



City of Pompano Beach

Detailed Minutes - Final



City Commission

Rex Hardin, Mayor

Alison Fournier, Vice Mayor

Audrey Fesik, Commissioner

Beverly Perkins, Commissioner

Rhonda Sigerson-Eaton, Commissioner

Darlene Smith, Commissioner

Gregory P. Harrison, City Manager

Mark Berman, City Attorney

Kervin Alfred, City Clerk

Monday, April 7, 2025

6:00 PM

Commission Chamber

Special Joint Meeting of City and CRA

100 West Atlantic Blvd.
Pompano Beach, FL 33060

CALL TO ORDER

The Honorable Rex Hardin, Mayor/ Chairperson called the City Commission meeting to order at 6:00 PM.

ROLL CALL

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

PLEDGE OF ALLEGIANCE

Led by Kervin Alfred, City Clerk/ CRA Secretary

APPROVAL OF AGENDA

A motion was made by Vice Mayor Fournier, seconded by Commissioner Sigerson-Eaton, that the Agenda be **APPROVED AS SUBMITTED**. The motion carried by a unanimous voice vote.

A. REGULAR AGENDA

1. [25-261](#) Update on the new Downtown Development Project and Presentation
(Fiscal Impact: N/A)

(Staff Contact: Suzette Sibble / Nguyen Tran)

Mayor Hardin introduced the item, stating it is an update and presentation on the new downtown development project, and turned the meeting over to Suzette Sibble, Assistant City Manager.

Ms. Sibble explained that the meeting would be informational, with no approvals requested that evening. She outlined a schedule of future meetings and workshops related to the project and emphasized that recent community meetings had gathered input from residents and commissioners. She noted that additional project elements important to the community would be highlighted.

Tom DiGiorgio, Chair of the Pompano Beach Economic Development Council, expressed excitement about the development efforts in Pompano Beach. He provided a historical overview, tracing efforts back to 1993 and the establishment of the Vision 2000 initiative. He discussed the inception of the Innovation District concept in 2015 and described its purpose in transforming underutilized areas into dynamic hubs. He emphasized the scale of the \$2 billion transformation and highlighted the positive economic impacts and private sector investment returns expected from the City's \$200 million commitment. He stressed the importance of the downtown project for the City's cultural and economic future.

Nguyen Tran, CRA Director, discussed recent property acquisitions critical to the project. He explained the progress made over nine months, acquiring 18 key parcels, including two convenience stores. He noted that these acquisitions were made from willing sellers and allowed for better design opportunities, especially for stormwater management and City Hall placement.

Danielle Handy, Government Relations and Development Manager for Roca Point Partners, reviewed the evolution of the master plan since June 2024. She explained the decision to relocate City Hall to the eastern side of the development to better align with transit access and community engagement. She described how the reimaged plan preserved key features like the stormwater facility while enhancing connectivity and liveliness along Dr. Martin Luther King Boulevard. She stressed the strategic importance of City Hall as an anchor for the redevelopment, highlighting its role in driving economic activity and fostering community vibrancy through events and green space activations, all funded privately without burdening taxpayers.

Phil Mays, representing Roca Point Partners, focused on the future of the E. Pat Larkins Community Center. He described its current importance to the Northwest community and outlined plans for either enhancing the existing building or constructing a new state-of-the-art facility. He envisioned a larger center with expanded ballrooms, advanced multimedia spaces, and amenities like a legacy wall and a sports hall of fame. He presented conceptual designs emphasizing indoor-outdoor integration and highlighted the advantages of newer architectural possibilities. He outlined potential locations near the park and provided a tentative timeline for the design and construction process, projecting preliminary designs by February 2026.

Michael Rada, Building Official, discussed the current condition of the 34-year-old City Hall building, noting significant deterioration such as roof damage, lack of storage, and leaks. He explained that the building did not meet FEMA requirements, could only withstand a Category 3 storm, and would require costly repairs. He emphasized the opportunity to build a new, modern City Hall that would better serve employees and citizens.

Lee Anne Forst, from CBRE's public sector practice, confirmed that a new City Hall was needed due to

population growth, the building's condition, and the potential to unlock the value of the current site. She explained that continued occupation would require \$18 million in capital improvements while expanding the existing building would cost an additional \$28 million. She emphasized the benefits of proactive investment and outlined the long-term savings and functionality gains from constructing a new building.

Ms. Handy provided an update on the project's procurement efforts since the master development agreement was signed. She reported that four RFQs were issued and highlighted the selection of Keith Engineering for civil and survey work and HOK for architecture, both chosen through competitive processes.

Jonathan Rae, principal architect from HOK, introduced himself and provided background on HOK's expertise, highlighting their experience with large government buildings in Florida. He described HOK's global presence and detailed its integrated disciplines, ensuring a high-quality project delivery.

Kristine Johnson from HOK elaborated on their civic and government-building expertise. She shared case studies, including projects in California and Sarasota County, emphasizing their ability to create functional, flexible, and fiscally responsible buildings that support government operations and attract talent.

