



City of Pompano Beach



Detailed Minutes - Final

City Commission / CRA

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

Wednesday, October 29, 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 called the Special Joint Meeting of the City Commission of Pompano Beach and the Pompano Beach Community Redevelopment Agency 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

INVOCATION

Mayor Hardin offered the invocation.

PLEDGE OF ALLEGIANCE

Led by Kervin Alfred, City Clerk

APPROVAL OF AGENDA

Mayor Hardin inquired with City Manager Harrison whether there were any changes to the Agenda. Mr. Harrison confirmed that there were none.

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

COMMENCE SPECIAL JOINT MEETING OF THE CITY COMMISSION OF POMPANO BEACH AND POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY

A. PRESENTATION

Suzette Sibble, Assistant City Manager, gave a brief explanation of how the meeting would flow from a CRA meeting to a City Commission meeting. Ms. Sibble then gave a PowerPoint presentation that included elements from all of the night's agenda items. The presentation explained the additional project elements and a Master Development Agreement (MDA) Amendment, which included affordable housing assistance and strategic infrastructure improvements to the Northwest. Additionally, Ms. Sibble's presentation covered financing through a CRA infrastructure bond, as well as the difference between public and private financing for the civic buildings. Ms. Sibble then turned the presentation over to Patrick Leonard, of Roca Point Partners, where he discussed the design of City Hall and concept options for the commission chamber. The complete presentation is available upon request with the City Clerk's Office.

B. RECESS

Mayor Hardin recessed the special joint meeting and then immediately commenced the special meeting as Pompano Beach Community Redevelopment Agency.

COMMENCE SPECIAL MEETING AS POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY

A. CONSIDERATIONS

1. [26-58](#) A RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY (CRA), ACKNOWLEDGING ADDITIONAL ELEMENTS OF THE DOWNTOWN PROJECT (ADDITIONAL PROJECT ELEMENTS) RELATING TO HISTORY, CULTURE AND ART, INCLUDING: FEATURES SUCH AS A SPORTS HALL WALL OF FAME FEATURE; PIONEER MONUMENT; LEGACY FEATURE AND HISTORICAL BUSINESS WALKWAY; RELATING TO COMMUNITY LIAISONS/CONSULTANTS; AND RELATING TO SATELITE COLLEGE OPPORTUNITY; RELATING TO AN EDUCATION RESOURCE CENTER; ACKNOWLEDGING RESIDENTIAL WORKFORCE HOUSING REQUIREMENTS; APPROVING PROGRAMS RELATING TO AFFORDABLE HOUSING, INCLUDING DOWN PAYMENT AND RENTAL ASSISTANCE PROGRAMS AND POTENTIAL "TINY HOME" PROGRAM; STRATEGIC INFRASTRUCTURE, INCLUDING STREETSCAPES AND STREET LIGHTING; AND LOCAL BUSINESS ENTERPRISES PARTICIPATION; ACKNOWLEDGING COMMUNITY BENEFITS TRUST FUNDING BY DEVELOPER OF \$6,500,000 PAYABLE OVER TEN YEARS; 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, LOCAL BUSINESS ENTERPRISE PARTICIPATION AND FUNDING THE COMMUNITY BENEFITS TRUST, TOGETHER WITH ALL DOCUMENTS NECESSARY TO EFFECTUATE THE FIRST AMENDMENT; ALL SUCH APPROVALS CONTINGENT ON APPROVAL BY THE CITY COMMISSION OF THE DESIGN CONCEPT FOR CITY HALL AND PARKING GARAGE, AUTHORIZATION FOR THE ISSUANCE OF THE MASTER INFRASTRUCTURE BOND AND APPROVAL OF THE ISSUANCE OF PUBLIC FINANCING OF THE CIVIC BUILDINGS; PROVIDING AN EFFECTIVE DATE AND FOR OTHER PURPOSES.

(Fiscal Impact: \$9 million increase to the civic facilities budget for costs associated with vocational tech./college resource center and local business participation incentives to be financed over 30 years as part of the City's self-financing for the civic facilities; additional costs associated with Additional Project Elements will be funded with revenues generated by the Downtown)

(Staff Contact: Suzette Sibble/Nguyen Tran)

Prior to the item being read, Comr. Perkins made a motion to remove and replace RMA from all NW CRA projects, to include the new downtown project. CRA Attorney Claudia McKenna asked to clarify if this was to terminate the contract or amend the scope. Comr. Perkins clarified that the motion was to terminate the contract. Ms. McKenna explained that if the contract was terminated, they would still need to pay RMA their monthly fee for 8 months, per the contract conditions.

A motion was made by Commissioner Perkins, seconded by Vice Mayor Fournier, to remove and replace RMA from all NW CRA projects, to include the new downtown project.

Mayor Hardin opened the floor for public input on the motion.

Michael Skversky, 1630 SW 5th Avenue, Pompano Beach, FL, inquired further about the 8 months of payment that would be required.

Nehemiah O'Neal, 2621 NE 7th Terrace, Pompano Beach, FL, expressed his opinions on spending money for the E. Pat Larkins Community Center.

Dodie Keith, 1300 S. Ocean Blvd. #501, Pompano Beach, FL, suggested that it would be better to amend the scope of RMA's contract, versus the termination of the contract completely, by still giving respect to a group that she believes has done good within the City.

Carlene Duncan, a District 4 resident, wished to refute a previous speaker's claim about E. Pat Larkins.

There being no further input from the public, Mayor Hardin opened the floor to Commission discussion.

Vice Mayor Fournier asked if the scope could be amended to remove them from anything involving the new downtown project. Ms. McKenna informed that a new scope could certainly be negotiated with RMA, but the change could not be made without the negotiation. Vice Mayor Fournier stated that she did not believe a negotiation would be beneficial.

