



City of Pompano Beach

100 W. Atlantic Blvd.
Pompano Beach, Florida
33060

Detailed Minutes - Final

Community Redevelopment Agency

Rex Hardin, Chairperson
Andrea McGee, Vice Chairperson
Alison Fournier, Commissioner
Barry Moss, Commissioner
Beverly Perkins, Commissioner
Rhonda Sigerson-Eaton, Commissioner

Gregory P. Harrison, Executive Director
Claudia McKenna, CRA Attorney
Kervin Alfred, CRA Secretary

Tuesday, July 16, 2024

1:00 PM

Commission Chamber

Meeting

CALL TO ORDER

Chair Hardin called the CRA Board meeting to order at 1:00 pm.

ROLL CALL

Present Commissioner Alison Fournier, Commissioner Barry Moss, Commissioner Beverly Perkins, Commissioner Rhonda Sigerson-Eaton, Vice Chair Andrea McGee, and Chairperson Rex Hardin

PLEDGE OF ALLEGIANCE

Led by Kervin Alfred, CRA Secretary

APPROVAL OF MINUTES

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

A motion was made by Vice Chair McGee, seconded by Commissioner Sigerson-Eaton, that the Minutes be APPROVED. The motion carried by a unanimous voice vote.

APPROVAL OF AGENDA

A motion was made by Vice Chair McGee, seconded by Commissioner Sigerson-Eaton, that the Agenda be APPROVED AS SUBMITTED. The motion carried unanimously by voice vote.

CONSENT AGENDA DISCUSSION

The CRA Board may pull items from the Consent Agenda. During Audience To Be Heard, a person may speak on any item on the Consent Agenda, which has not been pulled.

Chair Hardin announced that no items were pulled for Board discussion.

A. AUDIENCE TO BE HEARD

Chair Hardin announced that it was time for "Audience To Be Heard". The following speakers were called to speak before the Board:

Ed Phillips, candidate for District 4 Commissioner, 384 Northwest 19th Street, Pompano Beach, FL, expressed a request to the Commission, emphasizing the importance of including African Americans in the development and consulting processes for the Innovation District. He stressed that the neighborhood, largely considered African American, should be represented in these decisions to foster a spirit of inclusion and ensure that the community feels valued and involved.

Rodrick Phillips, 2620 Northwest 10th Street, Pompano Beach, FL, expressed his gratitude to the members of the dais for their dedicated work in each district. He urged the commissioners to continue working together for the betterment of the community and to keep Pompano Beach strong.

Wayne Vereen, 2420 Northwest 7th Street, Pompano Beach, FL, highlighted the growth and development of the city while urging for equitable representation at the decision-making table. He emphasized the importance of allowing the community, especially black developers, to have a seat at the table to contribute to the City's progress and ensure inclusive growth. He commended the efforts of the Commission and expressed the desire for the City to ensure that all members of the community are included in its development.

Saracha Peterson, 4354 Northwest 9th Avenue, Pompano Beach, FL, addressed the issue of violence in the community and criticized the damaging use of power and words by the commissioners. She emphasized her lack of loyalty to any particular individual and expressed disapproval of the aggressive nature of interactions among the commissioners.

She commented on criticism directed to her in connection to Kim Briesemeister and RMA, clarifying that she spoke based on her own convictions and research, not by loyalty to anyone on the dais. She also mentioned having both agreements and disagreements with the commissioners at different times. Additionally, she discussed her platform, expertise in cultural arts, and her responsibility as a leader. Saracha also highlighted the importance of leading with love, being mindful of words when speaking with constituents, and advocating for the community's interests over personal agendas.

Jocelyn Jackson, Pompano Beach, FL, spoke on behalf of her family and herself in response to feeling insulted by a member of the Commission at the previous meeting. She asserted her independence by stating that no one can tell her what to do. She clarified that Kim Briesemeister had never asked her to advocate for anything, emphasizing that her discussions always focused on what could benefit the City and the community, rather than herself. She concluded by emphasizing her dedication to upholding ethical standards and integrity for

the benefit of the community and advised against any language that might divide the community. She reinforced that the Northwest area is an asset for all.

Chair Hardin announced that the practice of allowing individuals to use others' designated speaking time during Audience-To-Be-Heard would be discontinued. He stated that this practice would be discontinued to ensure fairness and prevent certain individuals from dominating the session. From now on, everyone who signs up will be expected to use only their allotted time to speak. This decision is aimed at maintaining order and equality during the meeting. Chair Hardin also noted the same announcement will be made at the city level, and the practice of signing up and then assigning speaking time to someone else will no longer be allowed.

