



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, September 17, 2024

1:00 PM

Commission Chamber

Meeting

CALL TO ORDER

Chair Hardin called the CRA Board meeting to order at 1:00 p.m.

ROLL CALL

Present Commissioner Alison Fournier, Commissioner Barry Moss, Commissioner Beverly Perkins, Vice Chair Andrea McGee, and Chairperson Rex Hardin

Absent Commissioner Rhonda Sigerson-Eaton

PLEDGE OF ALLEGIANCE

Led by Kervin Alfred, CRA Secretary

APPROVAL OF MINUTES

[24-578](#) CRA Board Meeting Minutes of July 16, 2024

A motion was made by Vice Chair McGee, seconded by Commissioner Fournier, that the Minutes be APPROVED. The motion carried by a unanimous voice vote.

[24-583](#) City & CRA Board Joint Special Meeting Minutes of June 20, 2024

A motion was made by Vice Chair McGee, seconded by Commissioner Fournier, 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 Fournier, 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 announced that Item 2 would be pulled for Board discussion.

A. AUDIENCE TO BE HEARD

Chair Hardin announced that it was time for “Audience To Be Heard” and asked if there were any speakers who signed up to speak. Secretary Alfred responded there were no speakers signed up to speak.

B. CONSENT AGENDA

Chair Hardin requested a motion to Approve/Adopt Item 1 under the Consent Agenda.

A motion was made by Vice Chair McGee, seconded by Commissioner Fournier, to approve the Consent Agenda. The motion carried by a unanimous voice vote.

1. [24-575](#) A RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY (“CRA”) APPROVING AND RATIFYING THE CHAIR AND EXECUTIVE DIRECTOR EXECUTION OF A LEASE BETWEEN THE CRA AND TILES OF POMPANO, INC. FOR PROPERTY LOCATED AT 119 SOUTH FEDERAL HIGHWAY, POMPANO BEACH, FLORIDA; PROVIDING AN EFFECTIVE DATE.
(Fiscal Impact: Annual Lease Revenue of \$49,200.00)

(Staff Contact: Vince Wooten)

A motion was made by Vice Chair McGee, seconded by Commissioner Fournier, to approve the Consent Agenda. The motion carried by a unanimous voice vote.

Enactment No: CRA RES. 2024-43

2. [24-577](#) A RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY (“CRA”) APPROVING AND RATIFYING THE CHAIR AND EXECUTIVE DIRECTOR EXECUTION OF A SUBLEASE AGREEMENT BETWEEN THE CRA AND THE MELTED BAR 7 L.L.C. FOR PROPERTY LOCATED AT 126 NORTH FLAGLER AVENUE, POMPANO BEACH, FLORIDA; PROVIDING AN EFFECTIVE DATE.

(Fiscal Impact: Annual Rent Revenue \$27,664.80)

(**Staff Contact:** Kimberly Vazquez)

Comr. Fournier expressed concern about ensuring the business owner was satisfied with the new location and that the expectations for building out the space were clear.

Kimberly Vasquez, Senior Project Manager, confirmed that the tenant was pleased with the new location and that clear communication had been established between the CRA and the tenant. She stated that she was the main point of contact and reassured the Board that the tenant had the financial ability to complete the project.

Comr. Perkins added that she had also spoken with the tenant, who preferred the new location and was satisfied with the arrangement.

Chair Hardin closed public input, as there was none, and proceeded to a Board vote on the item.

A motion was made by Vice Chair McGee, seconded by Commissioner Fournier, that the CRA Resolution - Consent be ADOPTED. The motion carried by the following roll call vote:

Yes: Commissioner Fournier, Commissioner Moss, Commissioner Perkins, Vice Chair McGee, and Chairperson Hardin

Absent: Commissioner Sigerson-Eaton

Enactment No: CRA RES. 2024-44

C. REGULAR AGENDA

3. [24-572](#) A RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY (CRA) APPROVING THE EAST FINANCING AND IMPLEMENTATION PLAN AND ADOPTING THE FINAL ESTIMATES OF REVENUE AND EXPENDITURES FOR THE FISCAL YEAR COMMENCING ON OCTOBER 1, 2024, AND ENDING ON SEPTEMBER 30, 2025, APPROPRIATING THE FUNDS SHOWN THEREIN AS MAY BE NEEDED OR DEEMED NECESSARY TO DEFRAY ALL EXPENDITURES AND LIABILITIES OF THE EAST DISTRICT OF THE CRA FOR SUCH FISCAL YEAR; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

