



City of Pompano Beach

Detailed Minutes - Final



City Commission / CRA

Rex Hardin, Mayor

Alison Fournier, Vice Mayor

Audrey Fesik, Commissioner

Beverly Perkins, Commissioner

Rhonda Sigerson-Eaton, Commissioner

Darlene Smith, Commissioner

Gregory P. Harrison, City Manager

Mark Berman, City Attorney

Claudia McKenna, CRA Attorney

Kervin Alfred, City Clerk

Wednesday, May 14, 2025

6:00 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 Joint Special Meeting of the City of Pompano Beach and the Pompano Beach Community Redevelopment Agency to order at 6:15 PM.

ROLL CALL

Present: Commissioner Audrey Fesik
Commissioner Beverly Perkins
Commissioner Rhonda Sigerson-Eaton
Commissioner Darlene Smith
Vice Mayor Alison Fournier
Mayor Rex Hardin

INVOCATION

Mayor Hardin offered the invocation.

PLEDGE OF ALLEGIANCE

Led by Kervin Alfred, City Clerk

APPROVAL OF AGENDA

Mayor Hardin inquired with City Manager Harrison whether there had been any changes to the Agenda. Mr. Harrison confirmed that there were none.

A motion was made by Vice Mayor Fournier, seconded by Commissioner Sigerson-Eaton, that the Agenda be APPROVED. The

motion carried by a unanimous voice vote.

**COMMENCE SPECIAL JOINT MEETING OF THE CITY COMMISSION OF POMPANO
BEACH AND POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY**

Mayor Hardin opened the special joint meeting between the Pompano Beach City Commission and the Community Redevelopment Agency (CRA), noting it would begin with a presentation.

A. PRESENTATION

Suzette Sibble, Assistant City Manager, expressed enthusiasm for the downtown redevelopment project and outlined the evening's agenda. She noted the June 2024 approval of a development agreement with Roca Point Partners and introduced the speakers: Nguyen Tran on community outreach, HOK architects on the city hall design, followed by discussions on funding options, land development, and legal obligations.

Nguyen Tran, CRA Director, reflected on the significance of the downtown project and reviewed the extensive community outreach conducted, including multiple meetings and discussions. Key concerns from residents included affordability, inclusion in the planning process, and fears of gentrification. He emphasized the project as an opportunity for job creation, business development, and generational wealth, particularly for the Northwest community. Mr. Tran stressed that while gentrification concerns are complex and influenced by broader factors like insurance and housing markets, the City and CRA are focused on inclusion and long-term reinvestment. He noted that 256 community forms were submitted, and outreach efforts would continue throughout the multi-year project.

Vance Chatham, Design Principal at HOK Architects, described the current design phase of the new city hall. He explained their approach, which involved community interviews and conceptual design focused on how the building integrates into the site. He discussed architectural considerations such as pedestrian access, green spaces, building setbacks, and solar orientation. He introduced renderings and models showing a curved, glassy structure with thoughtful shading and terracing. He also noted the plan includes a rooftop terrace and a chamber space rotated from the main building footprint to allow better public interaction on the ground floor. These features aim to create a welcoming civic environment and support post-hours community use.

Ms. Sibble returned to explain the financing options for civic buildings. She clarified that the development agreement gave the City two funding paths: private financing through Roca Point Partners or public financing through the City. Under private financing, the City would lease the buildings at \$12.9 million annually over 30 years, totaling \$368 million. Public financing would reduce the cost to \$9.1 million annually and \$268 million overall, saving the City \$100 million. She endorsed public financing to preserve funds for other community needs, such as a vocational center, heritage features, and small business support. She emphasized that savings from public financing would enhance the overall project without compromising essential infrastructure.

Patrick Leonard, with Roca Point Partners, explained the challenges involved in preparing the CRA-owned land for resale and development. He outlined numerous technical tasks, including resolving environmental and zoning issues, addressing FEMA flood requirements, raising the site, and relocating utilities and a lift station. He described the yearlong process as necessary groundwork to make the land marketable. He emphasized the goal of creating a vibrant, pedestrian-friendly, mixed-use downtown where people can live, work, and

socialize, with amenities like a central green space. His team plans to involve additional architects and developers to create a high-quality, well-connected urban environment.

Ms. Sibble resumed to highlight the importance of the linear stormwater drainage system as part of the infrastructure investment. She noted that its presence would raise property values and improve marketability for CRA-owned parcels, making them more attractive to developers by removing the need for individual infrastructure work. She also described the system as an aesthetic and functional amenity that would enhance dining and recreational experiences in the area.