B. CONSENT AGENDA

Chair Hardin requested a motion to Approve/Adopt Items 1 and 2 under the Consent Agenda.

A motion was made by Vice Chair McGee, seconded by Commissioner Sigerson-Eaton, to approve the Consent Agenda. The motion carried by a unanimous voice vote.

1. [24-476](#) 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)

(Staff Contact: Allison Feurtado)

A motion was made by Vice Chair McGee, seconded by Commissioner Sigerson-Eaton, to approve the Consent Agenda. The motion carried by a unanimous voice vote.

Enactment No: CRA RES. 2024-35

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)

(Staff Contact: Suzette Sibble/Nguyen Tran)

A motion was made by Vice Chair McGee, seconded by Commissioner Sigerson-Eaton, to approve the Consent Agenda. The motion carried by a unanimous voice vote.

Enactment No: CRA RES. 2024-36

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)

(Staff Contact: Kimberly Vazquez)

Kimberly Vasquez, Senior Project Manager for the CRA, presented the proposed FY 2025 budget. First, she presented the East CRA budget, stating that the total estimated revenues are \$37.7M, with an 8% increase in taxable value, primarily from residential and commercial properties. This includes a tax increment of \$6.1M from the City, County, and North Broward Hospital District, as well as building rent revenues of \$128K and investment earnings of \$75K. The proposed tax increment bond is \$22.3M, and there's an anticipated carry-forward fund balance of approximately \$9M.

On the expenditure side, operations cost is projected to be \$900K, covering staff, city cost allocations, and general operating expenses. The debt service is estimated at \$2.5M, which encompasses the 2013 A and B bond series and proposed debt service for the 2025 bond and issuance cost. A substantial portion of the funding, approximately \$27M, is allocated to Infrastructure and Streetscapes, including the McNab House Restoration and Botanical Garden project. This will be financed by tax increment revenue of about \$900M, a tax increment bond of \$18.1M, and a carry-forward fund balance of \$7.9M.

Redevelopment initiatives or incentives account for a total expenditure of 6.4 million and include facades, strategic investment program grants, marketing of projects in the CRA, and FPI security. The budget also includes 350,000 for consultants and professional services, funded by tax increment revenue.

Continuing, Ms. Vasquez presented the proposed FY 2025 budget for the Northwest CRA. She stated that

the estimated July value for the Northwest is \$1.9M, with an overall growth value of 13%. The total revenues amount to \$99M, including a tax increment of \$8M from the City's TIF. The interlocal project funding, as per the 2018 Interlocal Agreement with taxing authorities, is \$1.5M. Miscellaneous sources contribute to the revenue, including microenterprise loan repayments, real rental revenues, investment earnings of \$240K, and a FY 2025 bond series of \$64.5M. It is anticipated that there will be a carry-forward fund balance of \$24.8M.

Operations expenses are projected at \$1.2M, covering city cost allocations, general operating expenses, and a debt service of \$4.3M. Notably, the debt service includes the payoff of a \$790,800 loan for the Hammondville property. Most of the funding, \$93.4M, is allocated for redevelopment projects in alignment with the downtown master plan. Revenue sources include unencumbered unexpended funds totaling \$10M, carry forward taxing authority interlocal funding, and the 2025 allocation of \$10.7M. The bond series fund is allocated at \$63.8M for a total of \$84.5M. \$60M is earmarked for downtown district infrastructure, \$2.3M for development fees, and \$21.4M for downtown land acquisition.

Revenue amounts to \$1.5M for infrastructure and streetscapes, which is designated for Sonata Infrastructure Improvements and other projects. Revenue sources for the vertical project development include tax increment revenue and building rentals. Expenditures cover tenant improvements, CRA building maintenance, and rentals and leases. Redevelopment initiatives include \$575K from tax increment revenue and enterprise loan program repayment, with expenditures for incentive programs and dissemination of information.

Area stabilization initiatives involve \$479K in tax increment revenue and expenses for redevelopment ambassadors, FPI security, and emergency rehab funding for housing stock. Property acquisition and maintenance outside the downtown core area have tax increment revenue of \$1.1M and a carry forward fund balance of \$4M. Consultants and professional services have tax increment revenue of \$465K, with expenditures for demolition services and consulting fees.

