

CITY OF POMPANO BEACH
Broward County, Florida

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF POMPANO BEACH, FLORIDA ESTABLISHING ADDITIONAL ELEMENTS OF THE DOWNTOWN PROJECT (ADDITIONAL PROJECT ELEMENTS) INCLUDING: AN EDUCATIONAL COMPONENT; VOCATIONAL TRAINING PROGRAM; COLLEGE RESOURCE CENTER; SPORTS HALL WALL OF FAME FEATURE; PIONEER MONUMENT; HISTORICAL BUSINESS WALKWAY; RESIDENTIAL WORKFORCE HOUSING; COMMERCIAL AND RESIDENTIAL DEVELOPERS AND CONTRACTORS WORKSHOPS AND ONSITE JOB FAIRS; CONTINUED RESIDENT AND TENANT RELOCATION AND TRANSITION; JOB PLACEMENT CONSULTANT PROGRAM; \$500,000 COMMUNITY BENEFITS FUNDING; SMALL BUSINESS ENTREPRENEURSHIP INCUBATOR PROGRAM, INCLUDING INCENTIVES; APPROVING AND AUTHORIZING AN INCREASE TO THE CIVIC BUILDING FINANCING TO FUND COSTS ASSOCIATED WITH THE ADDITIONAL PROJECT ELEMENTS; APPROVING AND AUTHORIZING THE PROPER OFFICIALS TO EXECUTE A FIRST AMENDMENT TO THE POMPANO BEACH DOWNTOWN PUBLIC PRIVATE REDEVELOPMENT AGREEMENT (THE MASTER DEVELOPMENT AGREEMENT) BETWEEN THE CITY OF POMPANO BEACH (CITY), THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY (CRA), AND RP POMPANO, LLC, (FIRST AMENDMENT) THAT INCORPORATES THE OBLIGATIONS RELATING TO THE ADDITIONAL PROJECT ELEMENTS AND ESTABLISHES PROJECT INCENTIVES, TOGETHER WITH ALL DOCUMENTS NECESSARY TO EFFECTUATE THE FIRST AMENDMENT; AND APPROVING THE DESIGN CONCEPT FOR CITY HALL AND PARKING GARAGE; PROVIDING AN EFFECTIVE DATE AND FOR OTHER PURPOSES.

WHEREAS, on June 20, 2024, the City Commission by Resolution No. 2024-154 and the CRA by Resolution No. 2024-33 approved the Pompano Beach Downtown Public Private Redevelopment Agreement (the Master Development Agreement) between the City of Pompano Beach (City), the Pompano Beach Community Redevelopment Agency (CRA), and RP Pompano, LLC (Developer) relating to the development of the City's Downtown (the Master Project); and

WHEREAS, the City, the CRA, the Developer, individual Commissioners and community residents and stakeholders have worked collaboratively to determine whether additional elements (Additional Project Elements) can be included in the Master Project; and

WHEREAS, the Additional Project Elements represent significant enhancements to the Master Project and are in the best public interest of the City and its residents.

BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF POMPANO BEACH THAT:

SECTION 1. E. Pat Larkins Center. The City will renovate the existing tax-exempt building known as the E. Pat Larkins Center as part of the Master Project unless it is determined that a new E. Pat Larkins Community Center, to be located in a new location on MLK Jr. Blvd., should be included in the Master Project. If such determination is made by the City Commission, it will allow the existing building to be repurposed for taxable redevelopment, with the new E. Pat Larkins Center to be deemed a Civic Building Project in accordance with the First Amendment of the Master Development Agreement described in Section 14 below. The City shall be solely responsible for making the arrangements for renovations of the E. Pat Larkins Center as that building is not a “Civic Building” as contemplated by the Master Development Agreement.