(Fiscal Impact: N/A)

(**Staff Contact:** Kimberly Vazquez)

Kimberly Vasquez, Senior Project Manager, presented the final budget for the East CRA, noting that the draft had been presented in July. She highlighted the certified property values totaling \$661 million, with an 8%

growth in the East CRA district, mainly in residential and commercial properties. The budget outlined \$36 million in revenue sources, including tax increments, property rentals, investment earnings, bonds, and carry-forward funds. The expenditures included operational costs, debt service, redevelopment projects, infrastructure, and streetscape, as well as incentives for facade improvements and strategic investments. She also detailed funds allocated for property acquisition, security, and professional services. The East Advisory Committee reviewed and recommended the budget on September 5th.

Chair Hardin thanked Ms. Vasquez for the presentation, opened the floor for public input, and, seeing none, he proceeded to a Board vote on the item.

A motion was made by Vice Chair McGee, seconded by Commissioner Fournier, that the CRA Resolution - Regular be ADOPTED. The motion carried by the following roll call vote:

Yes: Commissioner Moss, Vice Chair McGee, and Chairperson Hardin

No: Commissioner Fournier, and Commissioner Perkins

Absent: Commissioner Sigerson-Eaton

Enactment No: CRA RES. 2024-45

4. [24-573](#) A RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY (CRA) APPROVING THE NORTHWEST FINANCING AND IMPLEMENTATION PLAN AND ADOPTING THE FINAL ESTIMATES OF REVENUE AND EXPENDITURES FOR THE FISCAL YEAR COMMENCING ON OCTOBER 1, 2024, AND ENDING ON SEPTEMBER 30, 2025, APPROPRIATING THE FUNDS SHOWN THEREIN AS MAY BE NEEDED OR DEEMED NECESSARY TO DEFRAY ALL EXPENDITURES AND LIABILITIES OF THE NORTHWEST DISTRICT OF THE CRA FOR SUCH FISCAL YEAR; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

(Fiscal Impact: N/A)

(Staff Contact: Kimberly Vazquez)

Kimberly Vasquez, Senior Project Manager, presented the final budget for the Northwest District of the CRA. She detailed the anticipated revenue of \$96.5 million, which included tax increments, inter-local project funding, and a bond issuance for 2025. Expenditures amounted to \$96.5 million, focusing heavily on redevelopment projects, debt service, and operational costs. Ms. Vasquez highlighted key allocations for infrastructure, streetscape, and property acquisition, including the Downtown Master Development Agreement with RP Pompano. She noted that the Northwest Advisory Committee had reviewed and recommended the budget on September 9th.

Chair Hardin thanked Ms. Vasquez for the presentation. He then opened the floor for public input

Ed Phillips, a resident of Pompano Beach, expressed concern about ensuring African American consultants are included in the process. He emphasized the importance of representation in the consulting roles and asked the Board to consider involving African American consultants in the \$500,000 allocated for consulting services.

Ms. Vasquez responded that the CRA is currently using consultants and provides monthly reports to the board, with the \$500,000 allocated for additional consultants as needed.

A motion was made by Vice Chair McGee, seconded by Commissioner Fournier, that the CRA Resolution - Regular be ADOPTED. The motion carried by the following roll call vote:

Yes: Commissioner Moss, Vice Chair McGee, and Chairperson Hardin

No: Commissioner Fournier, and Commissioner Perkins

Absent: Commissioner Sigerson-Eaton

Enactment No: CRA RES. 2024-46

5. [24-582](#) A RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY (CRA) APPROVING AND CONSENTING TO THAT CERTAIN ASSIGNMENT OF THE PROPERTY DISPOSITION AND DEVELOPMENT AGREEMENT (AGREEMENT) BETWEEN THE CRA AND FD CONSTRUCTION CONSULTING, INC. TO SOLSTICE TOWNHOMES LLC, RELATING TO FOUR (4) VACANT CRA OWNED PARCELS OF LAND LOCATED ON THE WEST SIDE OF NORTH DIXIE HIGHWAY, BETWEEN NW 15TH COURT AND NW 15TH PLACE (THE ASSIGNMENT) AND APPROVING AND AUTHORIZING THE PROPER OFFICIALS TO EXECUTE A SECOND AMENDMENT TO THE AGREEMENT TO EXTEND THE CONSTRUCTION COMPLETION DATE TO SEPTEMBER 30, 2025, POMPANO BEACH, FLORIDA; PROVIDING AN EFFECTIVE DATE.

