



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

Tuesday, March 19, 2024

1:00 PM

Commission Chamber

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

[24-243](#) CRA Board Meeting Minutes of February 20, 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 unanimously by 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". The following speakers were called to speak before the Board:

David Miller thanked the Board and expressed his intention to speak on the item later. He mentioned an autism awareness event and distributed flyers for it, emphasizing cultural diversity and bridging generational gaps in the City of Pompano Beach. He highlighted the importance of historical sites and programming, encouraged participation in community events, and raised concerns about traffic safety and education. Chair Hardin advised Mr. Miller to give the flyers to the clerk.

Jackie Moreland expressed disappointment in the City's lack of support for Black History programs. She emphasized the significance of Black History Month activities and voiced concerns about the discontinuation of such programs. She emphasized the importance of honoring and celebrating Black excellence and urged the Board to recognize the contributions of the Black community throughout the year.

Chair Hardin clarified that the Pioneers Ball would not be discontinued.

Comr. Perkins expressed concern about Black History Month events, noting the community's request for acknowledgment of Black history in February. She mentioned an event organized by Mr. Dexter that lacked attendance due to inadequate marketing. She emphasized the importance of proper marketing for such events and advocated for continuing and expanding Black History Month activities to ensure community awareness and participation.

Chair Hardin reiterated the City's commitment to Black History Month, highlighting multiple sponsored events. He expressed personal dedication to continuing support for Black History Month initiatives as mayor.

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. [24-247](#) A RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY (CRA) APPROVING AND AUTHORIZING THE PROPER OFFICIALS TO EXECUTE A SUBLEASE AGREEMENT BETWEEN THE CRA AND MN ENTERPRISES, INC. D/B/A LANDMARK PHOTOS AND PRINTS RELATING TO PROPERTY LOCATED AT 731 DR. MARTIN LUTHER KING JR BOULEVARD, UNIT

104D, POMPANO BEACH, FLORIDA; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

(Fiscal Impact: \$7,095.00 revenue annually, with 3% annual escalation)

(Staff Contact: Vince Wooten)

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. 2024-17

C. REGULAR AGENDA

2. [24-242](#) A RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY (CRA), APPROVING AND AUTHORIZING THE PROPER OFFICIALS TO EXECUTE A LICENSE AGREEMENT BETWEEN THE CITY OF POMPANO BEACH AND THE CRA FOR THE CITY'S PLACEMENT AND MAINTENANCE OF PAINTED ARTWORK ON THE SOUTH, WEST, AND NORTH EXTERIOR WALLS OF THE BUILDING LOCATED AT 11 NE 1ST STREET PURSUANT TO THE CULTURAL AFFAIRS DEPARTMENT'S MURAL PROJECT UTILIZING ARTISTS FROM THE BAILEY CONTEMPORARY ARTS ARTISTS IN RESIDENCE; PROVIDING AN EFFECTIVE DATE.

(Fiscal Impact: N/A)

(Staff Contact: Kimberly Vazquez/Ty Tabbing)

Ty Tabbing, Cultural Affairs Director provided an overview of the Trail of Honey Bees project. He began by expressing gratitude for the opportunity to revisit the project and acknowledged the need for additional context and historical background. He outlined the project's primary goals, emphasizing its role in fostering connectivity between various cultural sites in Pompano Beach. He noted that the project aimed to bridge the divide across Dixie Highway and connect cultural venues such as the Cultural Center, Bailey Contemporary Arts, and Ali Cultural Arts, thereby linking the City's past agricultural history with its present cultural landscape. He highlighted the unanimous support for the Trail of Honey Bees project from the Pompano Beach Historical Society, underscoring its importance in preserving and showcasing the City's heritage. He provided a detailed timeline of the project's development, starting from its inception in 2015 with the redevelopment of the Ali Cultural Arts Building. He mentioned significant milestones, including the creation of mosaic tiles representing honey bees, the receipt of federal grants for the Crossroads Project, and a successful walking tour in 2020. He outlined recent efforts to revitalize the Trail of Honey Bees project, such as painting honey bee images and creating maps to enhance tourist experiences. He discussed the project's alignment with the City's master plan and proposed future initiatives, including digital activations and expanded storytelling. He also provided updates on mural concepts and marketing strategies, emphasizing the project's ongoing development and the need for community support. In conclusion, he invited attendees to engage with the Cultural Affairs Department through social media channels and encouraged continued collaboration to ensure the success and sustainability of the Trail of Honey Bees project.

