedestrian bridge had been discussed with the County but was not committed to in the term sheet. Instead, plans currently focus on safer streetscapes and traffic-calming measures. She estimated parking garage costs at \$30,000 per space and emphasized that the financial plan accounts for potential cost variations. She reiterated her commitment to transparency and encouraged residents to reach out with any further questions.

Comr. Fournier asked again about the cost of a parking garage, seeking confirmation of the estimate.

Ms. Sibble confirmed that the cost is approximately \$30,000 per parking space.

Comr. Fournier stated that the City is committing \$12 million for parking garages to support the commuter rail and questioned the additional need for pedestrian connectivity in the same area where \$45 million had already been spent on related infrastructure. She expressed concerns about the lack of appraisals for the land parcels and questioned why the Commission was addressing this issue without adequate information. She noted the timing of the meeting, with a "lame duck" Commission, and concluded her remarks.

Mayor Hardin asked if Comr. Fournier's remaining questions would be addressed.

Comr. Fournier confirmed that her question about parking garage costs had been answered.

Comr. Perkins expressed frustration, stating that as the district commissioner for the project, she had not been informed about the land swap until seeing it on the agenda. She questioned how many hours Ms. Sibble dedicates to the downtown project.

Ms. Sibble replied that she spends significant time on the project, including weekends, and is committed to serving the residents of Pompano Beach.

Comr. Perkins asked whether the city manager had instructed Sibble to inform her, as the district commissioner, about project developments.

Ms. Sibble stated that meetings had been held with all commissioners leading up to the approval of the development agreement. She encouraged commissioners to reach out for clarification on any details.

Comr. Perkins reiterated that she had requested to be informed about all developments in her district, stating that she should not learn about such projects through agendas or hearsay. She expressed concern about the Annie Weaver Center's future, asking whether the County had committed to expanding or maintaining services at the center.

Ms. Sibble explained that discussions with the County included expanding services at the Annie Weaver Center and maintaining the community court, recognizing its importance. However, she confirmed that no formal agreements had been put in writing.

Comr. Perkins clarified that her concern was whether there was anything in writing from the County to ensure the continuation of services at the Annie Weaver Center.

Ms. Sibble confirmed that these points had only been discussed and were not formalized in writing.

Comr. Perkins expressed dissatisfaction with the lack of formal assurances and stated her intention to table the item, citing insufficient information and due process.

Mayor Hardin clarified that the presentation was informational and not an actionable item at this time.

Comr. Perkins reiterated her discomfort with proceeding with the project and emphasized her need for more time to review and understand its details.

Ms. McKenna explained that the special joint meeting was for the presentation. Following the meeting, the Commission would recess to address items during the CRA meeting and later convene as the City Commission to consider specific items.

Comr. Perkins confirmed the sequence of the meetings and thanked Ms. McKenna for the clarification.

B. RECESS

Mayor Hardin asked if there were any further questions from the Commission regarding the presentation. Seeing none, he recessed the special joint meeting at 1:23 PM. and announced the commencement of the special meeting for the Pompano Beach Community Redevelopment Agency.

**COMMENCE SPECIAL MEETING AS POMPANO BEACH COMMUNITY
REDEVELOPMENT AGENCY
TUESDAY, NOVEMBER 12, 2024**

The Pompano Beach Community Redevelopment Agency Special Meeting was called to order by the Mayor at 1:23 PM.

A. CONSIDERATIONS

1. [25-52](#) A RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY (CRA) APPROVING A TERM SHEET PRIMARILY 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 THE CRA, BROWARD COUNTY, AND THE CITY OF POMPANO BEACH (CITY) PURSUANT TO THE TERM SHEET, SUBJECT TO LEGAL REVIEW AND APPROVAL BY THE CRA ATTORNEY AND THE CITY ATTORNEY; PROVIDING FOR AN EFFECTIVE DATE.
(Fiscal Impact: N/A)

(Staff Contact: Nguyen Tran / Cassandra LeMasurier)

Claudia McKenna, CRA Attorney, introduced item number one, a Resolution approving a term sheet involving the Broward County retention/detention parcel within the downtown Pompano Transit-Oriented Corridor project area. The Resolution proposed an exchange for approximately 3.83 acres of land, including the Annie Weaver Center, and authorized the negotiation and execution of agreements between the CRA, Broward County, and the City of Pompano Beach. The resolution was subject to legal review and approval by the CRA Attorney and City Attorney.

