



City of Pompano Beach

100 West Atlantic Blvd.
Pompano Beach, FL 33060

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

Thursday, June 20, 2024

6:00 PM

Commission Chamber

Special Joint Meeting of City & CRA

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 6:03 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

The Mayor clarified that there is no audience to be heard during the meeting, but everyone is eligible to speak on the agenda items. Signing up in advance is not required, and everyone will have an opportunity to speak at the appropriate time.

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
THURSDAY, JUNE 20, 2024 at 6:00 p.m.

A. PRESENTATION

Claudia McKenna, CRA Attorney, explained the historical context of the redevelopment project, tracing the vision for redeveloping the Northwest Community back over 35 years. She highlighted the establishment of the Community Redevelopment Agency in 1988 and the consistent efforts to follow the CRA plan for redevelopment. She expressed satisfaction with the selection of a premier developer partner, sufficient land, identified funding sources, and significant economic impacts of the project. She then introduced the team that has been working with Roca Point partners since their selection in October.

Suzette Sible, Assistant City Manager, emphasized the long-standing vision for transforming the Northwest District since 1988. She acknowledged the extensive efforts and teamwork involved in the negotiation process with Roca Point partners over the past eight months. She highlighted the involvement of internal staff, CBRE, and Redevelopment Management Associates (RMA), among others. She discussed the various planned uses, including multifamily, office, hotel, commercial, retail, civic uses, parking, and place-making facilities. She also mentioned ongoing studies for a potential multi-purpose cultural facility and economic and fiscal analysis. She stressed the importance of public input and inclusion in the project, noting the commitment to ongoing community engagement.

Nguyen Tran, CRA Director, expressed excitement about the development agreement, stating that the time for planning was over. He highlighted the design of the downtown with nine acres of green space, job creation opportunities, higher-paying office jobs, restaurant and entertainment options, and family-friendly place-making activities. He emphasized the substantial economic impact in terms of tax revenue and new community amenities like a water feature and additional housing alternatives. He discussed the importance of building generational wealth through local contractor participation, educational and skills development opportunities, and the inclusion of historical and cultural preservation. He concluded with the concept of a "wheel of economic opportunity," encompassing various sectors related to the Downtown's transformative development.

Lee Ann Korst, from CBRE, discussed the benefits of relocating City Hall to the new downtown, highlighting its role as an anchor and the more efficient use of land. She noted that the current civic uses sit on 6.6 acres, which could be reduced to 1.6 acres in the new plan, primarily through a shared parking garage. She emphasized the increased population and number of city employees since 1990, justifying the need for a new City Hall. An architectural analysis showed the need for an additional 42,250 square feet of space for current and future growth. She mentioned that operating expenses in the current facility are higher, with a potential cost avoidance of \$1.1 million annually in a new building. An engineering firm identified \$18.1 million in short-term capital improvement needs for the current building, excluding interior modernization. Additionally, the current City Hall does not comply with FEMA regulations and would require costly ADA upgrades if renovated. She concluded that moving to a new facility would be more cost-effective over 30 years, considering construction and occupancy costs.

Ms. Sible addressed the economic impact of the project. She reiterated the goal of transforming the blighted area into a thriving downtown, generating millions in tax revenue. She explained that Florida Economic Advisors

conducted an economic and fiscal impact analysis, projecting significant benefits. The project is expected to generate \$42.4 million annually for major taxing districts and \$447 million in spin-off business revenue. It would create approximately 3,080 recurring jobs and 5,752 construction jobs, with a \$1.4 billion construction spend. She emphasized the commitment to inclusion, planning to coordinate with Roca Point for community outreach and job fairs and partnering with nonprofits to support local businesses and residents. She outlined the responsibilities of Roca Point, including acquiring parcels, conducting community outreach, and financing the design and construction of civic buildings. The City and CRA would assist in parcel acquisition, approve designs, and facilitate government approvals. She described the compensation structure for Roca Point, including a 5% development fee and a 15% performance payment, incentivizing the developer to progress with infrastructure installation and land sales. The anticipated land sales proceeds would be shared between the City, CRA, and Roca Point, with the City expecting to realize \$107 million from the sales. She detailed the funding plan for the project, ensuring it would be self-sustaining over time. The CRA's investments include land acquisition, infrastructure, and parking needs, estimated at \$102.5 million. Funding sources include cash on hand, land sales, and a new tax increment bond. The City's investments in City Hall, a parking garage, and the E. Pat Larkins Center are estimated at \$103 million, with funding from cash on hand, land sales, new revenues, and operational savings from the new facility.

