



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, May 21, 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

[24-372](#) CRA Board Meeting Minutes of April 16, 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 by a unanimous 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 stated that there were no Consent Agenda items; therefore, no items would be pulled.

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:

Rodrick Phillips, a resident, introduced himself and shared his pride and gratitude for the improvements in the community, such as reduced homelessness and prostitution. He thanked Comr. Fournier for her involvement and the police for their efforts in crime prevention. He highlighted a recent sting operation that targeted drug and crime activities, leading to a cleaner and safer area. He expressed his appreciation to the city officials and the police for their dedication and hard work.

Mary Phillips, a resident, introduced herself and informed the attendees about an upcoming event on July 27th, which includes a pop-up shop and suit donation for the homeless. She discussed her nonprofit, Small Biz CEDC, and its various community activities. She mentioned their plans for an employment lab and a health fair, emphasizing the need for updated computers and additional funding. She expressed hope for continued support from the city and encouraged people to visit their website for more information and to become sponsors for their activities.

Einikki McCloud, a resident, mentioned that the building granted to her at 27 Northeast First Avenue was not on the agenda as expected. She shared her disappointment that the building granted to her was not on the agenda. She explained her financial loss due to the lease being taken by the CRA and her efforts to resolve the situation. She described her meetings with city officials and the challenges she faced due to a lack of initial building plans. She detailed the discoveries she made while trying to get insurance and the subsequent stop work order. She mentioned her agreement with the CRA panel to use a regular GC for obtaining permits and continued explaining her situation.

Chair Hardin expressed appreciation for Ms. McCloud's presence and asked her to follow up with a specific individual.

Ms. McCloud stated that an ad was already placed, and someone else was predetermined to receive the building, undermining her efforts and investments. She provided evidence of her efforts to get permits and documentation.

Nguyen Tran, CRA Director confirmed previous meetings with Ms. McCloud and explained that the interior was demolished without a permit, leading to a stop work order. He outlined the steps taken to address the situation, including a 30-day notice to cure, which went unfulfilled, resulting in the lease termination.

Ms. McCloud countered that she had submitted the necessary documentation and provided the application on March 20th, contradicting Tran's timeline. She emphasized that she had invested significant time and money

and sought clarity on the discrepancy in deadlines and requirements.

Chair Hardin and other commissioners questioned the process and expressed a willingness to work with Einikki to find a resolution. They acknowledged that demolition without permits is common but not acceptable.

Comr. Perkins highlighted the need for flexibility and support for businesses, urging Mr. Tran to cooperate with Ms. McCloud to resolve the issues and move forward with the project.

Mr. Tran defended the actions taken, citing safety concerns and multiple attempts to communicate with Ms. McCloud.

Comr. Perkins emphasized the importance of supporting businesses in the city and urged Nguyen Tran to make an exception for Einikki McCloud. She reiterated that when the city wants a business in Pompano, they work hard to ensure its success. She believed that the city should extend the same support to Einikki, helping her meet the requirements and continue her project rather than discarding it.

Comr. Moss remarked that the situation had devolved into a “he said, she said” scenario and stressed the need for a detailed report to avoid making assumptions. He requested the city manager to provide this information to enable an informed decision.

Vice Chair McGee agreed, emphasizing the importance of understanding the full context. She highlighted that acting as a landlord involves significant responsibilities, including ensuring tenants understand the criticality of pulling demo permits, especially in historic or older buildings. She noted that failure to do so is a serious issue.

Ms. McCloud pointed out that the itemized list Mr. Tran would provide was missing key information, such as her submission on the 20th, which coincided with the certified letter. She insisted that this detail should be included in the report.

Chair Hardin confirmed that they would obtain a full report from the staff and encouraged Ms. McCloud to forward her emails and documentation to the commissioners. He acknowledged the issue’s administrative nature but assured that it would be revisited after a thorough review. He appreciated Ms. McCloud’s efforts and her bringing the matter to their attention.

B. REGULAR AGENDA

1. [24-353](#) A RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY (CRA), APPROVING AND AUTHORIZING THE PROPER OFFICIALS TO EXECUTE A DEVELOPMENT INCENTIVE AGREEMENT BETWEEN THE CRA AND DORWES, LLC (DEVELOPER), FOR THE PROPERTY LOCATED AT 101 NW 12TH STREET; PROVIDING AN EFFECTIVE DATE.
(Fiscal Impact: \$197,328.60)

(Staff Contact: Sarah Mulder)

Sarah Mulder, Project Manager provided an overview of the item. The project includes a medical facility with 15 offices, 15 exam rooms, a wellness center and gym for seniors, and a future on-site pharmacy with 52 parking spaces. The total construction cost is over \$7 million, and they are eligible for a reimbursement of \$197,328 for infrastructure improvements. The facility must be open for occupancy by May 31, 2026.