SECTION 2. Educational Component. If it is determined that the existing E. Pat Larkins Center can be repurposed for taxable redevelopment, the new E. Pat Larkins Community Center may be expanded to provide space for vocational training and a college resource center, or the City will include such space in a stand-alone facility within the Master Project. The educational component of the Master Project will include the following:

- a. Vocational Training Program. The City will provide space for creation of a vocational training program targeting high school students and young adults (ages 18-25) in either a new E. Pat Larkins Community Center or a stand-alone facility within the Master Project. The City will work toward identifying an operator for the Program and work with the schools and appropriate consultants. This program a pipeline of talent for internships and employment within the Master Project.

b. College Resource Center. The City will include space in either a new E. Pat Larkins Community Center or in a stand-alone facility within the Master Project for a college resources provider to furnish support services to Blanche Ely High School and Pompano Beach High School students to obtain help with tutoring, ACT/SAT prep, college application, financial aid and scholarship research and applications, creating a path to college.

SECTION 3. Sports Hall Wall of Fame. The City will create a Sports Hall Wall of Fame feature that will highlight sports professionals who were raised in Pompano Beach in either a new E. Pat Larkins Community Center or at an alternate location for such place-making effort within the Master Project area. The District 4 Commissioner will establish a committee responsible for determining the sports professionals that should be included in the Sports Hall Wall of Fame feature from time to time.

SECTION 4. Pioneer Monument. The City will cause the incorporation within the New Downtown of a Pioneer Monument to honor residents of the Northwest District who have made notable contributions to the community. Additionally, the City will create a Legacy feature to honor pioneers from the Northwest District who have made notable contributions to the community in either a new E. Pat Larkins Community Center or at an alternate location for such place-making effort within the Master Project area. The District 4 Commissioner will establish a committee responsible for assisting with the design of the Pioneer Monument and determining the pioneers that should be included in the Legacy feature in collaboration with City and Developer.

SECTION 5. Historical Business Walkway. The City shall designate an area within the Master Project to incorporate pavers engraved with the names of former businesses that originated on Rock Road and Hammondville Road. The District 4 Commissioner will establish a committee responsible for determining the businesses that should be included on the pavers in the Historical Business Walkway in collaboration with City and Developer.

SECTION 6. Residential Workforce Housing. Pursuant to Broward County Policy 2.16.2, 15% of the residential entitlements in the Downtown Transit Oriented Corridor (DTOC) are committed to be set aside for affordable housing. Ordinance No. 2023-64 amended Section 155.3708 (Downtown Pompano Beach [DP] Overlay District) (DPOD) of the City's Zoning Code, to provide that all new residential developments in the DPOD are required to meet the city's policies, methods and programs to achieve and/or maintain a sufficient supply of affordable housing in the DPOD until such time as the 15% housing affordable housing requirements are met.

Notwithstanding the foregoing, if Developer determines, in collaboration with City, that it is economically feasible to exceed such requirements, Developer will endeavor to achieve a target of twenty five percent (25%) workforce housing within the residential rental portions of the Project located in the DPOD.

SECTION 7. Commercial and Residential Developers and Contractors – Project Incentive. The City will promote contracting and employment opportunities to increase local participation in the Master Project as follows:

- a. Project Incentive Fund. The City will allocate \$2 Million Dollars (the Project Incentive Cap) to incentivize the Developer and third-party purchasers (Purchasers) to utilize thirty percent (30%) of Local Business Enterprises (LBEs), as that term is defined in the First Amendment to the Master Development Agreement referred to in Section 14 of this Resolution, in connection with construction of the Civic Buildings and the pads made available for purchase. Once the Project Incentive Cap is expended, no further projects will be eligible for the Project Incentive.
- b. If Developer or Purchasers satisfy the participation goal and at least thirty percent (30%) of the Contract Value for construction of an eligible project is performed by LBEs, the City shall pay Developer or Purchasers an Incentive Payment in the amount of one percent (1%) of the Contract Value for

construction of such project. The specific criteria relating to eligibility for the Project Incentive are detailed in the First Amendment referred to in Section 14 below.

- c. If prior to the execution of the construction contract for the Master Infrastructure Project, the City or CRA secures federal or other grant funding for the Master Infrastructure Project which prohibits the use of grant funds for projects with an CBE/SBE or Local Business participation goal, the Project Incentive provisions shall not apply to the Master Infrastructure Project.