Chair Hardin opened the floor for public comment.

Djerlens Chery, also known as DJ Chery, introduced himself as a local artist and showcased some of his previous mural works. He expressed his enthusiasm for the Trail of Honey Bees project and discussed his mural concept, which featured a young girl reading a book surrounded by honey bees to symbolize education and prosperity. He emphasized his commitment to bringing the mural to life and aligning it with his artistic portfolio.

Chris Brown commended Mr. Chery's artistic talent and advocated for the approval of his mural at the wash house. He highlighted the importance of art in enhancing the City's cultural landscape and urged support for local artists like Mr. Chery.

David Miller expressed his support for Mr. Chery's mural concept, highlighting its cultural significance and potential to enhance the City's artistic landscape. He commended Mr. Chery's artistic talent and urged the Board to approve the mural's installation at the wash house.

Alejandra Abad, another artist in residence, praised Mr. Chery's work and urged the Board to support artists and cultural initiatives. She emphasized the significance of Mr. Chery's mural in promoting culture and community engagement.

Wanda Lee, a professional artist, expressed her admiration for Mr. Chery's mural concept, describing it as beautiful and encouraging. She voiced her support for the mural's installation and its potential to enhance the aesthetic appeal of the city.

Gregory Dirr, a professional muralist, affirmed Mr. Chery's proficiency as an artist and emphasized the mural's potential to enhance the City's cultural landscape. He highlighted Chery's artistic vision and urged the Board to approve the mural's installation.

Renee Ray, an artist and resident at the Bailey Art Center, praised Mr. Chery's mural for its vibrancy and symbolism, expressing her excitement to see it installed. She emphasized the Mural's potential to inspire curiosity and education among viewers.

Karen Moreland, a community member, expressed her admiration for Mr. Chery's work while humorously acknowledging her hesitation to express support, given past experiences with opposing opinions. She praised Mr. Chery's mural concept and urged the Board to approve its installation.

Connie McKnight expressed her support for Mr. Chery's mural project and read a letter on behalf of her daughter, Cameron McKnight, a Pompano Beach High School student depicted in the mural. Cameron emphasized her disappointment at the mural not being approved, citing its personal significance and relevance to Pompano Beach. She highlighted the educational and symbolic value of the mural, urging reconsideration of the decision.

Dennis Church, a professional documentary photographer, praised the impact of Mr. Chery's mural mockup, drawing from his experience with public art in Madison, Wisconsin, to underscore its long-term value and investment.

Anabel Borges, a data analyst, highlighted the demographic representation in Pompano Beach and the cultural significance of Mr. Chery's mural. She emphasized the importance of inclusivity and the unique expression of art

in reflecting and celebrating diverse communities.

Jackie Moreland congratulated Mr. Chery and commended the representation of a young girl in the mural. She raised concerns about communication with the Cultural Affairs Department and emphasized the importance of murals representing the local community.

Mimi Botscheller, a member of the Public Art Committee, shared her perspective on the significance of murals in urban development, drawing from her experiences in Miami's Wynwood area. She emphasized the value of murals as a visual experience for residents and highlighted the transient nature of murals, noting that they may eventually be painted over as properties develop. She also underscored the affordability and professionalism of the proposed mural, suggesting it was a good investment for the city.

Patricia Rowley, representing the Pompano Beach Historical Society, informed the Board of the Society's unanimous support for the project.

Marie Johnson, also a member of the Public Art Committee, expressed her support for diversity and commended the artist for his work. She emphasized the importance of reaching children in the community through art initiatives. She shared a quote about bees, linking it to the mural's theme.

Chair Hardin closed the public input session and opened the floor for Board discussion.

Comr. Sigerson-Eaton clarified her previous remarks, stating her appreciation for the artwork's beauty but expressing reservations about its fit with the City's marketing strategy. She noted her awareness of the mural's history and thanked Mr. Tabing for providing additional context.

