



# City of Pompano Beach

## Detailed Minutes - Draft

100 W. Atlantic Blvd.  
Pompano Beach, Florida  
33060

### Community Redevelopment Agency

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Tuesday, November 17, 2020

10:00 AM

Virtual Meeting\*

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#### CALL TO ORDER

Chairman Hardin called the CRA Board Meeting to order at 10:01 AM.

#### ROLL CALL

**Present** Board Member Rhonda Eaton, Board Member Andrea McGee, Board Member Tom McMahon, Board Member Beverly Perkins, Vice Chair Barry Moss, and Chairperson Rex Hardin

#### PLEDGE OF ALLEGIANCE

#### APPROVAL OF MINUTES

21-86 CRA Board Meeting Minutes September 15, 2020

**A motion was made by Vice Chair Moss, seconded by Board Member Perkins, that the Minutes be APPROVED. The motion carried by a unanimous voice vote.**

#### APPROVAL OF AGENDA

Items 7 and 8 were pulled from the Regular Agenda.

**A motion was made by Vice Chair Moss, seconded by Board Member Perkins, that the AGENDA be APPROVED. The motion carried unanimously.**

#### CONSENT AGENDA DISCUSSION

No Items were pulled from the Consent Agenda.

#### A. CONSENT AGENDA

**A motion was made by Vice Chair Moss, seconded by Board Member Perkins, to approve the Consent Agenda. The motion carried by a unanimous voice vote.**

1. 21-73 A RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY (CRA) APPROVING AND AUTHORIZING THE PROPER OFFICIALS TO EXECUTE A SUBORDINATION AGREEMENT BETWEEN THE CRA AND INTERLAUDI BANK IN CONNECTION WITH THE PROPERTY DISPOSITION AND DEVELOPMENT AGREEMENT BETWEEN THE CRA AND HADAR HOMES, LLC. ASSIGNED TO ICG K11, LLC (ICG), RELATING TO PROPERTIES LOCATED ON THE

NORTHWEST CORNER OF NW 27 AVENUE AND NW 13 STREET (THE AGREEMENT); PROVIDING AN EFFECTIVE DATE.  
(Fiscal Impact: N/A)

(Staff Contact: Nguyen Tran)

**A motion was made by Vice Chair Moss, seconded by Board Member Perkins, that the CRA Resolution be ADOPTED. The motion carried by a unanimous voice vote.**

**Enactment No: CRA RES. 2021-01**

2. [21-82](#) A RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY (CRA) APPROVING AND CONSENTING TO THAT CERTAIN ASSIGNMENT OF THE PROPERTY DISPOSITION AND DEVELOPMENT AGREEMENT BETWEEN THE CRA AND HADAR HOMES, LLC. TO ICG ABCD 52, LLC AND ICG CGP 58, LLC, RELATING TO FIVE PROPERTIES LOCATED AT 620, 600, 500, 300 NW 31st AVENUE AND 140 NW 27th AVENUE (THE ASSIGNMENT) AND APPROVING AND AUTHORIZING THE PROPER OFFICIALS TO EXECUTE A FIRST AMENDMENT TO THE AGREEMENT TO EXTEND THE CONSTRUCTION COMPLETION DATE TO DECEMBER 31, 2022 AND ELIMINATE THE TEN YEAR BUILDER'S INSURANCE REQUIREMENT, POMPANO BEACH, FLORIDA; PROVIDING AN EFFECTIVE DATE.

(Fiscal Impact: N/A)

(Staff Contact: Nguyen Tran)

**A motion was made by Vice Chair Moss, seconded by Board Member Perkins, that the CRA Resolution be ADOPTED. The motion carried by a unanimous voice vote.**

**Enactment No: CRA RES. 2021-02**

3. [21-80](#) A RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY APPROVING THE AMENDED POLICIES AND PROCEDURES FOR THE REAL ESTATE DEVELOPMENT ACCELERATOR (REDA) PROGRAM FOR THE EAST CRA DISTRICT; PROVIDING AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

(Fiscal Impact: N/A)

(Staff Contact: Kimberly Vazquez)

**A motion was made by Vice Chair Moss, seconded by Board Member Perkins, that the CRA Resolution be ADOPTED. The motion carried by a unanimous voice vote.**

**Enactment No: CRA RES. 2021-03**

4. [21-37](#) A RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY (CRA) APPROVING AND AUTHORIZING THE PROPER OFFICIALS TO EXECUTE A CONSTRUCTION MANAGER-AT-RISK CONTRACT BETWEEN THE CRA AND MBR CONSTRUCTION, INC. FOR IMPROVEMENTS RELATING TO ANNIE GILLIS PARK WITH A GUARANTEED MAXIMUM PRICE OF \$1,396,763.00; PROVIDING AN EFFECTIVE DATE.