Eric Singer, of Bilzin Sumberg, outlined the City's legal obligations under the master development agreement. He explained that while the developer is responsible for delivering and financing the civic buildings, the City has the option to assume that financing. The default is private financing, but the agreement allows the City to opt for public financing. Regarding infrastructure, he clarified that the City, not the developer, is solely responsible for funding the master drainage system. He noted that \$3.6 million was already budgeted and that the proposed bond issuance is a mechanism to fulfill the rest of the City's obligation. Regardless of the bond decision, the City remains contractually bound to fund the infrastructure through its annual budget. He concluded by returning the discussion to Ms. Sibble.

Ms. Sibble emphasized the critical consequences if the CRA fails to fund the downtown infrastructure. She explained that without the necessary investment, the value of individual development pads would decrease significantly because developers would have to provide their own infrastructure. This would result in lower pad sale prices and diminish the overall economic viability of the project. She noted that if the City exhausts the currently budgeted \$3.6 million and fails to appropriate additional funds, the master development agreement includes a 10-year tolling period during which the CRA and City Commission must revisit the bond approval annually as part of the budget process. She further highlighted that the infrastructure funding is directly tied to the City's ability to implement additional community-driven project elements, such as a vocational center, a college resource center, and heritage initiatives. These features, developed in response to community engagement and discussions with the District 4 commissioner, would be included in a resolution for consideration by both the City Commission and CRA later that evening. She concluded by stating that the PowerPoint presentation was complete.

B. RECESS

Mayor Hardin recessed the special joint meeting at 7:04 PM.

COMMENCE SPECIAL MEETING AS POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY

The Mayor commenced the special meeting as Pompano Beach Community Redevelopment Agency at 7:04 PM. and then he immediately recessed that special meeting at 7:05 PM.

COMMENCE SPECIAL MEETING AS CITY COMMISSION OF POMPANO BEACH

The Mayor commenced the special meeting of the City Commission of Pompano Beach at 7:05 PM.

A. CONSIDERATIONS**1. [25-343](#) P.H. 2025-49: (PUBLIC HEARING 1ST READING)**

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)

Suzette Sibble, Assistant City Manager, formally incorporated the earlier PowerPoint presentation into the record for this agenda item.

Mayor Hardin sought public input on the item.

Ed Phillips, 384 NW 19th Street, Pompano Beach, FL, expressed strong support for public financing and urged inclusion of African American professionals in the project, emphasizing the need for both representation and economic participation.

Mitch Ackerman, 931 SE 4th Avenue, Pompano Beach, FL, questioned the total projected cost of \$268 million and asked why no cost comparison was presented for renovating the current city hall.

Perry Thurston, former State Senator and public finance attorney, voiced support for the project and urged a complete rebuild of the Pat Larkin Center, not a patchwork renovation, emphasizing the importance of progress in the Northwest community.

J. David Washington, 4005 N. Federal Highway, Pompano Beach, FL, representing multiple development groups, supported the project and demanded full economic inclusion for local minority communities, particularly calling for a new Pat Larkin Center.

Dale Holness, former Broward County Mayor and Commissioner, spoke on the historical contributions of the Northwest community to the CRA and emphasized the need for strategic goals, training programs, and economic inclusion to avoid displacement and ensure long-term benefits.

Todd Holt, 9151 Lake Park Circle, Davie, FL, Vice President of the Greater Fort Lauderdale Alliance, endorsed the project as a transformative opportunity to align housing and economic development.

Chakka McFadden, 891 NW 23rd Terrace, Pompano Beach, FL, supported the project and advocated for the inclusion of local small service businesses like landscaping and construction trades.

James Knapp, President of the Broward Education Foundation, supported the project and highlighted its potential educational benefits and partnership opportunities for workforce development.

Ray Brown, 2809 N. Course Drive, Pompano Beach, FL, endorsed the project and advocated for environmentally sustainable infrastructure, EV charging, solar power, and affordable housing, while supporting at least a renovation of the Pat Larkin Center.

Bennett Brooks, 3210 NE 5th Street, Pompano Beach, FL, praised the city and CRA's track record and called this project a smart growth initiative that offers opportunity through preparation.

Danielle Flanscha, 820 NE 10th Avenue, Pompano Beach, FL, expressed strong support for the project and commended HOK and the city for thoughtful planning and collaboration.

Adam Adache, 2125 E. Atlantic Boulevard, a longtime developer in Pompano Beach, urged approval to avoid stagnation, noting the transformative potential of the project for District 4.