A motion was made by Commissioner Fournier, seconded by Commissioner Perkins, to table the item to the January 14, 2024 meeting. The motion failed by the following roll call vote:

The motion carried by the following roll call vote:

Yes: Commissioner Fournier and Commissioner Perkins

No: Commissioner Moss, Commissioner Sigerson-Eaton, Vice Chair McGee, and Mayor Hardin

Comr. Fournier indicated that she had a series of questions and public feedback to discuss.

Suzette Sibble, Assistant City Manager, noted that there were no additional comments from staff but requested that the PowerPoint presentation from the earlier meeting be incorporated into the record for both the CRA and City agenda items.

Mayor Hardin opened the floor for public input, asking speakers to state their name and address for the record and limit their comments to three minutes.

Carol Iseman, a resident, raised concerns about the 3,000 jobs projected for the downtown project, questioning what types of jobs would be created. She expressed doubts that retail and restaurant jobs could support the high rents charged in the area, citing a \$2,000 monthly rent for a one-bedroom apartment at a nearby development. She also criticized the lack of notice to commissioners about developments in their districts and questioned the timing of the decision, suggesting it should be postponed until the new Commission was seated.

Paul Kalomeris, a resident and a property owner with six properties in Pompano Beach, criticized the process as rushed and called the Commission a "lame duck." He questioned the claim that taxes would not increase due to the project and expressed frustration that such assurances could not be guaranteed. Mayor Hardin clarified that the Commission does not make guarantees about taxes. Mr. Kalomeris dismissed the assurances as meaningless without guarantees and reiterated his frustration with the timing of the decisions.

Rodrick Phillips, a resident, voiced support for Comr. Perkins, urging the Commission to show more respect for her role as the representative for District Four. He criticized the exclusion of Perkins from discussions on developments in her district and called for greater inclusion and collaboration. He also expressed concerns about the rapid pace of development and its impact on the community, particularly on homelessness. He argued that developers face minimal risk and profit from taxpayer contributions while leaving unresolved issues, such as homelessness, unaddressed. He concluded by urging the Commission to reject the rapid development and provide more support to address homelessness in District Four.

Mel Stephen, a resident, called for the matter to be tabled until the new Commission is seated. He also requested the resignation of several officials, naming Mr. Harrison, Mr. Hardin, Ms. McGee, and Mr. Moss.

Lorie Cooper, a resident, shared her concerns about the downtown project. She reflected on successful and failed developments in other areas, noting that even initially thriving projects, such as one in West Palm Beach, eventually saw businesses close. She questioned the financial burden placed on taxpayers and the long-term viability of the project. She asked whether the commissioners would personally stake their pensions or livelihoods on the project's success, highlighting her worry as a resident and taxpayer.

Cindy Duarte, a resident, asked if the land swap had an expiration date requiring urgent action, suggesting the meeting was unnecessary. She criticized the lack of information shared with commissioners and questioned the necessity of a new commuter rail system when Tri-Rail already exists nearby on Andrews Avenue. She argued that adding a rail system on Dixie and Atlantic would worsen traffic in those areas.

Mary Phillips, a resident, commended the Broward Sheriff's Office for their responsiveness in addressing homelessness near her business. She supported the idea of a commuter station and mentioned that earlier promises of connectivity at the bus station had not materialized. She suggested that the Annie Weaver Center be rebuilt to serve the community better, advocating for a facility designed for community use. She expressed her support for progress in Pompano Beach but emphasized the need for accountability and thoughtful planning.

Linda Silverstein, a resident, expressed her excitement for a reimagined downtown but voiced concerns about creating a project that resembles Fort Lauderdale, which she felt might not be sustainable. She advocated for the inclusion of bikers in the planning process, urging the commission to ensure bike parking and facilities are part of the station's design.

Robert Scharf, a resident, questioned whether the City had considered using its own departments for construction and road maintenance to avoid excessive contractor costs. Mayor Hardin clarified that the City has its own building and public works departments.

Robert Pusins, a resident, supported tabling the item, suggesting the new commission should make decisions about the project. He proposed that those opposed to the current action stand to show solidarity rather than each making individual comments.

Michael Skversky, a resident, criticized the lack of transparency on project costs, comparing it to a parking garage project at the beach, which he claimed cost \$47 million with interest. He argued that the majority of residents in the affected district, particularly the Black community, opposed the project. He urged Vice Mayor McGee to listen to the residents of District Four, asserting that many people in the area are against the development. He concluded by asking commissioners to consider the community's opposition and allow the new Commission to handle the decision.