Eric Singer, from Bills and Sunberg, explained the four agreements governing the project. The inter-local agreement between the City and the CRA ensured their cooperation in the project delivery. The Master Development Agreement (MDA) would serve as the governing document over a 20-year term, covering property acquisition, infrastructure project design and construction, and the sale of development sites. Ground leases for civic projects would allow Roca Point to finance and construct government facilities, while build-to-suit subleases would govern the design, construction, and lease-back of these civic buildings to the City, eventually leading to city ownership.

Ms. Sibble detailed the next steps if the agreements were approved. There would be quarterly updates to the CRA and City Commission, as well as semi-annual public presentations by Roca Point on project status. A new website, www.downtownPompanoBeach.org, would provide project information, and updates would be included in the City's newsletter. An existing email, info@downtownPompanoBeach.org, would allow residents to ask questions or provide input. A live webcam would offer real-time construction updates. The immediate tasks included Roca Point acquiring additional parcels, participating in negotiations with Broward County, beginning redevelopment efforts, finalizing financing for civic buildings, and performing a traffic study for the development. Phase one of the infrastructure plan would be completed, civic building designs would be submitted for City Commission approval, and feasibility studies for place-making would be finalized.

B. RECESS

Ms. McKenna concluded by summarizing the historical journey from 1988 to June 2024. She announced that it was time to present the Master Development Agreement and Interlocal Agreement to the City Commission and CRA and called for a recess of the current meeting to convene the CRA meeting.

The Mayor recessed the joint meeting at 6:50 p.m.

COMMENCE SPECIAL MEETING AS POMPANO BEACH COMMUNITY

REDEVELOPMENT AGENCY

THURSDAY, JUNE 20, 2024 at 6:30

(To start immediately after the Special Joint Meeting)

The Pompano Beach Community Redevelopment Agency Special Meeting was called to order by the Mayor

at 6:50 p.m.

A. CONSIDERATIONS

1. [24-421](#) A RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY (CRA) APPROVING AND AUTHORIZING THE PROPER OFFICIALS TO EXECUTE THE POMPANO BEACH DOWNTOWN PUBLIC PRIVATE DEVELOPMENT AGREEMENT (THE MASTER DEVELOPMENT AGREEMENT) BETWEEN THE CRA, THE CITY OF POMPANO BEACH (CITY) AND RP POMPANO, LLC, AN AFFILIATE OF ROCAPOINT PARTNERS, LLC (DEVELOPER), FOR DEVELOPMENT OF THE CITY'S DOWNTOWN (THE PROJECT) TOGETHER WITH ALL DOCUMENTS NECESSARY TO EFFECTUATE THE AGREEMENT, IDENTIFYING THE PROJECT BOUNDARIES, ESTABLISHING A PROJECT BUDGET, DELEGATING AUTHORITY TO THE CRA EXECUTIVE DIRECTOR/CITY MANAGER, AUTHORIZING FUNDING FROM ALL AVAILABLE SOURCES INCLUDING INCREMENT REVENUES AND ISSUANCE OF BONDS, AUTHORIZING INTRAGOVERNMENTAL TRANSFERS OF PROPERTIES BETWEEN THE CRA AND THE CITY, AND AUTHORIZING FINALIZATION OF AN AGREEMENT WITH BROWARD COUNTY TO SWAP LAND IN THE PROJECT AREA FOR PROPERTIES OWNED BY THE CITY AND CRA AND CONSTRUCTION OF A NEW COUNTY FACILITY; PROVIDING AN EFFECTIVE DATE AND FOR OTHER PURPOSES.

(Fiscal Impact: Up to \$112,750,000)



(Staff Contact: Suzette Sibble/Nguyen Tran)

Claudia McKenna, CRA Attorney, requested that the presentation from the Joint City Commission and CRA special meeting be included and incorporated into the record for these items.

Mayor Hardin opened the floor for public comments.