In closing, Ms. Vasquez stated that the presentation represents a draft, and the final budget will be amended at the September 17th CRA board meeting. The budget requires approval by September 30th in accordance with State Statute.

Chair Hardin sought further public input on the item and, receiving none, he moved on to Board discussion.

Comr. Fournier expressed her concerns about the increasing debt of the City, particularly in relation to the CRAs. She highlighted the plan to issue a \$22.5-23 million bond in the East CRA and a \$64.5M bond in the Northwest CRA, amounting to a total debt of around \$90 million for these entities. The Commissioner emphasized the significant challenge posed by the impending loss of TIF revenue in 2031, especially for the East CRA, and questioned whether it would sufficiently cover its debt expenses considering the additional overhead costs. She stressed that financing the McNab house project through the CRA would not only involve paying off the debt service but also covering the operating expenses and personnel costs, leaving the revenue significantly diminished. In her view, this approach is unsustainable and she does not support it.

Comr. Perkins inquired about the proposed consultant fees to be paid under the Northwest CRA. Ms. Vasquez mentioned that the consultant services include Redevelopment Management Associates, a public relations person from K Rents, a property manager, and a financial consultant to help with budgets. These are

the main four services that are currently being utilized. In addition, they may consider architectural services, economic and financial analysis, or other professional services for downtown projects or other activities that are not handled internally.

Comr. Perkins inquired whether these consultants, including those in the Northwest, would be involved in the new downtown development project. Ms. Vazquez confirmed that they would.

Chair Hardin expressed appreciation for the presentation.

The item was Informational Only. No action was taken.

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)

(Staff Contact: Cassandra LeMasurier)

Cassandra LeMasurier, Real Property Manager for the CRA, presented a proposal to seek approval from the CRA Board for the purchase of a property located at 20 SE 23rd Avenue. The 403 square-foot property, situated on a 23,657 square-foot land area, will support the McNab House Restaurant and Botanical Gardens Project. The property was formerly a Wells Fargo drive-thru and has ceased operations. The CRA negotiated a purchase price of \$2,075,000, which is based on independent appraisals valuing the property at \$1.85 million and \$2.3 million in April 2024 and March 2023, respectively. The East CRA Advisory Committee recommended approval of the contract with a unanimous vote of 7 to 0. However, David Mingus was absent from the meeting. In closing, Ms LeMasurier stated staff recommended approval of the purchase contract for this transit-oriented property within the East Overlay District.

Chair Hardin sought further public input on the item and, receiving none, he moved on to Board discussion.

Comr. Fournier asked about the plan for the property in the near term, considering the delay in starting construction on the McNab House due to high homelessness in the area. Ms. LeMasurier replied that the first action after obtaining ownership would be to demolish the structures on the property, as they provide cover for the homeless. The property could be used for interim parking, and later for developing the McNab House Restaurant and Botanical Garden.

Comr. Fournier expressed concerns about possibly overpaying for the parcel, questioning its strategic value and whether it will serve as event parking. Ms. LeMasurier mentioned the possibility of acquiring a vacant lot north of the area to expand it. She highlighted the variance in appraised values for the land, comparing it to other nearby properties and pointing out the difference in valuation approaches. Their appraiser used local Pompano Beach comps to determine the land value, resulting in a slightly lower valuation compared to other

appraisals that factored in potential development scenarios, such as multifamily residential.

Comr. Perkins asked about the number of acres for purchase and if it's for parking. Ms. LeMasurier stated that the available space is 23,650 square feet and specified that it is intended for parking use. She further mentioned that the space is only suitable for surface parking for the time being and is not sufficient to accommodate structured parking, such as a parking garage.

Vice Chair McGee expressed appreciation for the staff's efforts in acquiring the property. She thanked them for their commitment to seeing this initiative to completion.

A motion was made by Vice Chair McGee, seconded by Commissioner Sigerson-Eaton, that the CRA Resolution - Regular be ADOPTED. The motion carried by the following roll call vote:

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

Enactment No: CRA RES. 2024-37

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)

(Staff Contact: Cassandra LeMasurier)

Cassandra LeMasurier, Real Property Manager for the CRA, presented a proposal to seek approval from the CRA Board for the purchase of a 4,011-square-foot vacant lot located at 801 Northwest 18th Avenue. The lot is adjacent to a parcel recently purchased by the City's Office of Housing and Urban Improvement and the objective is to unify this lot with the CRA's lot to support residential development. The Northwest CRA Advisory Committee reviewed the request at their July 8th meeting and recommended approval with a 5 to 1 vote. Staff recommends approval of the purchase contract.

