

Pompano Beach Community Redevelopment Agency

Meeting

Commission Chamber

*100 W. Atlantic Blvd.
Pompano Beach, Florida 33060*



Agenda

Tuesday, July 16, 2024

1:00 PM

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

CALL TO ORDER

*The Honorable Rex Hardin
Chairperson, Presiding*

ROLL CALL

Kervin Alfred, CRA Secretary

PLEDGE OF ALLEGIANCE**APPROVAL OF MINUTES**

[24-481](#) CRA Board Meeting Minutes of May 21, 2024

APPROVAL OF AGENDA**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.

A. AUDIENCE TO BE HEARD

All persons interested in speaking during "Audience To Be Heard" must fill out a request form and turn it in to the CRA Secretary prior to the meeting.

B. CONSENT AGENDA

1. [24-476](#) A RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY (CRA) APPROVING AND AUTHORIZING THE PROPER OFFICIALS TO EXECUTE AN INVESTMENT ADVISORY SERVICES AGREEMENT BETWEEN THE CRA AND INSIGHT NORTH AMERICA LLC; PROVIDING AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

(Fiscal Impact: Approximately \$10,160 Annually)

Summary Explanation/Background:

Insight North America has been providing investment advisory services to the City of Pompano Beach and Pompano Beach CRA for the past five (5) years.

This contract maintains the current services provided by Insight North for a one (1) year term. The Finance Department plans to issue a Request For Proposal for an investment advisory service firm in 2025.

Origin of request for this action: Staff

Fiscal impact and source of funding: \$1,760 from 160.1920.539.31.60 Professional Services (East) and \$8,400 from 150.1910.539.31-60 Professional

Services (NW)

(Staff Contact: Allison Feurtado)

2. [24-477](#)

A RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY (THE “AGENCY”) INDICATING THE OFFICIAL INTENT OF THE AGENCY TO ISSUE TAX-EXEMPT BONDS IN ONE OR MORE SERIES FROM TIME TO TIME PURSUANT TO RESOLUTION NO. 2022-20 ADOPTED BY THE AGENCY ON JUNE 28, 2022, IF AUTHORIZED BY SUBSEQUENT PROCEEDINGS OF THE AGENCY AND THE CITY OF POMPANO BEACH, FLORIDA, AND TO USE A PORTION OF THE PROCEEDS OF SUCH BONDS TO REIMBURSE EXPENDITURES PAID OR INCURRED PRIOR TO THE DATE OF ISSUANCE THEREOF, SUCH BONDS TO BE USED, TOGETHER WITH OTHER LEGALLY AVAILABLE FUNDS OF THE AGENCY, TO FINANCE (INCLUDING THROUGH REIMBURSEMENT) COSTS OF ACQUIRING, CONSTRUCTING AND EQUIPPING CERTAIN PUBLIC COMMUNITY REDEVELOPMENT IMPROVEMENTS, AS MORE FULLY DESCRIBED HEREIN AND SET FORTH IN THE AGENCY’S REDEVELOPMENT PLAN FOR THE NORTHWEST DISTRICT COMMUNITY REDEVELOPMENT AREA, AS ADOPTED AND IN EFFECT FROM TIME TO TIME; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEALING CLAUSES; PROVIDING AN EFFECTIVE DATE.

(Fiscal Impact: N/A)

Summary Explanation/Background:

To use proceeds of tax-exempt bonds to reimburse the CRA for related eligible project costs incurred prior to bond issuance (other than certain preliminary expenditures, such as design, engineering, and land clearing), the CRA as the issuer, is required by Section 1.150-2 of the Federal income tax regulations to officially declare its intent to use such bond proceeds for reimbursement purposes. In the absence of the required official declaration, tax-exempt bond proceeds may not be used to reimburse eligible project costs (excluding preliminary costs) incurred more than 60 days prior to the bond issue.

The financing documents for the bond issue will be brought forward for CRA Board and City Commission approval at a future date. The NW 6th Avenue project is fully funded currently in the NW District's Finance Plan. It has been included to allow the CRA the flexibility to utilize the bond to reimburse the CRA for costs incurred for that project in order to provide additional cash to the CRA to allow for the completion of initiatives in the redevelopment plan relative to the downtown.