Bob Swindel, President and CEO of the Greater Fort Lauderdale Alliance, expressed support for the project, highlighting its alignment with business community needs, such as walkability and a sense of place, which will attract and retain talent. He praised the City's efforts and the Project's potential to enhance Pompano Beach's attractiveness for businesses.

Ed Phillips, a resident, voiced concerns, including the effectiveness of traffic studies, the need for height restrictions, the lack of vocational training, community benefits, and ensuring the inclusion of African Americans in job opportunities. He also questioned the potential increase in taxes and criticized the land swap involving the Kendall Lakes area, which had not been communicated to residents.

Pamela Hightower, a resident, emphasized the neglect of the area north of Atlantic Avenue and urged the City

to consider the needs of long-time residents, particularly in terms of job opportunities and training for youth.

Nahima Bezikli, a resident, criticized the project for not addressing affordable housing and questioned the need for a new City Hall, suggesting the funds be used to upgrade the existing one. She highlighted the issue of vagrancy and the need for more community programs, arguing that the project seemed to favor new residents over existing ones.

Marlowe Moreland, a resident, expressed frustration over the lack of help for high-crime areas and the failure to build a promised police department. She questioned the Project's benefits for current residents and emphasized the importance of preserving the historic city built by the black community. She warned that the community would hold officials accountable during the election season. Mayor Hardin acknowledged the comments and proceeded with the meeting.

Rodney Baltimore, a broadcaster from Fort Lauderdale, commented on gentrification but cautioned against using negative language to describe black communities. He urged for a careful and considerate approach to the redevelopment process.

Rodrick Phillips, a resident, expressed concerns about the lack of attention to the homeless population and the potential negative impacts of the new development on local businesses and residents. He called for the creation of task forces to address homelessness, business impacts, and resident displacement.

Mayor Hardin and Nguyen Tran, CRA Director clarified the relocation policy, ensuring that no one is forced to sell their property and that the project could proceed without acquiring additional properties.

Mr. Tran emphasized the CRA's commitment to assisting displaced residents and acquiring parcels only to enhance the project.

Mayor Hardin ensured that these clarifications were on record to address public concerns.

Carla Coleman, a resident, supported the project, highlighting its potential to prevent property tax increases and its role as a visionary step forward for the city.

Tundra King, a resident, criticized the project for ignoring existing community issues like homelessness and crime. She emphasized the need to address these problems before moving forward with the development.

Robert Alexander, a resident, expressed frustration over the neglect of the northwest section of the city. He suggested adding onto existing facilities like the Pat Larkins Center instead of moving them and called for better responses to community concerns.

Wayne Vereen, a resident, called for more inclusion of black leaders in the decision-making process. He emphasized the need for the community to have a seat at the table to ensure their needs and concerns are addressed.

Pastor Eddy Moise, a former resident of Pompano Beach, emphasized the importance of vision and

generational wealth. He asked for concrete goals for Pompano Beach's participation in the project, financial support for local businesses, and technical support to help them participate in the redevelopment.

Bettye Larkins, a resident and wife of the late E. Pat Larkins, urged the commission to preserve her husband's legacy by remodeling or extending the E. Pat Larkins Community Center at its current location rather than tearing it down. She emphasized the significance of the center's location, which was chosen personally by her husband.

Brian Anthony Campbell, a resident and senior minister of the 15th Street Church of Christ, stressed the need for a true partnership between the city, the developer, and the community for the downtown project to be successful. He emphasized that the community should have a respected and influential voice in the project's decisions rather than just a seat at the table.

Reno Dezevnik, representing the Quarter Companies, shared positive experiences working with the City and praised the timely and fair cooperation from various city departments.

George Burlenski, a resident, highlighted the financial challenges faced by low-income residents and criticized the accessibility of affordable housing. He also shared insights from his work with the homeless, noting that a significant portion of the homeless population does not want to help themselves.

Terrance Kearney, a resident and pastor of the Abyssinian Baptist Church, criticized the project for not including the community in the initial planning stages. He called for true stakeholder involvement and the inclusion of local developers who reflect the community's demographics.

Michael Skversky, a resident, expressed frustration with the city officials for not listening to the community. He criticized the timing of the presentation and urged the commission to listen to the residents' concerns.