Ty Tabing clarified that while the artist is experienced in large-scale works, the grant provides an opportunity for him to respond to an artist's call and manage the budget independently, which is significant for the artist's portfolio.

Vice Chair McGee expressed concerns about the proliferation of murals in the old town area, drawing from personal experiences in Wynwood and Berlin. She highlighted potential issues with graffiti art and advocated for a more focused approach to public art, suggesting prioritizing Artist Alley.

Comr. Moss commended the artist for his talent and expressed support for the mural, believing it would contribute positively to the city's image.

Chair Hardin expressed enthusiasm for murals in general and congratulated the artist.

Comr. Fournier raised concerns about the location of the mural and questioned the agenda item's recurrence without substantial changes.

Vice Chair McGee shared personal experiences from Wynwood and Berlin, highlighting the potential risks associated with widespread mural art. She advocated for a more deliberate approach to public art, focusing on preserving the character and marketability of the City's downtown area.

Chair Hardin acknowledged concerns expressed by the Board about marketing the building.

Comr. Fournier expressed a concern about leasing the space with a mural on it.

Comr. Sigerson-Eaton sought clarification on the artist's withdrawal and the alternative concept proposed for the south facade.

Ty Tabing explained the situation, indicating ongoing discussions with the artist regarding treatments for the south wall.

A motion was made by Vice Chair McGee, seconded by Commissioner Fournier, to remove the south wall of the subject site from the License Agreement.

The motion failed by the following roll call vote:

Yes: Commissioner Fournier, Vice Chairperson McGee

No: Commissioner Fournier, Commissioner Perkins, Commissioner Sigerson-Eaton, Chairperson Hardin

Comr. Perkins congratulated the artist and inquired about the funding for the artwork.

Ty Tabing clarified that the funds from the National Endowment for the Arts were previously used for interstitial activities between buildings, such as events or public art, along the Crossroads Trail and the Honey Bee Trail.

Comr. Perkins then asked about incorporating honey bees into the new MLK downtown area.

Ty Tabing stated that there were no plans to extend honey bee-themed artwork to the new MLK downtown, emphasizing the focus on encouraging walking and exploring among the existing venues.

Chairperson Hardin thanked Commissioner Perkins for the clarification and Commissioner Sigerson-Eaton for raising an important point about the temporary nature of the mural.

Nguyen Tran, CRA Director reiterated that the mural was temporary and intended to bring interest to the area, acknowledging the uncertain future of the wash house.

Comr. Sigerson-Eaton expressed support for the mural, recognizing its ability to draw attention and beautify the area, and announced a change in position to vote in favor of the project.

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, and Chairperson Hardin

No: Vice Chair McGee

Enactment No: CRA RES. 2024-18

3. [24-241](#) A RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY (CRA), APPROVING AND AUTHORIZING THE PROPER OFFICIALS TO EXECUTE A PROPERTY DISPOSITION AND DEVELOPMENT AGREEMENT BETWEEN THE CRA AND BIG TREE BBQ, INC. RELATING TO FOUR (4) VACANT CRA OWNED PARCELS OF LAND LOCATED ON THE WEST SIDE OF POWERLINE ROAD, BETWEEN NW 4TH COURT AND NW 5TH STREET; PROVIDING AN EFFECTIVE DATE.
(Fiscal Impact: N/A)

(Staff Contact: Kimberly Vazquez)

Kimberly Vasquez, Project Manager presented a property disposition and development agreement between the CRA and Big Tree Inc. for four CRA-owned properties. Big Tree proposed site improvements and the construction of a barbecue restaurant, which was accepted by the CRA board. The restaurant, owned by the Bynums, aims to serve the community after years of backyard barbecuing, food truck operations, and catering. The proposed restaurant will include a kitchen, service area, restrooms, indoor dining, covered patio, and outdoor dining area. The CRA will contribute the property through a deferred loan to grant program, with provisions including a declaration of covenants and restrictions, and potential reimbursement upon property transfer. Big Tree may also apply for a strategic investment program grant incentive. The project aims to eliminate blight, generate tax revenue, provide commercial space, and create generational wealth for the Bynum family.

