




# CITY MANAGER'S OFFICE

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To: City Commission and CRA Board

Through: Gregory P. Harrison, City Manager/CRA Executive Director 

From: Suzette Sibble, Assistant City Manager <sup>SS</sup>  
 Nguyen Tran, CRA Director  
 Cassandra LeMasurier, Real Property Manager

Subject: Broward County Property Transaction Interlocal Agreement Term Sheet

The City Commission and CRA Board approved a Master Development Agreement (MDA) with RP Pompano, LLC, an affiliate of RocaPoint Partners, LLC, for development of the Downtown, at the June 20, 2024 Special Joint Meeting.

The MDA authorized the acquisition of additional parcels for redevelopment within the Downtown Project Area and the Resolutions approving the MDA expressly authorized negotiations with Broward County for the exchange of parcels owned by the County in the Downtown Project Area for properties owned by the City and/or the CRA, with such agreement subject to the approval of the CRA Board and the City Commission.

The City, CRA and County have negotiated a term sheet which sets forth the material terms of an exchange of the County's approximately 1.4 acre retention/detention parcel ("retention parcel"), which is the western portion of the Broward County Northeast Transit Center ("Transit Center") located at 304 Dr. Martin Luther King Jr. Blvd. in the Downtown Project Area for the Annie L. Weaver Family Success Center ("Annie Weaver Center") building and property owned by the City located at 2011 NW 3<sup>rd</sup> Avenue. Agreement(s) incorporating the material terms of the Term Sheet will be prepared for execution by the proper City and CRA officials.

The County has leased the 3.8 acres of land where the Annie Weaver Center is located from the City since 1982. In 1987 the County constructed the 12,992 sq. ft. Annie Weaver Center building, which has been operating as a governmental multipurpose center providing social and health services to the residents of Pompano Beach since that time. The County is responsible for the maintenance and repair of the building. At the termination of the lease the building ownership reverts to the City with the City bearing all maintenance and repair costs. The County will allow the City's Municipal Community Court to continue to use the Annie Weaver Center. In the future should the City seek to sell all or part of the vacant City property directly north of the Annie Weaver Center the County shall have the right of first offer to purchase the parcel, based on the average appraised value derived from independent appraisals prepared by both the City and County. The County may have an interest in potentially expanding health and social services provided to the Community on this site at some point in the future.

The transfer of the Annie Weaver Center to the County will allow the County to continue to provide health and social services to Pompano Beach residents, as they have done for the past twenty-seven (27) years and eliminate any future costs for the City to maintain and repair the building in the event the County no longer desired to lease the property from the City. Transfer of the Annie Weaver Center to any other party would not provide the same benefit to the City and its residents. The County has the power of eminent domain over the property being transferred to the County.

The County's approximately 1.4 acre drainage parcel is a dry retention area providing drainage for the adjacent Transit Center. As part of the property transaction, the City will be required to provide sufficient drainage to replace the drainage capacity for the County folio and modify the Surface Water Management License, at the City's sole cost and for the operation and maintenance of the replacement drainage system as part of the Downtown drainage infrastructure. The County retention parcel being conveyed to the City is located in the core redevelopment area of the Downtown. After replacement of the drainage capacity by the City, the existing drainage parcel can be developed creating new tax revenue for the City, County and schools.

The City has been approved for a commuter rail station to be located north of MLK Jr. Blvd., north on Dixie Highway. As part of this agreement the City will provide for a minimum of 400 parking spaces for use by future commuter rail riders, with 200 dedicated spaces located east of Dixie Highway and 200 shared spaces located west of Dixie Highway. It is the City and CRA's objective over the next years to work towards having all commuter rail spaces dedicated east of Dixie Highway, in close proximity for the planned commuter rail platform. Note that it is anticipated that dedicated spaces may be a condition for Broward County to pursue funding for commuter rail infrastructure and ultimately a condition for the City to receive a commuter rail station. A commuter rail station, along with other micro transit initiatives is an integral component of the City's strategic vision to improve the vehicular movement of traffic throughout the City and its Downtown. Broward County is currently in discussions with other municipalities for commuter rail parking. The City intends on pursuing all funding sources to finance commuter rail parking, including, municipal surtax funding, state and federal grants.