Robert Lochrie, an attorney representing the developer, added that the project will use local architects and contractors and will create 17 new full-time jobs. They are coordinating with the City to fill these positions locally.

Ed Phillips, a resident, expressed his support, highlighting the project's positive impact on the community and its alignment with local needs.

Rodrick Phillips, a resident, also supported the project, emphasizing its potential to alleviate the burden on elderly care facilities and its timeliness, given the growing population.

Dale Holness, former County Commissioner, supported the project as well, noting its benefits for community health and engagement. He emphasized the developers' commitment to supporting local nonprofits and community programs.

Chair Hardin expressed approval of the project, recognizing its potential to enhance the community and contribute to the city's tax base. He appreciated the project's focus on local hiring and community involvement.

Comr. Fournier also expressed approval, acknowledging the project's alignment with community needs and its potential positive impact. She appreciated the investment on Dixie Highway and viewed the relationship as a partnership due to the grant funding involved. She had questions about the combination of medical and pharmacy services, expressing concern about potential issues but acknowledging the synergies.

Mr. Lochrie explained that the pharmacy is a future phase meant to provide convenience for elderly patients and ensure they stay on their medication schedules, similar to practices at their Miami facility.

Comr. Fournier asked Ms. Mulder about the phase two grant size, noting that it requires a significant private investment.

Ms. Mulder confirmed that this was the first grant of this size in phase two, designed for projects over \$5 million.

Comr. Moss highlighted that the project met all criteria for the CRA and the City, praising its attractiveness, community service, and local hiring. He thanked the doctors for choosing Pompano Beach, seeing it as a win-win situation.

Vice Chair McGee thanked the applicants for their investment in Pompano Beach, emphasizing the positive impact of private sector investment along Dixie Highway and the downtown area. She welcomed them to the

city.

Chair Hardin echoed the sentiments of his colleagues, expressing gratitude for the applicants' decision to come to Pompano Beach.

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. 2024-28

2. [24-358](#) A RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY (CRA) APPROVING AND AUTHORIZING THE PROPER OFFICIALS TO EXECUTE AN AGREEMENT FOR ARCHITECTURAL DESIGN SERVICES FOR \$1,723,839.00 FOR THE MCNAB HOUSE AND BOTANICAL GARDENS PROJECT BETWEEN THE CRA AND BERMELLO, AJAMIL & PARTNERS, LLC PROVIDING AN EFFECTIVE DATE.
(Fiscal Impact: \$1,723,839.00)

(Staff Contact: Sarah Mulder)

Sarah Mulder, Project Manager detailed the history and current status of the McNab House and Botanical Gardens project. She explained the steps taken since 2019, including site plan preparation, a conceptual master plan, and negotiations with Madre Hospitality. The project required changes to the master plan, and due to procurement thresholds, an RFQ was issued in July 2023. The CRA board approved the rankings and contract with Bermello, Ajamil, and Partners, LLC in August 2023. She highlighted the complexity of the negotiations, involving 11 sub-consultants for various disciplines. She provided a cost breakdown and timeline, emphasizing the importance of bringing a construction manager on board early for preconstruction services. The project aims for 100% construction drawings by December 2025, with a completion proposal from the construction manager at risk within 30 days.

Ed Phillips, a resident, inquired which CRA was involved and emphasized the importance of inclusion in the East CRA.

Vice Chair McGee expressed excitement about the project's progress, appreciating the detailed work and attention given by the staff.

Comr. Fournier acknowledged the hard work behind the scenes but noted the prolonged timeline and community concerns about the park's current state. She asked about interim solutions to activate and improve the park, given the ongoing issues with loitering and safety.

Nguyen Tran, CRA Director acknowledged the challenges with activation due to loitering and safety concerns. He suggested discussing with designers for possible interim solutions to improve park usability.

Vice Chair McGee suggested increasing visible security presence with Park Rangers or BSO to deter loitering and ensure safety. She also recommended coordinating with organizations that assist the homeless to better manage their efforts. Additionally, she proposed including community input in the outreach to determine preferences for the project timeline and potential early start on demolition.