Vincente Thrower, a resident, questioned the fairness of making long-term decisions during an election cycle and emphasized the need for written guarantees to ensure the community is not left behind. He called for the inclusion of local stakeholders in the decision-making process.

Jocelyn Jackson, a resident, supported the project for its potential to beautify the area, which she described as dilapidated and crime-ridden. She encouraged local business owners to prepare for the development by getting their licenses and certifications in order.

David Hall, a resident, supported the development project and highlighted its potential to bring financial strength and a stronger voice to the northwest area. He emphasized the importance of moving forward with development to enhance the city's overall prosperity.

Joseph Wells, a resident, highlighted the lack of African American involvement in the project and urged the audience to vote "no" on the upcoming City referendum in November.

Mayor Hardin acknowledged the presence of State Representative Patricia Williams and thanked her for her service.

Patricia Williams, a resident and State Representative, emphasized the importance of local involvement in the project, requesting that 50% of the jobs be allocated to African Americans and that at least five developers work with the primary contractor. She called for educational support, preservation of the Pat Larkins Community Center at its current location, and assistance for small business owners who may be displaced.

Sajan Kurian, a resident, stressed that homelessness is a human issue and emphasized the need for empathy and understanding to address it.

Ula Foster, a resident of Fort Lauderdale, reflected on her personal history and the struggles faced by the community. She urged the City to use the proposed \$71 million for the new City Hall to address blight in the northwest section instead, emphasizing the need for tangible improvements in the area.

Martins Rolle, a resident, advocated for community involvement in the feasibility studies and task forces related to the project, emphasizing that local input is crucial for the generational wealth plan.

Mary Phillips, a resident, supported the project for its potential tax benefits but called for better support for local nonprofits. She suggested creating a special tax district to fund community programs and proposed building a new state-of-the-art Pat Larkins Center while preserving its name and legacy.

Cyndy Floyd, a resident, emphasized the importance of listening to the community, referencing past instances where failure to do so led to changes on the dais. She supported preserving E. Pat Larkins' legacy as requested by his widow.

Dodie Keith, a resident, highlighted the need for continuous community engagement throughout the development process. She urged residents to stay involved and actively participate in shaping the project, emphasizing that the current plans are just concepts that can evolve with input.

Adam Adache, a resident and real estate developer, expressed support for the project, noting its potential economic benefits. He encouraged community involvement, stressing that the project would evolve and provide opportunities for local participation.

Saracha Peterson, a resident, supported the project for its potential to create generational wealth, particularly for Black residents in the Northwest District. She called for accountability and proactive engagement from both the community and politicians to ensure equitable benefits.

Lama Shakus, a resident, recounted his positive experience with the redevelopment of the Pompano Beach Fishing Village. He expressed confidence that the new project would similarly transform the area, reduce crime, and create job opportunities.

Tom McMahon, a resident and former commissioner, endorsed the project, highlighting the successful redevelopment efforts in other parts of Pompano Beach. He urged the Commission to support the project and ensure continued public engagement to address community concerns.

David Miller, a resident, voiced support for the project, advocating for new developments to improve the Northwest district. He emphasized the importance of community input and suggested investing in historic preservation within the area.

Chakka McFadden, a resident, expressed concern about the displacement of residents due to the project. She highlighted that blight issues persist despite previous redevelopment efforts and emphasized the need to address the root causes affecting the community.

Branden Jones, a resident and pastor, summarized key community concerns: displacement of long-term residents, lack of community input, and economic inequality. He urged the commission to prioritize listening to the community and making decisions that address their needs and concerns.

Wallace Harris, a resident, questioned the need to move and tear down the current building and expressed concerns about traffic congestion shifting to the new area. He also requested the allocation of funds to build sidewalks on Southern Terrace, where he lives, emphasizing the safety of walking with his child.

Tom DiGiorgio, a resident and chair of the Economic Development Council, supported the project, highlighting its potential economic benefits and historical context. He recounted past efforts and emphasized the importance of moving forward while continuing to listen to community input.

Sonya Finney, a resident, voiced concerns about who would benefit from the proposed generational wealth and economic opportunities. She highlighted the historical significance of the area, referencing its past as the Black Wall Street of Pompano. She urged respect for Pat Larkins' legacy and called for more community involvement and slower, more inclusive planning.