(Fiscal Impact: N/A)

(Staff Contact: Nguyen Tran)

Nguyen Tran, the CRA director, explained that the agreement to construct ten townhomes was originally approved in September 2021, with the construction deadline previously extended to December 31, 2024. The developer, FD Construction, requested the assignment to Solstice Town Homes LLC due to a lender's requirement for a single-purpose entity to close on the construction loan. Mr. Tran assured the Board that the developer remained involved as the managing member and recommended approval of both the assignment and the extension.

Ed Phillips, a resident of Pompano Beach, expressed concern about ensuring that the developer markets the units to the local neighborhood and keeps costs under control, particularly as construction delays might lead to

increased material costs, impacting affordability.

Mikelange Olbel, the representative from the development team, responded that costs had already been set, and there would be no concerns about price increases. He added that communication with the local community had already begun, with notices sent to neighbors about the upcoming construction. He also mentioned that offers had already been received despite no official signage being put up and emphasized their commitment to supporting the community through charitable efforts, including rent and utility support for fathers in need.

Comr. Perkins confirmed that the developer had resolved earlier issues and was fulfilling the promise to reach out to local residents. She expressed satisfaction with the project's progress and support for the extension request.

A motion was made by Vice Chair McGee, seconded by Commissioner Fournier, that the Resolution / Regular Agenda be ADOPTED. The motion carried by the following roll call vote:

Yes: Commissioner Fournier, Commissioner Moss, Commissioner Perkins, Vice Chair McGee, and Chairperson Hardin

Absent: Commissioner Sigerson-Eaton

Enactment No: CRA RES. 2024-47

D. 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 yes and called Einikki McCloud to the podium to speak.

Einikki McCloud expressed gratitude to Nguyen Tran, Kimberly Vasquez, and the CRA staff for reaching an agreement on a new, better location for the project she was involved with, mentioning it was advantageous due to better foot traffic and connection to the backyard. She announced that the Melting Bar was expected to open by early December.

E. 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 October 15, 2024.

Comr. Fournier's Report:

Comr. Fournier brought up concerns regarding the East CRA budget, particularly the 30-year extension and the high overhead costs of maintaining the CRA. She urged for alternatives to finance the McNab House and emphasized the potential financial strain after 2031, when TIF funding would be lost. She also raised concerns about a notable increase in incidents within the East CRA, as detailed in recent reports from FPI, and requested a review of the situation. Additionally, she requested attention to a vacant lot near Tiles of Pompano for potential development into a parking lot to benefit local businesses.

Comr. Moss' Report:

Comr. Moss announced upcoming candidates' forums, one at John Knox Village on September 20th and another at the Herb Skolnik Center on October 9th.

Comr. Perkins' Report:

Comr. Perkins asked for an update on the Crockett Foundation project at the Sonata Apartments. Nguyen Tran reported that the Crockett Foundation had terminated its lease due to delays and funding challenges. The developer was moving forward with the build-out of the space, and the CRA would seek a new tenant.

Comr. Sigerson-Eaton's Report:

No report.

Vice Chair McGee's Report:

Vice Chair McGee reported attending a presentation on the Route to 2050 plan, which discussed the county's long-term transportation projects, including rail systems and connectivity improvements. She encouraged everyone to visit the project's website to learn more about the plans.

Chair Hardin's Report:

Chair Hardin echoed the importance of transportation projects, mentioning a news article about new bridge designs over the New River, which would be crucial for the commuter rail system in the eastern cities, including a station planned for Pompano Beach.

[24-579](#)

Monthly Reports

- Financial Statements - July 2024
- East CRA Advisory Committee - September 5, 2024
- NW CRA Advisory Committee - September 10, 2024
- FPI Security Reports - August 2024

- Professional Services Expenditures - July/August 2024

The Informational Report was RECEIVED AND FILED.

F. ADJOURNMENT

The meeting adjourned at 1:35 p.m.