Comr. Fournier supported the idea, emphasizing the need for community engagement and proactive measures to improve the park's current state while awaiting project completion.

Comr. Sigerson-Eaton expressed her satisfaction with the project's progress, acknowledging the desire for a faster pace but recognizing its future value as a great asset for the city.

Chair Hardin appreciated the input and highlighted Vice Mayor McGee's suggestion about engaging local residents. He proposed considering fencing off parts of the park while keeping access to the tennis courts, which are the most frequently used facility, to mitigate issues with loitering and improve neighborhood safety.

Comr. Perkins commended the detailed planning and strategic efforts put into the project, noting that it exemplified the effectiveness of staff and experts working together to make significant progress. She praised the thorough and step-by-step approach taken to ensure the project's success.

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. 2024-29

3. [24-355](#) A RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY (CRA) RECOMMENDING THAT THE CITY COMMISSION APPROVE THE AMENDED EAST CRA PLAN; PROVIDING AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

(Fiscal Impact: N/A)

(Staff Contact: Kimberly Vazquez)

Kimberly Vasquez, Project Manager explained that the East CRA (ECRA) plan, originally adopted in 2002 and last amended in 2013, required substantial updates. The updated plan outlines overall goals, objectives, projects, and initiatives for the area and complies with State Statute 163 part three. It reflects current priorities and market conditions, extending the life of the CRA for an additional 30 years beyond the initial term expiring on December 31, 2031. The plan includes seven sections covering an executive summary, background

information, existing conditions, needs and opportunities, projects and programs, financial analysis, and supporting data. She detailed the updates in each section, emphasizing changes in demographics, traffic data, zoning regulations, and redevelopment initiatives.

Ed Phillips, a resident, inquired about the purpose of the traffic data.

Ms. Vasquez explained that the data provided counts of traffic through main thoroughfares like Atlantic Boulevard and A1A.

Comr. Fournier expressed concerns about extending the ECRA, questioning whether the area still met the criteria for slum and blight elimination and affordable housing needs. She suggested that by 2031, the ECRA might not be necessary and proposed returning the TIF funding to residents in the form of tax cuts.

Chair Hardin confirmed that the board could choose to dissolve the CRA district before the end of the 30-year extension, provided bond covenants were met. He asked about the financial impact of dissolving the CRA.

Ms. Vasquez responded that approximately \$3 million would return to the general fund.

Nguyen Tran, CRA Director highlighted the importance of the CRA's investment in affordable housing projects, emphasizing the ongoing need for workforce housing in the area.

Vice Chair McGee agreed with the need for affordable housing projects and asked about the possibility of extending the CRA boundaries to include more areas needing redevelopment.

Claudia McKenna, CRA Attorney explained that state law and an interlocal agreement with the county made boundary expansion difficult, requiring a new finding of necessity and county approval. Despite not seeking additional funding from taxing authorities, the statutory requirements would still need to be met.

Vice Chair McGee acknowledged the ongoing need for redevelopment in certain areas north of the beach and suggested thinking outside the box for future projects. She noted the success of the beach CRA and the remaining projects that need attention before considering closing the book on it.

Comr. Fournier inquired if the City could encourage affordable housing projects without a CRA.

Ms. McKenna confirmed that the City could engage in such projects using municipal Home Rule Powers.

Comr. Fournier emphasized that the potential \$3.5 million in TIF funding could be returned to residents as tax cuts, considering the success of the redevelopment efforts.

Vice Chair McGee appreciated the investments made in the ECRA, which have brought significant tax revenue back into the City's coffers, supporting the beach area's beautification and development.

Comr. Sigerson-Eaton supported the extension, viewing it as a cost-saving measure that allows for bonding TIF revenue to fund projects like the parking garage without directly impacting taxpayers. She believed the

extension would be beneficial for the City's future development.

Chair Hardin asked if the McNab House project could be completed if the CRA were to sunset in 2031.

Ms. McKenna clarified that the project could not be bonded without extending the CRA, thus delaying its completion.

Ms. Vasquez confirmed that the project would face significant delays and funding limitations without the extension, making it unlikely to be completed by 2031.

Mr. Tran compared the McNab House project to the successful beach project, highlighting its potential to spur further development beyond the CRA boundaries. He emphasized the transformative impact such a project could have on the mainland.