SECTION 8. Resident and Tenant Relocation and Transition. The CRA has an existing relocation policy (Relocation Policy) that applies to residential rental tenants or commercial tenants who require relocation as a result of the CRA's acquisition of a property. The Relocation Policy offers funds for apartment search and moving expenses, security deposit assistance and relocation assistance. The Relocation Policy does not apply to owner-occupied property as the purchase price is intended to reflect the costs associated with relocation. The CRA will continue to apply the Relocation Policy where applicable to each of the parcels that are acquired in the Downtown.

SECTION 9. Job Placement Consultant. In recognition of the significant employment opportunities that will be created by the Master Project, the City recognizes the need to assist with job placement within the Downtown. The City will issue a procurement solicitation to hire one full-time consultant initially to assist with job placement, meeting with community groups and strategic partners, such as non-profits, Broward County, and other providers in the area, for provision of job training and internships and to help create a pipeline of qualified City residents to take advantage of employment opportunities within the Downtown.

The Consultant will be responsible for coordinating regular outreach activities and events within the community, developing a network of partnerships to provide resources to support

participants to ensure long-term employment success in various fields of interest (hospitality, office, technology, retail, security, trades, etc.). Consultant would also be responsible for seeking any available funding mechanisms to further the job placement mission and coordinating with City resources to pursue grants, appropriations and local funding. Additionally, the scope would include database tracking, performance metrics and reporting. Twice-a-year presentations to the City Commission would be required to share outcomes.

SECTION 10. Community Benefits Funding. Pursuant to the First Amendment to the Master Development Agreement described in Section 14 below, the City acknowledges that the Developer has voluntarily agreed to contribute \$500,000 to be utilized for distribution to schools and non-profits by an escrow agent of the Developer's choosing (the Escrow Agent). The Developer acknowledges that the Escrow Agent shall be solely responsible for distribution of the escrowed funds and that the City shall have no responsibility whatsoever for such distribution.

SECTION 11. Small Business Entrepreneurship Incubator Program. In further recognition of the significant opportunities for small business participation that the Master Project presents, the City will issue a competitive solicitation for a qualified operator of a small business entrepreneurship incubator program that will be operated out of the commercial space the CRA leases in the Sonata Apartments building located at 100 NW 8th Street. City/CRA agrees to establish an incentive program to provide funding to graduates of the small business incubator program for such City/CRA eligible activities as tenant buildout, facade improvements, etc., and shall work with Developer and purchasers of the Private Development pads within the Master Project, by leasing commercial/retail space from the Developer and/or such purchasers, for the purpose of subleasing such space to small business program incubator graduates.

SECTION 12. Civic Building Financing. The amount of the Civic Buildings amount to be financed may be increased in an amount not to exceed nine million dollars to fund any increase in civic building costs necessitated by the Additional Project Elements.

SECTION 13. Incorporation of Additional Project Elements in MDA. All applicable obligations relating to the Additional Project Elements shall be incorporated in the Master

Development Agreement. The City Contract Administrator shall make such adjustments to the Exhibits to the Master Development Agreement as are necessary or appropriate to be consistent with the directions contained in this Resolution.

SECTION 14. First Amendment to MDA. The First Amendment to the Pompano Beach Downtown Public Private Redevelopment Agreement (the First Amendment) between the Pompano Beach Community Redevelopment Agency (CRA), the City of Pompano Beach (City) and RP Pompano, LLC, relating to development of the City's Downtown, a copy of which First Amendment is attached to this Resolution as Exhibit A, is hereby approved, together with such other documents required to effectuate the First Amendment.

SECTION 15. City Hall and Parking Garage Design Concept. Pursuant to Section 2.5(e) of the Master Development Agreement, the design concept for City Hall and the Parking Garage, including narratives and conceptual renderings depicting the layout, architectural style, and design elements of the building exterior, interior spaces, common areas, and landscaping, as may be applicable, and more particularly described in Exhibit B to this Resolution, are approved (the Approved Design Concept). All plans and specifications for City Hall and the Parking Garage shall be based upon the Approved Design Concept.

This Resolution shall become effective upon passage.

PASSED AND ADOPTED this 14th day of May 2025.

REX HARDIN, CHAIRPERSON

ATTEST:

KERVIN ALFRED, SECRETARY