Chair Hardin sought further public input on the item and, receiving none, he moved on to Board discussion.

Comr. Perkins inquired about the plans for this property. Ms. LeMasurier mentioned that even though the zoning is RM 12, it would be suitable to build single-family homes on the two lots once they are combined. Combining the lots would create a buildable lot, which would also apply to the lot to the south. When the parcel is unified, they will attempt to acquire the half lot to the west, which would result in an 8,000-square-foot lot suitable for a single-family home.

Comr. Perkins inquired about the possibility of donating the land to the builder. Ms. LeMasurier responded that it would depend on the type of development planned for the parcel. She also mentioned the potential for a partnership with the City's Office of Housing and Urban Improvement for land assembly, as well as a possible subdivision opportunity similar to the Hunter's Manor subdivision.

A motion was made by Vice Chair McGee, seconded by Commissioner Sigerson-Eaton, that the CRA Resolution - Regular be ADOPTED. The motion carried by the following roll call vote:

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

Enactment No: CRA RES. 2024-38

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)

(Staff Contact: Greg Harrison)

Greg Harrison, Executive Director, mentioned that in the agenda backup is a memo from Mr. Tran and himself, a memo from the RMA principals, and the contract with Exhibit A. The contract lists around 40 services that RMA would provide to the CRA. Mr. Harrison emphasized that this contract is crucial, and approval from the CRA Board of Directors was recommended.

Chair Hardin sought public input on the item, receiving no response, he moved on to the Board discussion.

Comr. Perkins mentioned that the CRA is issuing another contract to RMA, their second contract. RMA received a contract from the City last week, and now they are back to do another contract with the CRA. She alleged that this may be double-dipping, as RMA is also dealing with developers and obtaining funds from them.

Claudia McKenna, CRA Attorney, mentioned that the developers are not paying RMA.

Comr. Perkins asserts that she could not support the new contract because RMA already has an agreement with the City. However, Mr. Harrison clarified that the new contract is for CRA items, which is distinct from the previous contract related to city services.

Chair Hardin clarified the need for separate contracts to allocate resources separately for the Northwest CRA,

the East CRA, and the City.

Comr. Fournier expressed concerns about RMA's influence on the City's development decisions, such as removing a lane on Atlantic Boulevard and relocating the McNab house. She believes the CRA should have independence in making investment decisions without being swayed by developers. She suggests clauses to prevent RMA from consulting for third parties in the downtown area.

Comr. Fournier questioned whether the principles of RMA would be open to including a clause in their agreement that prohibits them from receiving consulting revenue from the third parties involved in the projects for the McNab house and Downtown. Mr. Harrison responded that the principles would never allow such a clause in their contract. He also highlighted the high level of professionalism of the principles, stating that they would never even approach such a conflict of interest.

Ms. McKenna stated that this service contract is the same one used by the city attorney's office and does not typically include a conflict provision. She said RMA has worked with the City since 2009, and there has never been a conflict. The contract consists of remedies in case of irregularities or disputes, allowing for termination for convenience or cause. It also provides flexibility to address any issues arising during the consulting process.

Comr. Fournier inquired about the termination clause in the contract, specifically the 240-day payment period. She asked if it was standard practice, to which Ms. McKenna responded that it was a negotiated business term and varied across contracts. She further explained that the payment duration depended on when the contract was terminated and was reflective of staffing and participation levels.

Comr. Fournier raised concerns about the lack of effort to include minority contractors in the procurement process, to which Mr. Harrison explained that the City handles the procurement process and is committed to increasing minority participation.

Comr. Fournier raised concerns about whether the contract covers five years, as it allows for renewal without the Board's consent. Mr. Harrison stated it is a three-year contract with a two-year renewal.

Comr. Perkins questioned the possibility of requesting RMA to perform work not outlined in the contract. In response, Mr. Harrison mentioned that although it is possible, any additional work would require a separate arrangement, likely needing legal approval. Comr. Perkins then inquired whether such requests would come before the Commission or the Board, to which Mr. Harrison indicated that they might, but he was uncertain without specific examples.

Ms. McKenna mentioned a detailed list of services Mr. Harrison and Mr. Tran provided, covering various services in both CRA districts. The list also discusses a provision in the scope that allows for additional services at an hourly rate. It highlights the process of requesting further services and mentions the ability of the board or the executive director to request specific services from RMA or any consultants under contract.