Chair Hardin opened the floor for public comment on the item.

Phyllis Smith expressed support for the project, citing the need for sit-down dining options and the potential to reduce dumping in the area.

Comr. Moss and Comr. Perkins echoed this sentiment, emphasizing the positive impact on the Collier City community and the anticipation surrounding the restaurant's opening.

Comr. Fournier commended the progress made on the financial and design aspects of the project.

Comr. Sigerson-Eaton expressed support for utilizing CRA tools to promote businesses.

Vice Chair McGee also expressed excitement for the project and praised the restaurant's reputation for delicious food.

Chair Hardin highlighted the importance of creating generational wealth.

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. 2024-19

4. [24-223](#) 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 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: \$101,092)

(Staff Contact: Sarah Mulder)

Sarah Mulder, Project Manager, presented a strategic investment program grant application from 26th Degree Brewing Company. She provided details about the property, its ownership, and the brewery's history. The brewery seeks to expand its operations by adding a full-service restaurant and a covered breezeway patio area. The total eligible project cost is over \$570,000, with anticipated job creation. Sarah concluded her presentation, noting the unanimous approval received at the ECRA advisory board meeting.

Chair Hardin acknowledged the presentation and opened the floor for public input, which resulted in no response.

Comr. Fournier praised the incentive program's use and anticipated positive changes for the brewery.

Vice Chair McGee expressed excitement for the expansion and commended the brewery's existing contributions to the area.

Comr. Sigerson-Eaton applauded the CRA's efforts to support businesses and enhance the community.

Comr. Moss expressed enthusiasm for the new dining option and its potential to attract visitors.

Chair Hardin echoed previous speakers' sentiments, emphasizing the addition's positive impact on Pompano Beach's attractions.

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. 2024-20

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:**

Greg Harrison, Executive Director wished everyone a great first day of Spring 2024.

CRA Attorney's Report:

Claudia McKenna, CRA Attorney extended wishes for a wonderful Easter.

Next Meeting Date: Chair Hardin announced April 16, 2024, as the next meeting date for the CRA.

Comr. Fournier's Report:

Comr. Fournier highlighted plans for a workshop involving the Harbor Village Merchants and the Atlantic Corridor, which was discussed at the East CRA advisory committee meeting. She commended the committee for their initiative and anticipated positive outcomes from the workshop. Furthermore, she provided reassurance regarding Flamingo Seafood, addressing concerns about its closure due to an electrical problem. She clarified that there were no new redevelopment plans for the area and assured that Flamingo Seafood would reopen. Lastly, Comr. Fournier expressed condolences and solidarity with the Saint Coleman School community following a recent tragedy. She emphasized the importance of mental health awareness and urged everyone to support each other during difficult times, providing the hotline number 988 for those in need of assistance.

Comr. Moss' Report:

Comr. Moss informed everyone about an upcoming Saturday Senate meeting at the Skolnick Center. He invited attendees to discuss concerns and review the agenda for the upcoming Commission meeting. Additionally, he commended the Cultural Affairs Department for organizing a successful concert in Palm Air, attended by approximately 418 people. He praised the music and the overall ambiance of the event, thanking the department for their hard work in making it a success. He concluded his remarks with appreciation for the efforts of the Cultural Affairs Department.

Comr. Perkins' Report:

Comr. Perkins inquired about updates on City Vista, to which Mr. Tran provided information about a new property manager and ongoing efforts to address community concerns.

Comr. Sigerson-Eaton's Report:

Comr. Sigerson-Eaton raised concerns about safety in downtown parking garages and proposed reviewing city codes to allow for secure gating.

Chair Hardin directed staff to gather information on the matter.

Vice Chair McGee's Report:

Vice Chair McGee expressed gratitude for the smooth execution of St. Patrick's Day celebrations and thanked staff for their efforts.

Chair Hardin's Report:

No report.

[24-244](#)

Monthly Reports

- East CRA Advisory Committee
- Financial Summaries - January 2024
- FPI Security Reports
- Professional Services Expenditure - February 2024

The Informational Report was READ AND PRESENTED INTO THE RECORD.

F. ADJOURNMENT

The meeting adjourned at 2:44 p.m.