David Miller, 13th Street, Pompano Beach, FL, supported the development, spoke of his community work, and encouraged consideration of Japanese architectural resilience in planning. He expressed confusion about public financing and concern about additional taxes.

Aisha Williams, 1520 NW 7th Terrace, Pompano Beach, FL, a fourth-generation resident, urged the commission to vote yes and proposed Black-owned banks and grocery stores as part of the revitalization.

Wayne Vereen, 2420 NW 7th Street, Pompano Beach, FL, praised District 4 leadership and urged commissioners to vote for what benefits the community, highlighting the need for affordable housing and homeless services.

Libra Branch, 2737 NE 1st Street, Pompano Beach, FL, supported the project and recommended increasing down payment assistance for homebuyers to align with regional programs.

Gonzalez Joseph, 1521 NW 7th Way, Pompano Beach, FL, demanded visible investment in District 4, criticized unequal development across the city, and called on Commissioner Perkins to ensure delivery of a new Pat Larkin Center.

Andrea McGee, 133 N. Pompano Beach Blvd., Pompano Beach, FL, former Vice Mayor, expressed excitement and gratitude for the renderings and overall vision, calling it the future heart of the city.

Stefan Williams, 2617 NW 9th Lane, Wilton Manors, FL, supported public financing for its cost savings and urged inclusive opportunities for all small businesses across ethnic backgrounds.

Patricia Corea, 8 Briny Avenue, Pompano Beach, FL, criticized the disproportionate CRA spending focused on downtown and questioned the lack of changes in PowerPoint presentations and broad public input.

Corey Thompson, 2160 NW 4th Street, Pompano Beach, FL, highlighted generational ties to District 4 and called this a pivotal moment for equitable development. He urged a united vote for change.

Emmanuel Dessein, 300 SE 11th Avenue, Pompano Beach, FL, creator of a local TV show, praised downtown beautification and expressed interest in finding a location in Pompano to grow his media business.

Laura Saravia, a new resident from New York, advocated for innovative development approaches, such as co-living and food co-ops, to support community-based economic sustainability.

Gisla Augustin, 4500 SW 28th Street, West Park, FL, speaking on behalf of Jay Perini, proposed a futuristic smart city concept and emphasized Pompano Beach's potential as a major development hub due to its location and available land.

Minnie Frazier, 841 & 851 NW 6th Avenue, Pompano Beach, FL, expressed pride in the city's progress and support for the redevelopment project. She recalled Pompano Beach's agricultural past and stated it was finally being recognized on the map. She urged the commission to embrace innovation and bring technological advancements to the city.

Carlene Duncan, 1851 NW 15th Street, Pompano Beach, FL, known as Miss Smoke, opposed demolishing the E. Pat Larkins Center. She advocated using saved funds to rebuild and renovate it, highlighting her work feeding the homeless and emphasizing the need for a supportive facility.

Ira Jackson, 345 NW 20th Avenue, , Pompano Beach, FL, a business owner and Ely High School alumnus, shared his personal success story tied to local redevelopment. He supported the project and urged the city to proceed, emphasizing the opportunity for small businesses and the next generation.

Mary Phillips, 384 NW 19th Street, Pompano Beach, FL, proposed building a new facility named the Larkin Phillips Center. She envisioned it as a multi-purpose space featuring history panels, business incubators, and training programs, with commercial areas to support economic growth and small minority-owned businesses.

Nikolas Hillery, from 71st Terrace, opposed the new government building, criticizing its projected \$9 million annual cost over 30 years.

Don McNeil, 2720 NE 6th Street, Pompano Beach, FL, supported the project and public financing due to the

City's AAA credit rating. He emphasized the commission's responsibility to manage the development effectively and prevent gentrification.

Shanna Benson, 1540 NE 40th Court, Oakland Park, FL, voiced her support for the project. Despite not being a current resident, she highlighted her long-standing involvement with the City and urged the commission to match the community's unified support.

Jazzman Lesane, 2051 NW 1st Avenue, Pompano Beach, FL, shared her internal conflict. While she had founded a nonprofit to prepare for gentrification, she expressed frustration that community concerns were consistently dismissed and ultimately stated her opposition to the project.

Octavia Glover, 400 N. Flagler Avenue #210, Pompano Beach, FL, supported the project. As a longtime resident and grandmother, she emphasized the importance of investing in the City's future for younger generations.

Alex Boardman, 2600 NE 19th Street, Pompano Beach, FL, supported public financing and emphasized the need for transportation infrastructure beyond cars. He noted the future Coastal Link as a key economic driver and advocated for higher residential density.