Mr. Rae described HOK's engagement efforts with local students, specifically outreach plans with Blanche Ely High School to promote careers in architecture, engineering, and construction through panels and the ACE mentorship program. He outlined the project timeline, with concept designs expected to be completed by June, and emphasized the upcoming public engagement meetings.

Ms. Sibble detailed additional project elements and funding options. She discussed the incorporation of cultural and heritage preservation features such as a pioneer monument, commemorative pavers, a sports hall of fame, and a legacy wall. She outlined plans for a vocational tech component and a college resource center, explaining that these would require a \$6 million budget increase. She discussed the workforce housing goals, the local vendor and small business participation program, and the employment engagement strategy for Northwest residents. She also described a proposed community benefits grant fund of \$500,000 from the developer. Finally, she compared the funding options for the project, explaining that self-financing through certificates of participation would save the City approximately \$152 million over 30 years compared to private financing, allowing the incorporation of additional community-oriented project elements.

Claudia McKenna, CRA Attorney, explained that when the master development agreement was originally approved, additional incentives and an annual resident survey had been proposed after negotiations were completed. She clarified that the first amendment to the master development agreement would incorporate any new obligations the developer would assume and that the City could independently conduct surveys without involving the developer. She announced that draft legal documents outlining these updates would be circulated soon for discussion at upcoming meetings.

Ms. Sibble outlined the next steps for the downtown project, detailing a series of upcoming meetings designed to maximize public input and Commission discussions. She described the schedule of community engagement events, workshops, and approvals planned through May 14th, including architect-led sessions and detailed funding workshops, culminating in final approvals for development agreement amendments and financing strategies.

Mayor Hardin thanked staff for the presentation, acknowledged the large amount of information provided, and opened the floor to public comment, instructing speakers to give their name and address and limit remarks to three minutes.

Patricia Corea, 8 Briny Avenue, Pompano Beach, FL, voiced concern that the development process felt predetermined and pointed out inequities in CRA tax allocations, noting that 95.5% of CRA taxes benefit only a small portion of the city. She criticized the explanation about lowered millage rates, stating that despite millage reductions, residents' overall taxes continue to rise.

Mayor Hardin and Ms. Sibble clarified that Ms. Corea's figures referred to the tax increment within the CRA district, not citywide tax allocation.

Patricia Kind, 8 Briny Avenue, Pompano Beach, FL, spoke about the worsening homelessness crisis and called for the City to allocate more funding to assist struggling residents. She emphasized the human toll of poverty and homelessness among working individuals and urged the City to prioritize compassionate support alongside new developments.

Tundra King, 124 NW 15th Street, Pompano Beach, FL, agreed with previous speakers and criticized the City for years of neglect in maintaining public facilities and the lack of support for schools, seniors, and small businesses. She argued that preventative care and proactive investment were missing for too long and expressed skepticism about promises tied to the new project.

Jackie Moreland, 1526 NW 7th Lane, Pompano Beach, FL, expressed deep distrust in the City's promises regarding redevelopment. She urged the Commission to remodel the existing E. Pat Larkins Center instead of demolishing it and building a new one. She questioned the authenticity of public outreach efforts, citing a lack of direct engagement with local residents.

Michael Skversky, 1630 SW 5th Avenue, Pompano Beach, FL, criticized the ongoing promotional efforts for the redevelopment plan, arguing that City Hall was still in excellent condition and did not need replacing. He accused city leaders of being motivated by potential campaign donations and advocated for maintaining existing facilities rather than building new ones.

Theresa Roe, 111 Briny Avenue, Pompano Beach, FL, emphasized the need for investment in schools and the homeless community to ensure sustainable development. She warned against displacing longtime residents for luxury projects and called for corporations benefiting from the redevelopment to invest more substantially in local social infrastructure.

David Hall, 290 SE 8th Court, Pompano Beach, FL, praised Tom DiGiorgio's expertise and defended the downtown redevelopment project. He asserted that neglect and lip service toward the Northwest district had persisted for generations, causing ongoing suffering and crime. He called for an end to half measures and supported bold, transformative investment to uplift the community, framing the project as a necessary and long-overdue effort for real change.

Robert Kintchen, 673 NW 20th Court, Pompano Beach, FL, discussed how rehabilitation centers often discharge patients into the Northwest community once their insurance runs out, worsening homelessness and drug problems. He emphasized the need for better systems to prevent people from being abandoned without support.

Bennett Brooks, 3210 NE 5th, Pompano Beach, FL, praised the City, CRA, and staff for the downtown redevelopment project. As an engineer, he strongly supported the investment, citing past successes like the beach redevelopment. He emphasized that the project would raise the City's tax base, fund needed programs, and strengthen the entire city.

Heather Gilchrist, 1341 SE 9th Avenue, Pompano Beach, FL, recognized the positives in the project but criticized the lack of authentic public engagement. She stressed that public meetings lacked true opportunities for questions, creating an optics problem, and urged the City to better balance future investments with basic infrastructure maintenance.