Gerard Weber, a resident, expressed support for redevelopment, referencing the successful beach and parking projects. However, he questioned the need for costly infrastructure like an overpass for children crossing Dixie and Atlantic, suggesting that alternatives, such as a shuttle service, could be more cost-effective.

Darlene Smith, a resident and newly elected Commissioner, voiced strong support for the downtown development project, emphasizing its importance in creating a solid economic foundation for the City. She pointed out that the project had been in planning for 20 years and was now in the implementation stage. Ms. Smith highlighted the long-term nature of the project, noting that the Commission could see multiple changes in its makeup over its 10-year timeline. She urged current commissioners to work as a team and proceed with the property swap to ensure the project's progress.

Audrey Fesik, a resident and newly elected Commissioner, asked about the deferred rent terms for the new city hall. Ms. Sibble explained that rent payments would be aligned with cash flows, including a deferred first year and an escalation over the following two to three years, with a \$12 million cap over 30 years. Ms. Fesik raised concerns about the lack of transparency and detailed financial information, referencing community frustration over the project. She questioned whether the term sheet could be made non-binding. Ms. McKenna clarified that term sheets, while not final agreements are binding once approved. Ms. Fesik encouraged a

no-vote or further tabling of the item to allow for greater transparency and public trust.

Lauren McGee Weiss, a resident, expressed excitement about the project and its potential to bring improvements to underserved areas in Pompano Beach. She commended the focus on adequate parking and connectivity, contrasting it with past projects that failed to plan effectively. She emphasized the economic opportunities the commuter rail could bring, particularly for residents commuting to major business hubs, and encouraged commissioners to avoid short-term decisions that could harm long-term progress.

Jocelyn Jackson, a resident, expressed strong support for the project, emphasizing that underserved communities deserve the same level of development and opportunity as other areas. She highlighted the historical neglect of the Northwest District and argued that the project was necessary for the community's progress and future generations. She urged Comr. Perkins to remain steadfast and committed to collaboration with the Commission and constituents. She concluded by expressing enthusiasm for moving forward with the development.

Georganne McKelligett, a resident, expressed her love for Pompano Beach and support for improvement but criticized the timing of the meeting, calling it unfair to hold such an important discussion as a "lame duck" Commission when new members were about to take office. She praised Comrs. Perkins and Fournier for their representation of their districts and emphasized the need for transparency and collaboration. She expressed frustration over decisions feeling rushed and urged fairness to taxpayers.

Phillip Nap, a resident, acknowledged the good work done in redevelopment but argued that the process was being rushed. He urged the commission to table the item, allowing more time for thorough vetting and public comfort with the plans.

Sarahca Peterson, a resident, asked what would happen legally if the item did not pass. Ms. McKenna clarified that the project was already approved in June, with the current meeting serving to inform the public that no payment would be made to the County and that services at Annie Weaver would continue. Ms. Peterson questioned the County's lack of written commitments. Ms. McKenna responded that there was no indication that the County intended to cease services but that no formal documentation was in place. Ms. Peterson stressed the importance of transparency in addressing community fears, particularly in the Northwest District, while also highlighting the need for development in the area. She urged the City to unite behind uplifting underserved communities.

Heather Gilchrist, a resident, questioned the urgency of the decision and asked why it could not wait until the new commission was seated. Ms. Sibble explained that obligations under the June-approved development agreement were time-sensitive and required action. She noted that the project had been in progress for years and involved critical updates, such as the rail discussion and the Annie Weaver Center's future. Ms. Gilchrist suggested it was reasonable to pause decisions during transitional periods between elections and seating new commissions. She also inquired whether the term sheet had been made available to the public. Ms. Sibble confirmed it was included in the agenda backup, which is a public record. Ms. Gilchrist expressed dissatisfaction with the timing of the term sheet's presentation and vote, emphasizing the importance of allowing voters to review and understand such documents.

Comr. Fournier sought clarification on the legal implications of the vote, asking if the resolution authorizes officials to execute agreements tied to the land swap and whether a "no" vote would prevent those agreements.

Ms. McKenna explained that the commission had already committed to the land swap through the June Master Development Agreement. She noted that the term sheet ratifies terms already approved, and a "no" vote would cause legal complications without invalidating the commitments. She clarified that the term sheet was binding once approved and that the commission's vote was essentially procedural.