Origin of request for this action: Staff

Fiscal impact and source of funding: N/A

(Staff Contact: Suzette Sibble/Nguyen Tran)

C. REGULAR AGENDA

3. [24-451](#) Presentation of the Proposed Fiscal Year 2025 Budgets and Financing and Implementation Plans (FY2025-2029) for the East and Northwest CRA Districts.

(Fiscal Impact: N/A)

Summary Explanation/Background:

The CRA must approve its annual budget by September 30, 2024. This item provides an introduction of the draft Fiscal Year (FY) 2025 budget and Five (5) Year Strategic Finance Plans for the East and Northwest CRA Districts for consideration by the CRA Board. An amended and final budget will be presented at the September CRA meeting.

Origin of request for this action: Staff

Fiscal impact and source of funding: N/A

(Staff Contact: Kimberly Vazquez)

4. [24-468](#) A RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY (CRA), APPROVING AND AUTHORIZING THE PROPER OFFICIALS TO EXECUTE A CONTRACT FOR SALE AND PURCHASE BETWEEN THE CRA AND WELLS FARGO BANK, N.A. FOR THE PROPERTY AT 20 SE 23 AVENUE, POMPANO BEACH, FL 33062 IN THE AMOUNT OF \$2,075,000.00; PROVIDING AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

(Fiscal Impact: \$2,075,000.00)

Summary Explanation/Background:

Staff is seeking approval from the CRA Board for the purchase of property located at 20 SE 23rd Avenue, Pompano Beach, Florida 33062, further identified as Broward County Property Appraiser ("BCPA") folio 484236012382 in the amount of \$2,075,000. The property is located south of Atlantic Blvd. on SE 23rd Avenue, directly east of McNab Park, which is leased from the City by the CRA. The BCPA information and an aerial of the property is included as Exhibit 1.

The property is a 403-square-foot building, operated for several years as a bank drive-thru, on a 23,657-square-foot land area. It is zoned Transit-Oriented within the East Overlay District (TO/EOD) with a Use Designation of Mixed-Use Main Street (MM 0-90), in the Core area, with a maximum allowed height of 105 feet.

Staff recommends approval of the contract for the CRA's purchase of this property.

Origin of request for this action: Staff

Fiscal impact and source of funding: \$2,075,000.00 East CRA Land Acquisition 160-1920-539.65-09

(Staff Contact: Cassandra LeMasurier)

5. [24-485](#)

A RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY (CRA), APPROVING AND AUTHORIZING THE PROPER OFFICIALS TO EXECUTE A CONTRACT FOR SALE AND PURCHASE BETWEEN THE CRA AND DAVID NEWMAN ESTATE FOR THE PROPERTY AT 801 NW 18 AVENUE, POMPANO BEACH, FL 33069 IN THE AMOUNT OF \$100,000.00; PROVIDING AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

(Fiscal Impact: 100,000.00)

Summary Explanation/Background:

Staff is seeking approval from the CRA Board for the purchase of property located at 801 NW 18th Avenue, Pompano Beach, Florida 33069, further identified as Broward County Property Appraiser ("BCPA") folio 484234040580 in the amount of \$100,000.00.

The property is a 4,011 sq ft vacant lot, zoned RM-12, adjacent to vacant lots owned by the CRA and the City's Office of Housing and Urban Improvement (OHUI). The property is being purchased to unify with the CRA's landlocked lot (folio 484234040590) located directly west of the subject property to create a buildable lot.

Staff recommends approval of the contract for the CRA's purchase of this property.

Origin of request for this action: Staff

Fiscal impact and source of funding: \$100,000.00 NW CRA Land Acquisition 150-1910-539.65-09

(Staff Contact: Cassandra LeMasurier)

6. [24-338](#)

A RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY (CRA), APPROVING AND AUTHORIZING THE PROPER OFFICIALS TO EXECUTE A SERVICE CONTRACT BETWEEN THE CRA AND REDEVELOPMENT MANAGEMENT ASSOCIATES, LLC FOR PROFESSIONAL CONSULTING SERVICES; PROVIDING AN EFFECTIVE DATE.