Fred Stacer, a resident, acknowledged the importance of community input and the project's potential impact. He emphasized the need for a workable solution that addresses residents' concerns and supports historical preservation while moving forward with development plans.

Ghulam Osman, a resident, expressed mixed feelings about the development and the overall distribution of wealth in Pompano Beach. He stressed the need for education and vocational training as equalizers for economic disparities, advocating for investments in schools and educational programs alongside the development project.

Mayor Hardin closed the public comment segment and asked the commissioners for their input.

Ms. McKenna explained that community benefits typically involve direct interaction between the developer and the community. However, due to the project's magnitude, it was essential to demonstrate a collective effort from the developer, the City, and the CRA to ensure local participation. Article 20 of the agreement, titled "Equal Opportunity and Opportunities for Inclusion," outlined specific areas where these entities would collaborate to provide opportunities. An example was reducing insurance requirements for smaller contracts, which were typically high, to facilitate local participation. The agreement allowed the City and CRA to monitor the developer's progress and ensured regular reporting. A website was created to inform the community about opportunities for hiring contractors and other project-related roles.

Mayor Hardin acknowledged the explanation but questioned why they couldn't mandate a 15% local participation rate.

Ms. McKenna responded, citing the project's complexity and the uncertainty of an exact percentage. She emphasized the developer's commitment to minority participation, as demonstrated in Greenville County. Additionally, she noted that community benefits were not CRA-eligible activities, and the contract included all legal measures to ensure equal opportunity and inclusion.

Comr. Sigerson-Eaton addressed the concern of eminent domain, clarifying that it was already in the City Charter but could not be used to transfer property to private developers, as per the Supreme Court's decision. She explained that a referendum would decide whether to remove eminent domain from the charter. She praised the extensive work by staff on the agreement and highlighted that taxes from the project would benefit the City without raising ad valorem taxes. She also addressed the importance of having an anchor like City Hall in redevelopment projects, which would support local businesses.

Vice Mayor McGee noted the area's long-standing problems and the City's efforts to address them, including law enforcement actions. She believed the development project, with a strong private partner, would lead to positive transformation, similar to other successful redevelopments. She emphasized the importance of creating a sense of place and spreading development across the city. She mentioned the projection of over 8000 jobs from the project and the need to address affordable housing and homelessness. She highlighted the importance of providing job opportunities and addressing mental health issues.

Comr. Fournier expressed being at a crossroads, representing her constituents' concerns about moderate development, affordability, and traffic. She appreciated the commitment to the project but was wary of the financial burden and long-term costs. She questioned traffic management and the inclusion of affordable housing. She emphasized the need for entry-level ownership opportunities and affordable housing for middle-income earners. She criticized the inclusion language in the agreement as lacking enforcement and felt the Northwest Community was not meaningfully included. She concluded that while redevelopment was necessary, the current plan did not adequately address these concerns and was not a financial deal she could support with the residents' money.

Comr. Moss acknowledged Comr. Fournier's concerns about traffic and single-family homes but criticized her for seeing everything negatively. He emphasized the importance of having faith in the future and the success of similar projects in other cities. He mentioned examples of successful revitalizations in Boston, Washington DC, and San Antonio, expressing disappointment in the lack of faith in the community and the project.

Mayor Hardin intervened to maintain order and asked the audience to keep quiet to allow the commissioners to speak. He emphasized the need for courtesy and the importance of letting the elected officials have their say.

Comr. Moss continued, stressing that change is inevitable and necessary for progress. He urged everyone to work with the change rather than resist it, pointing out the Developer's strong track record.

Comr. Fournier responded, requesting respect and stating that she had acknowledged the hard work put into

the project. She reiterated her concerns about affordability, traffic, and the economic risks involved, emphasizing the need to address these issues before moving forward.

Comr. Moss defended his previous statements, highlighting the importance of respect among the commissioners and pointing out that accusations of racism had been made without being addressed.

Comr. Perkins thanked the community for their participation and expressed her disappointment in how the project started without proper inclusion of the Northwest Community. She highlighted the lack of community benefits and specific commitments in writing, mentioning the need for better schools and support for local residents. She questioned the feasibility of adding a local participation requirement to the contract.

Ms. McKenna explained that was not legally possible due to CRA funding restrictions.