Comr. Fournier argued that while the Master Development Agreement approved general land acquisition and swaps, the specific commitments outlined in the term sheet, such as parking spaces for commuter rail and pedestrian connectivity, were not explicitly detailed in the earlier agreement. She expressed concern about the specificity and scope of obligations tied to the term sheet.

Ms. McKenna countered that the commitments had been part of prior discussions and presentations, emphasizing that nothing in the term sheet introduced new obligations.

Comr. Fournier reiterated her concerns, particularly about the specificity of commitments not being clear in earlier agreements and presentations.

Comr. Perkins provided a historical perspective on the project, recalling its origins and the community's involvement. She criticized the City for holding public meetings about the project outside the Northwest community and highlighted her own efforts to engage residents and ensure their voices were heard. Comr. Perkins emphasized the importance of including the community's proposals in the project and reiterated her request to be updated weekly on its progress. She also requested that local consultants be included to align the project with community needs better.

Ms. Sible responded by outlining the consultants involved in the project, including those focused on economics, real estate, and placemaking. She acknowledged the need for community engagement and emphasized plans to address local contractors' needs, such as licensing and bonding assistance, to ensure they could participate in the project. She reiterated the project's long-term nature and the importance of involving the community as it progresses.

Comr. Perkins stressed the need to integrate local expertise into the project and urged the City to prioritize opportunities for Northwest community members.

Ms. Sible assured Comr. Perkins that efforts to build a database of local contractors and address barriers to their participation were ongoing and would be incorporated as the project moved forward.

Comr. Perkins emphasized that the inclusion of local developers and contractors, particularly those who may not currently be certified or licensed, had been discussed with the master developer during community meetings. She noted that a workshop was supposed to be set up to prepare these contractors for opportunities, but this has not yet happened. She questioned who the city staff had been consulting with regarding community concerns, highlighting the disconnect between staff and the community. She reiterated her commitment to representing her constituents and stressed that her decisions are guided by the voices of the

people in her district.

Ms. Sible acknowledged Commissioner Perkins' concerns and assured her that efforts were being made to identify local subcontractors and address their needs, such as licensing and bonding. She explained that the civic uses of the project would come first, followed by incremental end-user developments over the long term. She emphasized the complexity of the project and her intention to present a well-thought-out plan for consideration and discussion.

Comr. Perkins reiterated her dissatisfaction with the lack of communication between staff and the community and called for consistent updates on the project. She expressed frustration with being excluded from decision-making and reaffirmed her commitment to listening to her constituents.

Comr. Fournier expressed skepticism about the long-term affordability and inclusivity of the project, noting that some residents feel it is not designed for them but rather for new, wealthier residents. She raised concerns about the specific commitments outlined in the term sheet, such as parking spaces for commuter rail and pedestrian connectivity, and criticized the lack of appraisals and detailed evaluations for the land swap. She argued that the deal seemed lopsided in favor of the County and questioned the rush to approve it.

Ms. McKenna clarified that the Master Development Agreement anticipated the commitments outlined in the term sheet and emphasized that these obligations were not new. Comr. Fournier countered that the level of specificity was not present in the original agreement and expressed frustration with the lack of amendments addressing African American participation and traffic studies, which had been requested in June but not yet delivered.

Comr. Fournier criticized the timing of the meeting, calling it rushed and poorly planned, with insufficient notice for commissioners to review the details. She described the optics of scheduling the meeting immediately after the election as damaging and accused the City Manager's Office of undermining transparency. Despite legal assurances that the vote might not ultimately affect the project, she stated she could not support the Resolution based on the process and terms.

Comr. Perkins asked whether a contractor was already in place for the 400 parking spaces or if it would be put out for bid. Ms. Sible confirmed that the process would involve sending the project out for bid.

Vice Mayor McGee highlighted her longstanding involvement in transportation planning, including her voluntary service with the Metropolitan Planning Organization (MPO) and her role in advocating for transportation solutions in Pompano Beach. She emphasized the importance of the proposed land swap as a step toward establishing a commuter rail station, which she viewed as integral to Pompano Beach's future as a destination for business and cultural events. She outlined her efforts to improve transportation, including introducing programs like the circuit and water taxi and lobbying for additional rail connections. She addressed concerns about parking, explaining that parking was always a critical component of the rail project, and noted the economic and community benefits of making downtown Pompano Beach a destination. She concluded by stressing the broader regional and state-level efforts to address transportation challenges and highlighted the importance of the land swap for the City's future.

