



# City of Pompano Beach

100 W. Atlantic Blvd. Pompano  
Beach, Florida 33060



## Detailed Minutes - Final

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*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, January 23, 2024

5:00 PM

Commission Chamber

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### Joint Special Meeting of the City of Pompano Beach and Pompano Beach Community Redevelopment Agency

#### CALL TO ORDER

Mayor Hardin called the Special Joint Meeting of the City and Pompano Beach CRA Board to order at 5:00 p.m.

#### 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, City Clerk

#### 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 unanimously by voice vote.**

#### A. REGULAR AGENDA

1. [24-132](#) Update on the new Downtown Development Project and presentation by RocaPoint Partners LLC, the selected Master Developer for the Project.  
(Fiscal Impact: N/A)

**(Staff Contact:** Suzette Sibble/Nguyen Tran)

Nguyen Tran, CRA Director, provided an update on the item, mentioning the progress since their last joint

meeting on October 12, 2023. He highlighted the formation of an internal support team with CBRE, discussions on terms, property valuations, infrastructure, and funding sources. Mr. Tran emphasized the commitment to transparency throughout the process and introduced the RocaPoint Partners team, including Philip Mays, Patrick Leonard, and Danielle Handy, for a presentation on the project's current status and future directions.

Phil Mays, RocaPoint Partners, shared an update on the redevelopment of downtown, emphasizing the conceptual vision through a video presentation. The video illustrated a potential layout and architectural design for the new downtown area, suggesting flexibility in actual implementation. Mr. Mays discussed RocaPoint's background, mentioning their experience with mixed-use developments in the southeast, including notable projects like Halcion in North Atlanta and the PGA tours headquarters campus. He emphasized the focus on placemaking and community building in urbanized areas. Mr. Mays provided a brief timeline, starting from the issuance of the ITN, meetings with City and CRA staff, community input, and the creation of a vision model. He mentioned the progress towards a development agreement and the envisioned mix of uses necessary for a successful placemaking project. Patrick Leonard was then introduced to speak on planning aspects.

Patrick Leonard, a principal at RocaPoint Partners, discussed the unique opportunity presented by the assembled properties for creating a special downtown area. He emphasized the plan as a starting point that will evolve over time, highlighting the partnership structure with the City to determine the project's direction. Mr. Leonard outlined the importance of creating a 24-hour, walkable, and vibrant downtown with diverse transportation options to reduce traffic and enhance the quality of life. He also mentioned the collaborative decision-making process with the City to align management and the control of the project, ensuring it reflects the community's needs and values.

Danielle Handy, Government Relations and Development Manager at RocaPoint Partners, emphasized the project's expected impact on job creation and community benefits. She highlighted the importance of pedestrian connectivity, streetscapes, and public art to create a welcoming and vibrant downtown. She outlined the upcoming steps, including community outreach meetings and the goal of finalizing a development agreement by May 2024.

Suzette Sibble, Assistant City Manager, closed the presentation by discussing the City's efforts to ensure transparency and inclusivity in the project's development process. She highlighted the ongoing negotiations with RocaPoint Partners and the importance of public input in shaping the project's outcome. Ms. Sibble reassured that there would be continuous updates and opportunities for public engagement beyond the initial agreement phase.

## **COMMISSION COMMENT**

Mayor Hardin expressed appreciation for the presentation and looked forward to the upcoming meetings on February 7th and 8th.

Comr. Perkins raised concerns regarding the project's impact on the local community, including the preservation of the Larkins Center, the significance of a proposed Martin Luther King Jr. statue, the inclusion of the surrounding neighborhood in the project, potential gentrification effects, community engagement in the planning process, opportunities for minority-owned businesses and job creation. She emphasized the need for

the project to reflect community input and to be inclusive of the residents' interests and heritage.

Ms. Sibble clarified that the Larkins Center is still part of the existing site and that discussions are ongoing about refurbishing or building a new facility to honor Commissioner Larkins' contributions.

Ms. Handy explained that the Martin Luther King Jr. statue is meant to pay homage to his legacy, with the decision ultimately reflecting community sentiment.

Mayor Hardin, Comr. Moss, and Comr. McGee shared their perspectives, highlighting the project's potential to unify Pompano Beach, create a central downtown area for all city residents, and provide job opportunities. The discussion underscored the importance of community input from all city districts and the potential benefits of the project in terms of connectivity, public art, and economic development. Concerns were noted about ensuring the project's inclusivity and sensitivity to the historical and cultural context of the area.

Comr. Fournier expressed reservations about the Martin Luther King Jr. statue, suggesting it needs to be more meaningful and reflect Pompano's unique identity. She emphasized the importance of pedestrian safety and connectivity, particularly over major roads like Dixie and Atlantic, and inquired about the nature of the 3000 jobs mentioned in the project, seeking clarification on whether they include a mix of service, retail, construction, and office jobs.

Comr. Moss highlighted the project's evolutionary nature, noting that it will change over time with input from various stakeholders and may not look as currently envisioned. He advised against focusing too much on the details at this early stage, emphasizing the importance of ongoing dialogue and input.

Comr. Sigerson-Eaton expressed enthusiasm for taking the first step in the project and thanked the team for their transparency and outreach efforts.

Ms. Sibble clarified her previous statement about "working in the background," explaining it referred to ensuring the financial feasibility of the project, not secretive actions. She emphasized the importance of creating a self-sustaining project that makes economic sense for the community.

Comr. Perkins reiterated the importance of considering the surrounding community's input and ensuring the project offers more than symbolic gestures like a statue. She emphasized the need for the project to benefit and include the local community beyond mere representations, drawing parallels to how other Pompano Beach areas are considered in development projects.

Mayor Hardin confirmed the upcoming public meetings on February 7th at the Cultural Center and February 8th at the Olson Center at 6 p.m. related to the downtown redevelopment project. These meetings, hosted by the developer with city representatives present, will allow for public presentation and input. The information shared during the commission discussion will be available for web streaming and posted to the downtown project's website for public access.

**B. ADJOURNMENT**

The meeting adjourned at 5:41 p.m.

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Rex Hardin, Mayor

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Kervin Alfred, City Clerk