Comr. Perkins expressed her reluctance to support the project without concrete commitments to the community. She highlighted the disconnection between staff and the community and emphasized the need for tangible benefits. She mentioned her history of voting in line with district commissioners and her intention to represent her constituents' interests.

Vice Mayor McGee addressed the logic of the arguments presented, emphasizing the importance of strategic investment and the benefits of redevelopment. She highlighted the role of the developer in ensuring the project's success and the need to create spaces that attract businesses and patrons. She discussed the challenges of single-family housing in a built-out county and supported the idea of affordable condos or apartments. She expressed confidence in the developer, Roca Point, and the importance of moving forward with the project without further delay. She emphasized the need to create positive change and make something great in Pompano Beach.

Comr. Fournier responded to Vice Mayor McGee, highlighting the different economic impacts for the City and the developer. She noted that the City would be paying significant amounts in fees and committing to long-term rent while the developer would be making money from the land. She also clarified that her comments about entry-level ownership referred to condos, which she felt were lacking in her district compared to the beach area. She asked Claudia McKenna if there could be a legal way to financially incentivize the developer to ensure local participation.

Ms. McKenna explained that the provisions in the agreement were designed to promote local participation but reiterated that certain specifics couldn't be legally mandated. She suggested that pressure could be applied to ensure compliance, even if it wasn't a breach of the agreement.

Comr. Fournier proposed offering additional incentives to developers if they met certain thresholds for local participation.

Ms. McKenna acknowledged this suggestion and recommended that the agreement be approved as it was, with a motion to negotiate an amendment addressing this concern later.

Comr. Fournier expressed frustration about the lack of opportunity to provide input on the agreement before

the meeting, sharing a desire to make the agreement as beneficial as possible for Pompano Beach. She assured that she would continue to work hard to support whatever gets passed and ensure the best outcome for the city.

Mayor Hardin mentioned a resolution from the Pompano Beach Economic Development Council supporting the proposal and emphasized the long-term planning behind the project, dating back to 1988. He reiterated the importance of moving forward and the potential benefits for the community, including creating generational wealth and opportunities. He acknowledged the Community's concerns and assured that the project would be tweaked as needed.

Comr. Perkins emphasized the need for inclusion of the Northwest Community and expressed her ongoing frustration with the lack of specific commitments to local benefits. She mentioned her meetings with Phil Mays and the Community's desire for tangible benefits like educational components, historical acknowledgments, and workforce housing. She expressed disappointment that these ideas were not included in the agreement and stressed the importance of addressing the needs of the community.

Ms. McKenna responded, reiterating the legal limitations and suggesting that future amendments could address these concerns. She recommended approving the current agreement to show commitment to the developer, with the understanding that adjustments could be made later.

Mayor Hardin concluded by emphasizing the Project's significance and potential for positive change in Pompano Beach. He expressed confidence in the Developer and the City's team, acknowledging the need for continued community engagement and adjustments to ensure the project's success.

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. 2024-33

The Mayor requested a 10-minute recess at 8:56 p.m., and the meeting reconvened at 9:04 p.m.

- [24-417](#) A RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY (THE CRA), APPROVING AND AUTHORIZING THE PROPER OFFICIALS TO EXECUTE AN INTERLOCAL AGREEMENT BETWEEN THE CRA AND THE

CITY OF POMPANO BEACH RELATING TO MASTER DEVELOPMENT OF THE CITY'S DOWNTOWN; PROVIDING AN EFFECTIVE DATE.

(Fiscal Impact: N/A)

 **Strategic Plan Initiative**

(Staff Contact: Suzette Sibble/Nguyen Tran)

Suzette Sibble, Assistant City Manager, provided a brief overview of the Interlocal Agreement, explaining its necessity for coordinating the obligations outlined in the Master Development Agreement between the City and the CRA.

Mayor Hardin opened the floor for public comments on the item.

Vicente Thrower, a resident, expressed disappointment that a motion was not made to include a 30% local participation requirement in the agreement. He emphasized that it is the City Attorney's responsibility to figure out how to implement such provisions and warned of potential challenges if the community's concerns were not addressed.

Ed Phillips, a resident, voiced support for the developer, acknowledging the project's long history and previous failed attempts by other developers. He agreed with Mr. Thrower's suggestion for a local participation goal and stressed the importance of making things happen when there is a will. He referenced past African American leaders who participated in challenging discussions and urged current commissioners to actively engage in the decision-making process.