Comr. Sigerson-Eaton supported the land swap, describing it as a strategic piece of the broader development plan. She noted that the parcel's value would increase significantly due to its location near the transportation hub. She reminded the commission that the Annie Weaver Center had been leased to the County for 37 years at a nominal rent of \$10 per year and expressed confidence in the City's ability to replicate the success of its beach redevelopment in the downtown area. She urged the community to participate in public meetings to stay informed and emphasized her commitment to revitalizing the northwest and the heart of Pompano Beach.

Comr. Fournier reiterated her concerns about affordability and transparency, pointing out the disconnect between the project's promises and the needs of long-term Pompano Beach residents. She questioned the City's commitments under the term sheet, particularly regarding parking, pedestrian connectivity, and the lack of appraisals for the land being exchanged. She argued that the project prioritized future developments and external benefits over the immediate needs of current residents. She also expressed frustration with the timing of the meeting, which she viewed as rushed and lacking sufficient public input. She emphasized her focus on ensuring that Pompano Beach remains affordable and inclusive for its residents.

Vice Mayor McGee responded by defending the City's long-term vision for downtown development, likening it to the transformative redevelopment of the beach area. She highlighted the economic opportunities that the project could create and urged the Commission to support it as a necessary step toward Pompano Beach's future growth. She expressed frustration with perceived resistance to the City's broader goals and reaffirmed her commitment to improving the City for all residents.

Comr. Fournier countered that while she acknowledged the importance of long-term planning, the City's immediate priorities should include affordability and ensuring that current residents feel included in the vision for Pompano Beach. She reiterated her commitment to representing the interests of residents who feel overlooked in the development process.

Mayor Hardin clarified procedural questions about the Annie Weaver Center, confirming that the County had not historically committed in writing to maintaining the center but had expressed intentions to expand its services. He addressed concerns about parking, noting that parking infrastructure had always been part of the commuter rail discussions.

Ms. Sibble defended the project and the work of city staff, calling for respect in public discourse. She clarified misinformation, including claims about general obligation bond costs, and reiterated the City's commitment to transparency and public engagement. She highlighted the project's potential to bring economic growth, connectivity, and improved quality of life to Pompano Beach, emphasizing that the City's planning was methodical and forward-thinking.

Comr. Sigerson-Eaton reminded the Commission that the City has mandated through Ordinance that any developer constructing more than ten units must go to the County to secure those units, with 15% being required to be affordable housing. She emphasized the significance of this ordinance in ensuring mixed-income development and avoiding taxpayer-funded affordable housing. She expressed pride in the City's proactive stance on the issue.

Mayor Hardin addressed affordability concerns, explaining that the City's role is to create opportunities for

higher wages through economic development rather than directly subsidizing housing costs. He emphasized the importance of attracting quality jobs to make the City more affordable for residents. The Mayor also defended the long-term planning efforts for the downtown area, stating that the drainage parcel had long been seen as an underutilized asset and that repurposing it for development was a logical step.

Ms. Sibble added to the discussion by highlighting the City's efforts to upskill and reskill the workforce to help residents afford rising rents. She reiterated the extensive planning and forethought that had gone into the downtown redevelopment project, pointing to its potential to revitalize the area and provide tangible benefits for residents. She also addressed concerns about misinformation, calling for respect in public discourse and correcting claims about project costs and taxes.

Comr. Moss criticized Comr. Fournier for what he described as spreading misinformation and presenting incomplete details to the public. He defended the project as a longstanding effort supported by the community and accused Comr. Fournier of trying to manipulate the process for personal gain. He expressed frustration with what he perceived as uncivil behavior from some members of the public and reaffirmed his commitment to the project.

Comr. Fournier responded by condemning Comr. Moss' tone and defending her efforts to keep the public informed about the project. She expressed hope that Comr. Moss' successor would bring more respect and attentiveness to the role, emphasizing the importance of listening to residents and addressing their concerns.

Comr. Moss rebutted Comr. Fournier's remarks, denying any wrongdoing in his support for his successor during the election and accusing Fournier of spreading half-truths and manipulations. He reiterated his belief in the competence of his successor and his decision to leave the Commission.

Vice Mayor McGee called for civility and encouraged residents to engage directly with city staff to address questions or concerns. She praised the professionalism of city staff and encouraged residents to use them as a resource for clarity and information.