Comr. Moss expressed frustration over repeated accusations of conflicts of interest and improprieties against the principles. He emphasized that despite the appearance of impropriety, nothing has ever been proven, and there have been no lawsuits or charges against them. The Commissioner expressed complete faith in the

honesty of the principles of RMA. He found it bothersome that some people hold a negative view of them.

Comr. Sigerson-Eaton praised City Manager Harrison and the designated staff for overseeing the execution of this contract, emphasizing the unlikelihood of a conspiracy due to the number of people involved. She expressed confidence in the RMA team, citing their successful track record and highlighting their expertise in developing the master development deal. Comr. Sigerson-Eaton emphasized the value of their work and stated that they are worth every penny.

Comr. Fournier expressed the importance of avoiding conflicts of interest, especially in the context of the new downtown - a billion-dollar project the City is undertaking. She suggested explicitly stating this in the contract. She inquired about the contract's payment terms, specifically whether it used to be paid for services and is now a fixed-price contract. Nguyen Tran, CRA Director confirmed that it has always been a fixed-price contract and that the charges for RMA have been broken down.

Comr. Moss and Comr. Fournier discussed concerns and accusations about potential impropriety and character assassination involving RMA.

Comr. Perkins recalled that in 2018, there was some controversy when RMA resigned due to a hostile work environment. It was unclear what exactly led to this situation.

Chair Hardin disputed the allegations of impropriety against RMA in 2018, emphasizing that the company and its principals have not been involved in any conflicts of interest with the City of Pompano Beach. He defended the principals' commendable work for the City and rejected the idea of holding them accountable for the Board's decisions.

Vice Chair McGee expressed her admiration for the collaborative efforts between RMA, the City, and the CRA and highlighted the positive impact of RMA's guidance in transforming the City, particularly in the development of the beach area. She also expressed gratitude for the investments made under RMA's guidance and her excitement for future projects and the City's continued progress.

Chair Hardin expressed his support for RMA and emphasized its positive impact in Pompano Beach. He also acknowledged the expertise of RMA and its principals. He noted the importance of hiring the best for any necessary purposes and expressed his support for RMA to take on additional clients as long as it does not conflict with its work for the City.

Mr. Harrison noted he is responsible as the contract administrator, highlighting that he and the RMA team, along with all the staff present, will handle the situation with the utmost professionalism.

A motion was made by Vice Chair McGee, seconded by Commissioner Sigerson-Eaton, that the CRA Resolution - Regular be ADOPTED. The motion carried by the following roll call vote:

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

No: Commissioner Fournier, and Commissioner Perkins

Enactment No: CRA RES. 2024-39

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)

(Staff Contact: Elizabeth Pinto)

Chair Hardin nominated Whitney Rawls for the position.

Comr. Fournier expressed concerns about the appointment of residents in the city, emphasizing the need to ensure that they currently live in the city. She pointed out that some applications are as old as four or five years, and there are missing or incomplete applications. The Commissioner highlighted the importance of verifying the residency status of the candidates and getting updated information before making decisions. She also mentioned that she would address further issues related to item nine later.

Elizabeth Pinto, the Department Secretary for the CRA, stated that the applicants for a certain board reside in Pompano Beach. She mentioned that she has been in contact with all of the applicants to confirm their residency.

Comr. Perkins expressed concern regarding the address listed on Mr. Rawls' application and noted that he currently serves on five advisory boards. Consequently, she requested that the matter be postponed so that Mr. Rawls can provide his correct address.

A motion was made by Commissioner Perkins, seconded by Commissioner Fournier, to table/postpone the item to the next scheduled CRA meeting.

The motion failed by the following roll call vote:

Yes:

Fournier
Perkins
Hardin

No:

Moss
Sigerson-Eaton
McGee

Chair Hardin requested the secretary to provide further details on the application from Mr. Rawls.

Comr. Perkins reported that Mr. Rawls' listed address had been sold, prompting questions about his potential involvement in the sale.

Further discussion ensued concerning the sale of the property Mr. Rawls mentioned in his application. The Chair then requested further nominations to fill the position on the Board; however, no further nominations were provided.

The Chair requested that staff obtain an updated application from Mr. Rawls and distribute it to the board once received.

A motion was made by Vice Chair McGee, seconded by Commissioner Sigerson-Eaton, that the CRA Resolution - Regular be ADOPTED. Chair Hardin nominated to appoint Whitney Rawls. The motion carried by a unanimous voice vote.