Rodrick Phillips, a resident, expressed gratitude towards the commissioners, recalling his arrival in Pompano Beach in 1964 and witnessing the transformation of the Northwest section from slum conditions to a place of innovation. He highlighted his personal history of poverty and hard work and emphasized the importance of the ongoing changes for future generations. He urged the developer not to displace current residents and to consider their needs.

Wayne Vereen, a resident, spoke about the inevitability of change and the need for the Commission to listen to the community. He praised Commissioners Fournier and Perkins for their comments but emphasized the importance of preserving the history and contributions of the black community in Pompano Beach. He stressed the need for city officials to listen to and respect the voices of the community to avoid mistakes.

Ula Foster, a resident of Fort Lauderdale, urged the Commission to address issues like the leaking roof at Malcolm's school and to ensure that the voices of the Northwest community were heard. She criticized the decision-making process, pointing out that important studies like traffic impact had not been completed. She emphasized that the decisions made would affect thousands of lives and called for more transparency and inclusiveness in the process.

Joseph Wells, a resident, questioned whether it was against the law to include a percentage requirement for minority participation in the contract. Mayor Hardin and Claudia McKenna clarified that while certain agencies could include such requirements, the agreement between the CRA and the City had legal limitations. Mr. Wells

expressed distrust in the decision-making process and urged for better inclusion of local businesses and minority participation.

Comr. Fournier inquired about the possibility of amending the agreement to include incentives for local participation. Claudia McKenna, CRA Attorney, suggested that such an amendment could be negotiated after approving the current agreement.

Jocelyn Jackson, a resident, sought clarification on the resolution, expressing support for the partnership between the City and the CRA. She emphasized the importance of including local developers and subcontractors in the project, though she acknowledged that the current discussion was focused on the interlocal agreement between the City and the CRA. She supported the project for its potential to eliminate slum conditions and improve the quality of life in the area.

A motion was made by Commissioner Fournier, seconded by Commissioner Perkins, to direct the City and CRA Attorneys to draft amendments to Item 1 by adding a penalty or incentive to encourage 25% African American participation and require the developer, at his expense, to do an annual survey of residents living within a 3 mile radius from Atlantic Blvd. and Dixie Highway, to understand resident traffic concerns and provide recommendations based of the results of the survey.

Sarahca Peterson, a resident, expressed concern about the motion combining the 25% minority black participation with traffic issues. She felt these should be two separate motions to add clarity to where the commissioners stand on each issue. She emphasized the importance of knowing how the 25% participation would affect the black community in the Northwest district.

Ed Phillips, a resident, suggested that instead of a fixed 25% minority participation, the language in the agreement could set a goal of "up to 25%" to provide some flexibility. He believed this approach could help navigate potential legal and financial challenges while still aiming for significant local participation.

Jocelyn Jackson, a resident, sought clarification on the motion, emphasizing the importance of giving the developer some flexibility in meeting local participation goals. She also highlighted the need for careful wording to avoid future issues with different projects and ensure inclusivity beyond just African Americans.

Mayor Hardin closed the public comment segment and asked the commissioners for their input.

Comr. Fournier clarified that her motion was for the City and CRA to negotiate these details, including the appropriate language and goals for local participation.

Comr. Moss raised concerns about specifying "African American" and whether it should include other minority groups. He questioned the implications of defining the scope of participation.

Mayor Hardin suggested that the specific details would be worked out by the attorneys, and the Commission could address any issues when the item comes back.

Vice Mayor McGee agreed with Sarahca Peterson that the two issues should be separated into different votes due to their distinct nature.

The motion carried by the following roll call vote:

Yes: Commissioner Fournier, Commissioner Perkins, Commissioner Sigerson-Eaton,
Vice Chair McGee, and Chairperson Hardin

No: Commissioner Moss

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. 2024-34

B. ADJOURNMENT

Mayor Hardin adjourned the Special CRA meeting at 10:47 p.m.

COMMENCE SPECIAL MEETING AS CITY COMMISSION OF POMPANO BEACH
THURSDAY, JUNE 20, 2024 at 6:45 p.m.

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

The Pompano Beach City Commission Special Meeting was called to order by the Mayor at 10:47 p.m.