Lauren McGee-Weiss, 2401 SE 7th Drive, Pompano Beach, FL, supported the project's design, especially the relocation of City Hall and office space for economic activity. She suggested adding a grocery store to address a local food desert and strengthen the development's impact on the community.

Dominique Lewiss, 400 NE 2nd Street, Pompano Beach, FL, shared cautious support for development but emphasized the need for leadership and planning to better reflect the demographics and history of the Northwest community. He stressed the importance of ensuring this redevelopment project should be inclusive and community-driven.

Chuck Givonetti, 711 NE 9th Avenue, Pompano Beach, FL, supported the overall project but questioned City Hall's location within the redevelopment. He recommended better integrating downtown and Old Town areas, expressing concern that City Hall's limited hours would not activate the area effectively.

Paul Preste, 2581 SE 13th Street, Pompano Beach, FL, supported the investment opportunity but urged the Commission to prioritize engaging and helping current residents before finalizing the redevelopment. He warned that the project could fall short without deeper attention to community needs.

Melissa Hess, 551 SE 13 Court, Pompano Beach, FL, supported the project, highlighting the need for more public spaces for families and long-term residents. She praised the efforts to incorporate historical elements and compared the approach favorably to other successful mixed-use developments.

Carla Coleman, 2631 NE 23rd Street, Pompano Beach, FL, strongly supported the project and defended the public engagement process. She clarified that the CRA is a financial tool of the City, not a separate entity, and emphasized that tax increment financing benefits the City without burdening general taxpayers.

Stephen Martin, 504 NW 9th Avenue, Pompano Beach, FL, expressed deep concern about the risk of cultural displacement. Drawing from personal experience with gentrification, he warned that "workforce housing" often prices out current residents and urged planners to protect the identity and traditions of the Northwest community in the long term.

Don Walker, 621 NW 15th Manor, Pompano Beach, FL, shared that he grew up in Pompano Beach and is optimistic yet nervous about the redevelopment project. As an architecture professional, he emphasized the importance of community involvement and personal responsibility in ensuring the success of the project.

Penny Mitchell, 590 NW 18th Avenue, Pompano Beach, FL, expressed concern about relocating the E. Pat Larkins Center away from the main corridor. She emphasized the historical significance of the original location and urged the Commission to ensure the new center remains prominently within the redevelopment area.

Casey Sellentin, 111 N Pompano Beach Blvd, Pompano Beach, FL, raised concerns about the impact of new tariffs on construction costs and the lack of a traffic engineering report. She questioned whether the cost estimates were realistic given recent economic changes.

Mayor Hardin thanked the public speakers and closed the public input portion of the meeting.

Comr. Fesik expressed concern about scheduling conflicts for upcoming meetings, noting her desire to be involved with the architects and the community discussions.

Vice Mayor Fournier thanked residents for their participation and criticized the marketing-heavy approach to public outreach. She questioned the financial risks, the allocation of public funds, and the true source of the projected private investment, expressing skepticism about comparisons to previous projects and the lack of concrete traffic planning.

Mr. Tran clarified that while the City's millage rate had decreased, total taxes included other authorities, which could explain residents' increasing tax bills.

Vice Mayor Fournier continued questioning the financing structure, pointing out that the people, not the developers, are funding most of the upfront costs. She expressed concerns about traffic impacts, affordable housing commitments, and the misleading nature of some financial projections.

Comr. Fesik expressed surprise at the meeting's focus on repeated presentations rather than detailed contract discussions. She requested clarification on why contracts were included in the backup materials while the presentation was not.

Ms. McKenna explained that contracts were provided for transparency, but PowerPoints are not typically included in backups and confirmed that the presentation is a public record now available to the commissioners.

Mark Berman, City Attorney, clarified that the development agreement had already been executed in June 2024 and that this meeting was only intended to be an update, with deeper discussions on contracts to occur at future meetings.

Comr. Fesik acknowledged the clarification and concluded her remarks.

Comr. Smith suggested constructing a pedestrian bridge between downtown and Old Town to improve

connectivity. She also emphasized the need for additional low-income housing projects beyond just workforce housing and requested a copy of the PowerPoint presentation.

Vice Mayor Fournier agreed, highlighting the need for both workforce and affordable housing. She noted that current city policies might unintentionally restrict the development of affordable housing projects and suggested reevaluating those policies. She also supported the idea of pedestrian bridges to better connect the city.

Comr. Perkins expressed disappointment that the E. Pat Larkins Center is still planned for demolition despite community opposition. She emphasized the historical importance of the building and criticized the City for moving the center away from the main development area. She recounted how homes and businesses were taken from the Black community in the 1980s and 1990s and stressed that demolishing the center would erase an important part of local history. She also criticized the City for lack of transparency, for not prioritizing local needs like repairing schools and addressing homelessness, and for prioritizing developer interests over residents. She described the \$500,000 community benefit fund as insufficient and expressed frustration over unequal treatment during public meetings, alleging that some speakers were given more leniency based on whether their comments were favorable.

No action was taken on the item; this was for informational purposes only.

B. ADJOURNMENT

The meeting adjourned at 8:30 PM.