(Fiscal Impact: This is an initial fixed fee of \$33,217 per month resulting in a total initial annual contract amount of \$398,600. The fee shall be increased by 3.5% per annum during the 3-year contract term)

Summary Explanation/Background:

In 2009, Redevelopment Management Associates assisted the City of Pompano Beach and the Pompano Beach Community Redevelopment Agency (CRA) in establishing a vision for the two redevelopment districts, and subsequently initiated various public sector redevelopment projects in both districts. The intent was to leverage the public investment to attract private investment, and to date, the renaissance is evident. The city has been enjoying a newfound image in South Florida and beyond which is largely due to the foundation laid over the last decade and a half. Redevelopment opportunities will continue with the new Downtown and technical assistance continues to be needed to ensure that growth remains on track and effectively managed. Redevelopment is an important function for this city and RMA has continued to help guide and coordinate the redevelopment activity as needed.

Origin of request for this action: Staff

Fiscal impact and source of funding: \$398,600.00; 150-1910-539.31-60, 160-1920-539.31-60

(Staff Contact: Greg Harrison)

7. [24-469](#)

A RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY (CRA) APPOINTING ONE RESIDENT OF POMPANO BEACH TO THE NORTHWEST DISTRICT ADVISORY COMMITTEE OF THE CRA FOR A TERM OF TWO (2) YEARS; SAID TERM TO EXPIRE ON JULY 16, 2026; PROVIDING AN EFFECTIVE DATE.

(Fiscal Impact: N/A)

Summary Explanation/Background:

Please consider the applications submitted to fill the vacancy in the "One Resident of Pompano Beach" membership category and by vote appoint one candidate for this category to the Northwest CRA District Advisory Committee for a two-year term.

Applicants:

Whitney Rawls - District 4 (Incumbent)

Mary Beth Fleck - District 3

John Jones - District 4

Phyllis Smith - District 5

Dedrick Watkins - District 5

Origin of request for this action: Staff

Fiscal impact and source of funding: N/A

(Staff Contact: Elizabeth Pinto)

8. [24-470](#) A RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY (CRA) APPOINTING ONE RESIDENT OF POMPANO BEACH TO THE NORTHWEST DISTRICT ADVISORY COMMITTEE OF THE CRA FOR A TERM OF TWO (2) YEARS; SAID TERM TO EXPIRE ON JULY 16, 2026; PROVIDING AN EFFECTIVE DATE.

(Fiscal Impact: N/A)

Summary Explanation/Background:

Please consider the applications submitted to fill the vacancy in the "One Resident of Pompano Beach" membership category and by vote appoint one candidate for this category to the Northwest CRA District Advisory Committee for a two-year term.

Applicants:

Phyllis Smith - District 5 (Incumbent)

Mary Beth Fleck - District 3

John Jones - District 4

Whitney Rawls - District 4

Dedrick Watkins - District 5

Origin of request for this action: Staff

Fiscal impact and source of funding: N/A

(Staff Contact: Elizabeth Pinto)

9. [24-475](#) A RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY (CRA) APPOINTING ONE ARCHITECT, LANDSCAPE ARCHITECT, PLANNER, DESIGN PROFESSIONAL OR RELATED INDUSTRY PROFESSIONAL TO THE NORTHWEST DISTRICT ADVISORY COMMITTEE OF THE CRA FOR A TERM OF TWO (2) YEARS; SAID TERM TO EXPIRE ON JULY 16, 2026; PROVIDING AN EFFECTIVE DATE.

(Fiscal Impact: N/A)

Summary Explanation/Background:

Please consider the application submitted to fill the vacancy in the "One Architect, Landscape Architect, Planner, Design Professional or Related Industry Professional" membership category and by vote appoint one candidate for this category to the Northwest CRA District Advisory Committee for a two-year term.

Applicants:

Danielle Dicharry Elzahr - District 3

Origin of request for this action: Staff

Fiscal impact and source of funding: N/A

(Staff Contact: Elizabeth Pinto)

D. ADDITIONAL AUDIENCE TO BE HEARD

E. REPORTS

A. EXECUTIVE DIRECTOR

B. CRA ATTORNEY

C. NEXT MEETING DATE – September 17, 2024

D. CRA BOARD

[24-480](#)

Monthly Reports

- Financial Statements - May
- East CRA Advisory Committee
- FPI Security Reports - June
- Professional Services Expenditure - June

F. ADJOURNMENT

NOTICE:

Any person requiring auxiliary aids and services at this meeting may call the CRA Secretary at (954) 786-4611 at least two calendar days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770 or 1-800-955-8771.