A. CONSIDERATIONS

1. [24-419](#) A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF POMPANO BEACH, FLORIDA, APPROVING AND AUTHORIZING THE PROPER CITY OFFICIALS TO EXECUTE THE POMPANO BEACH DOWNTOWN PUBLIC/PRIVATE DEVELOPMENT AGREEMENT (THE MASTER DEVELOPMENT AGREEMENT) BETWEEN THE CRA, THE CITY OF POMPANO BEACH (CITY) AND RP POMPANO, LLC, AN AFFILIATE OF ROCAPOINT PARTNERS, LLC (DEVELOPER), FOR DEVELOPMENT OF THE CITY'S DOWNTOWN (THE PROJECT) TOGETHER WITH ALL DOCUMENTS NECESSARY TO EFFECTUATE

THE AGREEMENT, IDENTIFYING THE PROJECT BOUNDARIES, ESTABLISHING A PROJECT BUDGET, DELEGATING AUTHORITY TO THE CITY MANAGER, AUTHORIZING FUNDING FROM ALL AVAILABLE SOURCES INCLUDING INCREMENT REVENUES, BUILDING INSPECTIONS CAPITAL IMPROVEMENT PROJECT FUNDS AND ISSUANCE OF BONDS, AUTHORIZING INTRAGOVERNMENTAL TRANSFERS OF PROPERTIES BETWEEN THE CRA AND THE CITY, AS PROVIDED BY LAW, AND AUTHORIZING FINALIZATION OF AN AGREEMENT WITH BROWARD COUNTY TO SWAP LAND IN THE PROJECT AREA FOR PROPERTIES OWNED BY THE CITY AND CRA AND CONSTRUCTION OF A NEW COUNTY FACILITY; PROVIDING AN EFFECTIVE DATE AND FOR OTHER PURPOSES.

(Fiscal Impact: Maximum Lease Affordability Cap of \$12,928,725 per year)



(Staff Contact: Suzette Sibble/Nguyen Tran)

Mark Berman, City Attorney, requested that the presentation from the Joint City Commission and CRA meeting be included and incorporated into the record for these items.

Suzette Sibble stated that the item is a companion item to one approved earlier by the CRA board and that they were requesting approval of the Master Development Agreement among the Roca Point Partners. She also mentioned that they had presented earlier during the Special CRA meeting and offered to answer any additional questions.

Mayor Hardin invited the public to provide input on the item.

Saracha Peterson expressed gratitude towards Ms. Sibble and the team members for their dedication to the project, highlighting their commitment to working even on their days off.

Mayor Hardin concluded public input and welcomed further Commission discussion; however, no one further commented on the item.

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. 2024-154

2. [24-425](#) A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF POMPANO BEACH, FLORIDA, APPROVING AND AUTHORIZING THE PROPER CITY OFFICIALS TO EXECUTE AN INTERLOCAL AGREEMENT BETWEEN THE CRA AND THE CITY OF POMPANO BEACH RELATING TO MASTER DEVELOPMENT OF THE CITY'S DOWNTOWN; PROVIDING AN EFFECTIVE DATE.
(Fiscal Impact: N/A)



Strategic Plan Initiative

(Staff Contact: Suzette Sibble/Nguyen Tran)

Suzette Sibble, Assistant City Manager, mentioned that this is another companion item to the previously approved item by the CRA Board. She indicated that she had no further comments, but is open to addressing any additional questions.

Mayor Hardin sought public input on the item and invited further Commission discussion. However, no one commented on the item.

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. 2024-155

B. ADJOURNMENT

Mayor Hardin adjourned the Special Pompano Beach City Commission meeting at 10:50 p.m.

RECONVENE SPECIAL JOINT MEETING

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

Mayor Hardin reconvened the Joint Special meeting at 10:50 p.m.

A. CLOSING REMARKS BY CITY COMMISSION / POMPANO BEACH CRA

The Mayor inquired whether the Commission/CRA Board wished to deliver any closing remarks. No one offered to deliver closing remarks.

B. ADJOURNMENT

Mayor Hardin adjourned the Joint Special meeting at adjourned at 10:51 p.m.

Rex Hardin, Mayor/Chair

Kervin Alfred, City Clerk/CRA Secretary