Enactment No: CRA RES. 2024-40

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)

(Staff Contact: Elizabeth Pinto)

A motion was made by Vice Chair McGee, seconded by Commissioner Sigerson-Eaton, that the CRA Resolution - Regular be ADOPTED. Commissioner Barry Moss nominated to appoint Phyllis Smith. The motion carried by a unanimous voice vote.

Enactment No: CRA RES. 2024-41

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)

(Staff Contact: Elizabeth Pinto)

Chair Hardin nominated Danielle Elzahr for the position.

Comr. Fournier expressed concerns that the application on her iPad was coming up blank, containing no information about the applicant who is assumed to fit into a specific category and live in the city.

Nguyen Tran, the CRA director, confirmed that the individual in question has been vetted and that her application has been reviewed and verified. It was acknowledged that the individual lives in the specified district and is qualified for the architect position in that particular category. Additionally, Mr. Tran said he would follow up with Secretary Alfred regarding the blank applications in the backup.

Comr. Fournier has requested that the application be sent to the Board. Since there is only one applicant and she meets the criteria, she supports the nomination but would like to review the application.

A motion was made by Vice Chair McGee, seconded by Commissioner Sigerson-Eaton, that the CRA Resolution - Regular be ADOPTED. Chair Hardin nominated to appoint Danielle Elzahr. The motion carried by a unanimous voice vote.

Enactment No: CRA RES. 2024-42

D. ADDITIONAL AUDIENCE TO BE HEARD

Chair Hardin asked if there were any additional speakers signed-up to speak under Audience to be Heard, to which Secretary Alfred replied there were none.

E. REPORTS

Executive Director's Report:

No report.

CRA Attorney's Report:

No report.

Next Meeting Date: Chair Hardin announced that the next scheduled CRA meeting is set for September 17, 2024.

Comr. Fournier's Report:

Comr. Fournier announced that she has scheduled her regular monthly community meeting from the fourth Wednesday of the month to Thursday next week. The meeting will now take place on July 25th at 7:00 pm at

the Legion, instead of the previously scheduled date of July 24th.

Comr. Moss' Report:

No report.

Comr. Perkins' Report:

Comr. Perkins requested an update on the Crockett Foundation project. Nguyen Tran, CRA Director mentioned that they received a letter requesting termination of the lease as the space was intended for grant funding with limited time for expenditure. Consequently, they will be looking for another tenant for the location.

Comr. Perkins expressed interest in learning more about the future plans for the space. Mr. Tran mentioned that they will advertise for it and aim to keep it in line with Mr. Crockett's proposal. The Commissioner said she was informed that Mr. Crockett was having challenges due to lack of access to the property and experienced many delays. She also mentioned her attempts to reach out to Mr. Crockett to understand why he walked away from the project. She is hoping to hear back from him upon his return to town.

Chair Hardin requested that Mr. Tran contact Mr. Crockett to address the allegations made in today's meeting.

Cassandra LeMasurier, Real Property Manager for the CRA, offered to assist with the issue, stating that she has been overseeing the build-out of the Sonata commercial space. There has been a delay in obtaining the permit for the interior build-out to the Crockett Foundation's specifications. Despite coordinating access for Mr. Crockett and working with his design team, there has been a delay in obtaining the certificate of occupancy for the space, which has affected the use of grant funding by the Crockett Foundation. The CRA has communicated and expressed frustration with Sonata's delay in completing the build-out in a timely manner. As a result, the Crockett Foundation has been unable to move into the space, despite not having to pay rent due to the absence of a certificate of occupancy.

Chair Hardin expressed concern about the information being circulated within the community, emphasizing the importance of having accurate information about this matter.

Comr. Perkins mentioned her anticipation for this project to benefit the community's youth and assured that she would have concrete information by next Tuesday.

Chair Hardin then requested an official statement to clarify that the City or CRA was not responsible for the issue with Mr. Crockett, aiming to set the record straight and correct any misinformation attributing the problem to the City or CRA.

Comr. Sigerson-Eaton's Report:

Comr. Sigerson-Eaton recounted experiencing hostile environments at certain meetings, and she wanted to point out that video evidence exists of these situations. She urged others to view the videos if they wanted to gain an understanding of what a hostile environment looks like.

Vice Chair McGee's Report:

No report.

Chair Hardin's Report:

No report.

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Monthly Reports

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

The Informational Report was RECEIVED AND FILED.

F. ADJOURNMENT

The meeting adjourned at 2:25 p.m.