Nicole Tracy Boyd, 740 NW 17th Street, Pompano Beach, FL, recently learned about the project and sought clarification. She asked if the E. Pat Larkins Center would be torn down before a new one was built and where the new center would be located. Mayor Hardin clarified that the building would be refurbished, not replaced.

Jackie Moreland, 1526 NW 7th Lane, Pompano Beach, FL, opposed the project due to the community's exclusion from early planning. She criticized the commission for repeatedly rejecting proposals from Comr. Perkins and questioned the project's trustworthiness due to the lack of transparency and inclusion.

Tundra King, 124 NW 15th Street, Pompano Beach, FL, echoed her sister's concerns, pointing out years of neglect in District 4. She cited ongoing issues like crime, deteriorated schools, and lack of resources, stating that the community was long overdue for investment and expressing cautious hope while remaining skeptical.

Penny Mitchell, 590 NW 18th Avenue, Pompano Beach, FL, supported the project's direction but questioned why the Pat Larkins Center could not be rebuilt rather than just renovated. She also asked for confirmation that the name Martin Luther King Boulevard would remain unchanged. Commissioner Perkins confirmed the name would not change, and Mayor Hardin reiterated that the Larkins Center would be refurbished, not rebuilt.

Michael Skversky, 1630 SW 5th Avenue, Pompano Beach, FL, strongly opposed the project, calling it a misuse of CRA funds. He accused the city of gentrification and claimed the current city hall had no issues. He criticized the commission for favoring financial interests over residents and said increased police presence and minor repairs were better solutions.

Ula Foster, 2856 NW 13th Street, Fort Lauderdale, FL, a former Pompano resident, supported the project and said it was time for District 4 to benefit from state funding. She emphasized Black residents' historical contributions and urged acceptance of incoming resources as long-overdue compensation.

Dodie Keith, 301 E. Atlantic Boulevard, Pompano Beach, FL, a second-generation business owner, urged the commission to avoid default on previously approved agreements. She called on all commissioners to collaborate and compromise, reminding them they represent thousands of voters. She stressed that unity and responsible governance were essential at this critical moment.

Dominique Louis, 400 NE 2nd Street, Pompano Beach, FL, opened his comments with a moment of silence for those he felt had been misled about the project. He referenced the word "bamboozled" to express his concern that the public was being deceived. Speaking not as a CEO, but as a resident and new parent, he criticized the reliance on hope rather than clear planning, urging people to stop assuming they had a role in the process just because they showed up.

Cindy Corbett-Elder, 2361 NE 15th Terrace, Pompano Beach, FL, reminded commissioners that they were trustees of public funds. She questioned the necessity of additional public investment given that development was likely inevitable due to market forces like the incoming commuter rail. She also expressed concern about residents being pushed out, saying she declined the symbolic offer of a project T-shirt because she didn't see it as genuine participation.

Natasha Grant, 1931 NE 1st Terrace, Pompano Beach, FL, asked Comr. Perkins why the E. Pat Larkins Center would only be refurbished instead of being rebuilt like newer community centers in other districts. Comr. Perkins attempted to assure Ms. Grant that she would answer her question before the end of the meeting, but Ms. Grant requested that the answer be put on record.

There being no further speakers, Mayor Hardin concluded public input and moved on to Commission discussion.

Vice Mayor Fournier raised a procedural concern, noting that Mayor Hardin had unilaterally altered the order of meetings from what had been publicly noticed. She pointed out that the CRA meeting, originally scheduled for 6:00 p.m., had been opened and immediately recessed in favor of moving to the city commission meeting. She objected to the mayor making that decision without consulting other commissioners and emphasized the importance of following correct procedures.

Mark Berman, City Attorney, noted that the current sequence-opening and recessed meetings as needed-is consistent with the published notice. He explained that the agenda was reordered to efficiently address funding items first, since bond approvals were required before discussing related expenditures. He emphasized that statutory notification requirements for bond matters had been met.

Vice Mayor Fournier reiterated concerns that the agenda change was made unilaterally before the meeting without consulting the commissioners or the public. She emphasized that proper procedure was important.

Comr. Smith acknowledged the necessary logic behind the reordered agenda but recognized there was public confusion.

Vice Mayor Fournier argued that the three key agenda items-bond issuance, civic building funding, and building

design-were inseparable, and that without the bond passage, the other votes would be meaningless. She also suggested that the civic building financing decision was less critical, since under the agreement, Roca Point Partners would proceed with private financing regardless of whether the City declined.

A motion was made by Vice Mayor Fournier, seconded by Commissioner Fesik, to recess the special City Commission meeting and revert to the publicly noticed agenda order by reopening the Special CRA meeting first.