(Fiscal Impact: \$1,396,763.00)

(Staff Contact: Horacio Danovich)

**A motion was made by Vice Chair Moss, seconded by Board Member Perkins, that the CRA Resolution be ADOPTED. The motion carried by a unanimous voice vote.**

**Enactment No: CRA RES. 2021-04**

5. [21-79](#) 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 SUNVIEW INVESTMENTS, LLC FOR THE PROPERTY AT NW 6 AVENUE, POMPANO BEACH, FL 33060 IN THE AMOUNT OF \$600,000; PROVIDING AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

(Fiscal Impact: \$600,000)

(Staff Contact: Cassandra LeMasurier)

**A motion was made by Vice Chair Moss, seconded by Board Member Perkins, that the CRA Resolution be ADOPTED. The motion carried by a unanimous voice vote.**

**Enactment No: CRA RES. 2021-05**

## **B. REGULAR AGENDA**

6. [21-81](#) A RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY (CRA), APPROVING AND AUTHORIZING THE PROPER OFFICIALS TO EXECUTE A DEVELOPMENT AND TAX INCREMENT FINANCING AGREEMENT BETWEEN THE CRA AND G&C POMPANO STATION, LLC (DEVELOPER), GENERALLY LOCATED AT 2335/2401/2413 EAST ATLANTIC BOULEVARD; PROVIDING AN EFFECTIVE DATE.

(Fiscal Impact: \$9,135,000 Future Tax Increment paid by Developer)

(Staff Contact: Nguyen Tran)

Nguyen Tran, CRA Director, presented the item to the Board. He gave a presentation regarding the 355 unit mixed-use development located on both sides of 24th Avenue and Atlantic Blvd. He showed graphics, photos, and renderings of the proposed project and presented highlights which included: \$102 million development, 355 units total on 2 lots,

two 8-story mid-rise buildings, two parking structures, 53 units of workforce housing, construction of a public plaza, existing office/retail frontage on Atlantic to remain for a true mixed-use development, commitment to improve facade of 2335 building. He explained the economic impact of the project on the City and the community. Mr. Tran outlined the Development and Tax Increment Financing Agreement for the project.

**A motion was made by Vice Chair Moss, seconded by Board Member Perkins, that the CRA Resolution be ADOPTED. The motion carried by the following roll call vote:**

**Yes:** Board Member Eaton, Board Member McGee, Board Member McMahon, Board Member Perkins, Vice Chair Moss, and Chairperson Hardin

**Enactment No: CRA RES. 2021-06**

7. [21-52](#) **A RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY (CRA) APPOINTING MEMBERS TO THE EAST CRA DISTRICT (ECRA) ADVISORY COMMITTEE FOR A TERM TO EXPIRE ON NOVEMBER 30, 2022; PROVIDING AN EFFECTIVE DATE.**  
(Fiscal Impact: N/A)

**(Staff Contact:** Danielle Peruzzi)

**The CRA Resolution was STRICKEN.**

8. [21-53](#) **A RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY APPOINTING \_\_\_\_\_, ONE RESIDENT OF THE NORTHWEST CRA, TO THE NORTHWEST DISTRICT ADVISORY COMMITTEE OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY FOR A TERM OF TWO (2) YEARS; SAID TERM TO EXPIRE ON JANUARY 19, 2023; PROVIDING AN EFFECTIVE DATE.**  
(Fiscal Impact: N/A)

**(Staff Contact:** Kimberly Vazquez)

**The CRA Resolution was STRICKEN.**

### **C. REPORTS**

Greg Harrison announced the CRA Board Meeting for December is cancelled.

Nguyen Tran announced the resignation of Robert Shelley from the ECRA Advisory Committee and gave a brief history of his service. He noted there will be a recognition of Mr. Shelley in the near future. Mr. Tran also announced the Pompano Beach CRA received a FRA Award for the Atlantic Blvd. Bridge project and thanked the CRA Board.

Claudia McKenna - No Report

Board Member Eaton - No Report

Board Member McGee thanked Robert Shelley for his service and encouraged others to get involved on Advisory Committees.

Board Member McMahon - No Report

Board Member Perkins thanked Robert Shelley for serving the City for so many years.

Vice-Chair Moss stated this is his last meeting on the CRA Board and he thanked staff and his colleagues for all of their hard work.

Chairman Hardin thanked Vice-Chair Moss and Robert Shelley for their service. He told Mr. Moss he will be missed.

21-87    Monthly Reports for September and October 2020

- Northwest Advisory Committee (no meeting)
- East Advisory Committee (September-October)
- Staff Report
- No October Financials due to end of FY
- PSC Security Reports - September

**The Informational Report was RECEIVED AND FILED.**

**D. ADJOURNMENT**

Chairman Hardin adjourned the CRA Board Meeting at 10:21 AM