A motion was made by Vice Mayor McGee, seconded by Commissioner Sigerson-Eaton, that the Resolution / Regular Agenda be ADOPTED. The motion carried by the following roll call vote:

Yes: Moss
Sigerson-Eaton
McGee
Hardin

No: Fournier
Perkins

Enactment No: CRA RES. No. 2025-01

2. [24-603](#) A RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT

AGENCY (CRA) APPROVING AND AUTHORIZING THE PROPER OFFICIALS TO EXECUTE A THIRD AMENDMENT TO THE PROPERTY DISPOSITION AND DEVELOPMENT AGREEMENT, RELATING TO FIVE PROPERTIES LOCATED AT 620, 600, 500, 300 NW 31st AVENUE AND 140 NW 27th AVENUE, POMPANO BEACH, FLORIDA; PROVIDING AN EFFECTIVE DATE

(Fiscal Impact: N/A)

(Staff Contact: Nguyen Tran)

Nguyen Tran, CRA Director, presented a Resolution for a third amendment to the property Disposition and Development Agreement regarding properties along Northwest 31st Avenue and Northwest 27th Avenue in Pompano Beach. Mr. Tran explained that the Agreement initially entered in January 2018 with Hadar Homes has faced delays due to the COVID-19 pandemic. These delays prompted previous amendments to the Agreement, including an extension of construction deadlines and a reassignment of responsibilities from Hadar Homes to ICG. The current request seeks a 10-month extension for the completion of units on Northwest 31st Avenue, moving the deadline from February 28, 2025, to December 31, 2025. For the units on Northwest 27th Avenue, the proposed extension would shift the deadline from June 30, 2026, to December 31, 2027. He noted that the project on 31st Avenue is nearly complete and has positively transformed the area into a more residential environment. Additionally, the development on Northwest 27th Avenue has received site plan approval, with construction expected to take about 18 to 20 months.

Mayor Hardin called for anyone who desired to provide comment on the item to come forward; however, no one else came forward. He then closed public input and invited the City Commission to provide input.

Comr. Perkins asked for clarification on the new completion dates. Mr. Tran confirmed the dates.

A motion was made by Vice Mayor McGee, seconded by Commissioner Sigerson-Eaton, that the Resolution / Regular Agenda be ADOPTED. The motion carried by the following roll call vote:

Yes: Fournier

Moss

Perkins

Sigerson-Eaton

McGee

Hardin

Enactment No: CRA RES. No. 2025-02

B. ADJOURNMENT

Mayor Hardin adjourned the Pompano Beach Community Redevelopment Agency Special Meeting at 3:09 PM.

COMMENCE SPECIAL MEETING AS CITY COMMISSION OF POMPANO BEACH
TUESDAY NOVEMBER 12, 2024 at 12:50 p.m.

The Pompano Beach City Commission Special Meeting was called to order by the Mayor at 3:09 PM.

A. CONSIDERATIONS

1. [25-53](#) 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.

(Fiscal Impact: N/A)

(Staff Contact: Suzette Sibble / Cassandra LeMasurier)

Mark Berman, City Attorney, introduced the item. The Resolution authorizes negotiations and execution of appropriate agreements between Broward County, the City of Pompano Beach, and the Community Redevelopment Agency (CRA), subject to legal review. He requested that the presentation by Suzette Sibble and the comments by CRA counsel Claudia McKenna from earlier meetings be incorporated into the record.

There were no public comments on this item.

Comr. Perkins confirmed that the Resolution pertained to the City's term sheet.

Comr. Fournier asked about the mechanics of the land exchange, specifically whether the parcel would first transfer to the City and then to the CRA or directly to the CRA. Mr. Berman clarified that the transfer would go from the County to the City, then to the CRA.

Claudia McKenna, CRA Attorney, added that intergovernmental transfers between the City and CRA had already been approved in June, noting the legality of such transfers given their shared governance structure.

Comr. Fournier mentioned receiving approximately 60 emails from residents who could not attend the meeting due to its scheduling and short notice. She offered to ensure the emails were included in the record unless someone preferred her to read them aloud.

A motion was made by Vice Mayor McGee, seconded by Commissioner Sigerson-Eaton, that the Resolution / Regular Agenda be ADOPTED. The motion carried by the following roll call vote:

Yes: Moss

Sigerson-Eaton

McGee

Hardin

No: Fournier

Perkins

Enactment No: RES. No. 2025-29

B. ADJOURNMENT

Mayor Hardin adjourned the Pompano Beach City Commission Special Meeting at 3:12 PM.

RECONVENE SPECIAL JOINT MEETING

Mayor Hardin reconvened the Joint Special meeting at 3:12 PM.

A. ADJOURNMENT

Mayor Hardin adjourned the Joint Special meeting at 3:12 PM.