The motion carried by the following roll call vote:

Yes:Fesik

Perkins

Smith

Fournier

No:Sigerson-Eaton

Hardin

The Mayor called for a 10-minute recess of the meeting, and then reconvened the meeting thereafter.

NO ACTION TAKEN.

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)

NO ACTION TAKEN.

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 THERETO; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

(Fiscal Impact: N/A)

(Staff Contact: Suzette Sibble/Nguyen Tran)

NO ACTION TAKEN.

**COMMENCE SPECIAL MEETING AS POMPANO BEACH COMMUNITY
REDEVELOPMENT AGENCY**

The Mayor commenced the special meeting as Pompano Beach Community Redevelopment Agency at 8:43 PM.

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)

Claudia McKenna, CRA Attorney, requested that Ms. Sibble be allowed to add a PowerPoint presentation to

the official record before reading the resolution.

Ms. Sibble stated her intent to incorporate the previously presented PowerPoint into the record for the agenda item.

Mayor Hardin sought public input on the item. Seeing none, he closed public input and moved on to Commission discussion

Comr. Perkins delivered a detailed history of the land in question, emphasizing its roots in the Black community and the displacement that occurred through eminent domain. She highlighted the \$2 billion redevelopment project and her efforts to ensure that the Northwest community benefits from it. She outlined her requests, including preserving the E. Pat Larkins building, adding a new 15,000-square-foot educational facility, recognizing community history through monuments and walkways, and ensuring housing and relocation support for impacted residents. She also called for a trust fund to support the Northwest community, arguing that past CRA funding had not resulted in tangible improvements. She criticized the contract process and the lack of inclusion of Northwest priorities.

A motion was made by Commissioner Perkins, seconded by Commissioner Fesik, to postpone the item until June 4th at 6:00 PM meeting.

Mayor Hardin asked for clarification on the timing, and after consulting with legal and administrative staff, they agreed that June 4th could be a possible date. Additionally, Ms. McKenna and Ms. Sibble explained that public notice requirements necessitated at least three weeks of lead time.

Comr. Perkins confirmed her motion to postpone until June 4th.

Comr. Fesik seconded the motion and expressed appreciation for the community turnout. She emphasized the need for commissioners to be brought up to speed and raised concerns about the contractual language, particularly the use of the term “referee” in the agreement. She expressed frustration with vague answers from staff and stressed the importance of collaboration and public trust. She suggested a workshop prior to June 4th to work through community and Commission concerns in a more open setting.

Mayor Hardin noted that Comr. Perkins would need to amend her motion if she wanted to add a workshop. Comr. Perkins declined to change the motion.

Comr. Fesik emphasized that her support for the postponement was to ensure accuracy and community benefit and called for direct answers from staff regarding expenditures on items like t-shirts. She was frustrated with the lack of clarity and transparency.

City Manager Harrison clarified that the City and CRA had nothing to do with the t-shirts, confirming they were privately funded, but he did not know who paid for them.

Comr. Fesik expressed her dissatisfaction with the lack of a clear answer and reiterated her call for a more collaborative approach, suggesting a workshop to hash out details publicly before the rescheduled meeting.

Mayor Hardin attempted to keep the conversation focused on the motion and clarified that the entire special meeting could be postponed as long as it resumed at the same point.

Vice Mayor Fournier supported the postponement, citing confusion and inaccuracies in last-minute documents provided during the meeting. She criticized the bundled nature of item 2 on the agenda, which she felt combined too many unrelated elements, making it impossible to vote on responsibly.

Comr. Smith confirmed the process, acknowledging that the Commission would return to its regular meeting after postponing the CRA session and stating her opposition to voting on the bonds now.

Comr. Sigerson-Eaton acknowledged the spirited debate and praised the expertise of the City's development and legal teams. She emphasized the need to trust professionals hired for their roles and argued that not everything needed to be understood by every commissioner. She supported the project and disagreed with postponing it further.

Comr. Perkins responded that while she had the same document as Comr. Sigerson-Eaton, its wording was incorrect and did not reflect her input accurately.

Ms. Sibble addressed a past comment made by Comr. Fesik, acknowledging the perception that the community felt underserved. She committed to better communication in the future and clarified that she had been open to meetings for months.

Mayor Hardin called for a 10-minute recess and then reconvened the meeting only to adjourn it.

NO ACTION TAKEN.

2. [25-342](#) A RESOLUTION OF THE POMPANO 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)

NO ACTION TAKEN.

B. ADJOURNMENT

The special joint meeting adjourned at 9:40 PM.

Rex Hardin, Mayor

Kervin Alfred, City Clerk