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. 2024-30

4. [24-366](#) A RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY (CRA) RECOMMENDING THAT THE CITY COMMISSION APPROVE THE AMENDED NORTHWEST CRA REDEVELOPMENT PLAN; PROVIDING AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.
(Fiscal Impact: N/A)

(Staff Contact: Kimberly Vazquez)

Kimberly Vasquez, Project Manager explained that the Northwest CRA plan, originally adopted in 1990 and substantially amended in 2021, required some updates. These updates include defining the term "downtown" for consistency, place-making, and branding purposes. The plan also extends the duration of the Northwest CRA to December 31, 2049, which has already been approved by the Broward County Board of County Commissioners. Other updates involved clarifying the downtown master plan project, adjusting marketing and special events language to comply with state statutes, and referencing the interlocal agreement for redevelopment revenue bonds. The Northwest CRA advisory committee recommended approval at their May 6th meeting.

Ed Phillips, a resident, asked about the specific minor edits and the target date for signing the contract with the Roca Group.

Ms. Vasquez explained that the minor edits involved defining the downtown master plan project, and the changes were available online.

Chair Hardin added that the contract with the Roca Group was still being worked on.

Comr. Perkins asked for clarification on the minor edits to marketing and special events.

Claudia McKenna, CRA Attorney explained that the CRA statute limits eligible activities, and the language was revised to ensure compliance, focusing on the dissemination of information rather than traditional marketing and special events.

Comr. Perkins also inquired about the name change from the Innovation District to Downtown.

Ms. Vasquez and Ms. McKenna explained that the change was made for consistency in place-making and branding, and the term “downtown” was used in the invitation to negotiate for a master developer.

Comr. Perkins emphasized the importance of clear communication with the community, suggesting the term “MLK Downtown” to differentiate it from the traditional downtown area on the east side of the railroad tracks.

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 Sigerson-Eaton, Vice Chair McGee, and Chairperson Hardin

No: Commissioner Perkins

Enactment No: CRA RES. 2024-31

5. [24-354](#) A RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY (CRA) APPOINTING ONE BANKER, FINANCIER, OR OTHER MANAGEMENT LEVEL REPRESENTATIVE OF A FINANCIAL INSTITUTION OR RELATED INDUSTRY PROFESSIONAL TO THE EAST DISTRICT ADVISORY COMMITTEE OF THE CRA FOR A TERM OF TWO (2) YEARS; SAID TERM TO EXPIRE ON MAY 21, 2026; PROVIDING AN EFFECTIVE DATE.

(Fiscal Impact: N/A)

(**Staff Contact:** Elizabeth Pinto)

Chair Hardin nominated Melissa Hess from District One.

Comr. Moss pointed out that two of the applicants have the same address. However, Chair Hardin indicated

that they are likely husband and wife. He also mentioned that David Bos, listed as District Three, actually resides in District One, which was a scrivener's error.

Chair Hardin acknowledged the correction and asked for any further nominations. There being no further nominations, Chair Hardin closed nominations.

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 Melissa Hess. The motion to appoint Melissa Hess carried by a unanimous voice vote.

Enactment No: CRA RES. 2024-32

C. 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.

D. 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 June 18, 2024.

Comr. Fournier's Report:

Comr. Fournier announced that her monthly community meeting would be held the following day, May 22nd, at 7:00 p.m. at the American Legion.

Comr. Moss' Report:

Comr. Moss shared that he would be having a Saturday morning meeting at 9:30 a.m. at the Herb Skolnick Center in Palm Aire.

Comr. Perkins' Report:

Comr. Perkins informed everyone that the master developer contract date, originally scheduled for May 30th, had been rescheduled to June 20th at the same time and location. She requested that staff provide the contract ahead of time for better preparation before their one-on-one meetings.

Comr. Sigerson-Eaton's Report:

No report.

Vice Chair McGee's Report:

Vice Chair McGee announced a ribbon-cutting ceremony for Old Town Square, an apartment complex, scheduled for the next evening at 5:30 p.m., highlighting the excitement of new developments in Old Town.

Chair Hardin's Report:

No report.

[24-373](#)

Monthly Reports

- East CRA Advisory Committee
- Northwest Advisory Committee
- FPI Security Reports - April 2024
- Professional Services Expenditure - April 2024

The Informational Report was RECEIVED AND FILED.

E. ADJOURNMENT

The meeting adjourned at 2:33 p.m.