Comr. Smith expressed that she believes this is personal and it is disappointing. Continuing, she stated that she believes it is held over her head to either remove RMA or there won't be support for the downtown project. Comr. Smith informed that she does not feel comfortable with this motion and would not support it.

Vice Mayor Fournier voiced that she believes that the NW might be further along if RMA had not been involved.

Comr. Fesik stated that she has expressed her concerns with RMA before and would like to know more about what exactly their involvement is with the new downtown project. Comr. Fesik echoed Vice Mayor Fournier's stance that a negotiation would be disadvantageous. Ms. McKenna informed that the negotiation could be done by outside counsel instead of with City staff.

Comr. Perkins refuted Comr. Smith's statement on this being personal. She informed that she was here in 2009 when they became the consultants and that this is strictly business and professional for her.

The motion to remove and replace RMA from all NW CRA projects, to include the new downtown project failed by the following roll call vote:

Yes:Fesik

Perkins

Fournier

No:Sigerson-Eaton

Smith

Hardin

Suzette Sibble, Assistant City Manager, asked that the PowerPoint presentation be entered into the record for this agenda item.

Mayor Hardin opened the item for public input on the item.

Michael Skversky, 1630 SW 5th Avenue, Pompano Beach, FL, inquired what the cost is for affordable housing. Ms. Sibble explained that it is based on the HUD income limit chart, which changes depending on household size, and she would be happy to provide a copy of the chart to Mr. Skversky.

There being no further input from the public, Mayor Hardin opened the floor for Commission discussion.

Comr. Fesik asked if bringing an item before the Commission regarding private versus public funding follows Robert's Rules of Order since it has been brought before the Commission previously. Ms. McKenna informed

Comr. Fesik of some of the changes that are in this item that were not included previously. Additionally, Ms. McKenna stated that Robert's Rules of Order does not prohibit the Commission from reconsidering an item that was decided on at a new meeting. The rules apply to motions for reconsideration, which this is not. Comr. Fesik inquired if these additions would only happen if public financing was approved. Ms. Sibble confirmed that was correct.

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

Yes: Perkins

Sigerson-Eaton

Smith

Hardin

No: Fesik

Fournier

Enactment No: CRA RES. No. 2026-04

2. [26-60](#) A RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY (CRA) EXPRESSING ITS APPROVAL OF AN AFFORDABLE HOUSING AMENDMENT TO THE NORTHWEST CRA PLAN AND REQUESTING THAT THE CITY COMMISSION APPROVE THE AMENDMENT; PROVIDING AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.
(Fiscal Impact: N/A)

(Staff Contact: Suzette Sibble/Nguyen Tran)

Suzette Sibble, Assistant City Manager, explained that the item is a proposed amendment to the CRA plan that would allow for down payment and rental assistance, as well as a tiny home project. The objective is to make homeownership and rental affordable to the community. Ms. Sibble asked that the PowerPoint presentation be entered into the record for this agenda item.

Mayor Hardin asked for public input on the item and encouraged the Commission to share their thoughts, but no one provided any comments.

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

Yes: Perkins
Sigerson-Eaton
Smith
Hardin

No: Fesik
Fournier

Enactment No: CRA RES. No. 2026-05

3. [26-61](#) A SUPPLEMENTAL RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY SUPPLEMENTING MASTER BOND RESOLUTION NO. 2022-20 ADOPTED BY THE COMMUNITY REDEVELOPMENT AGENCY ON JUNE 28, 2022 TO AUTHORIZE THE ISSUANCE OF ITS NOT EXCEEDING \$75,000,000 TAX INCREMENT REVENUE BONDS (NORTHWEST DISTRICT AREA) IN ONE OR MORE SERIES OF TAX EXEMPT AND/OR TAXABLE BONDS AND AS ADDITIONAL BONDS PURSUANT TO THE MASTER BOND RESOLUTION, FOR THE PURPOSE OF FINANCING (INCLUDING THROUGH REIMBURSEMENT), TOGETHER WITH OTHER LEGALLY AVAILABLE FUNDS, ALL OR A PORTION OF THE COST OF A REDEVELOPMENT PROJECT RELATING TO THE NORTHWEST DISTRICT AREA, INCLUDING CERTAIN OTHER COSTS RELATED TO SUCH ADDITIONAL BONDS, ALL AS MORE FULLY PROVIDED FOR HEREIN; AUTHORIZING THE EXECUTION AND DELIVERY OF SUCH ADDITIONAL BONDS; AUTHORIZING THE NEGOTIATED SALE OF SUCH ADDITIONAL BONDS AND ESTABLISHING CERTAIN PARAMETERS OF SUCH SALE; DELEGATING AUTHORITY TO THE EXECUTIVE DIRECTOR OF THE COMMUNITY REDEVELOPMENT AGENCY, IN CONSULTATION WITH THE AGENCY'S MUNICIPAL ADVISOR, TO SELECT ONE OR MORE UNDERWRITERS FOR EACH SERIES OF SUCH ADDITIONAL BONDS; APPROVING THE FORM, AND AUTHORIZING EXECUTION, OF A BOND PURCHASE CONTRACT FOR EACH SERIES OF SUCH ADDITIONAL BONDS, SUBJECT TO THE PARAMETERS SET FORTH HEREIN; APPROVING A FORM OF PRELIMINARY OFFICIAL STATEMENT AND RELATED MATTERS FOR EACH SERIES OF ADDITIONAL BONDS AND AUTHORIZING EXECUTION AND DELIVERY OF A FINAL OFFICIAL STATEMENT FOR EACH SERIES OF ADDITIONAL BONDS; APPROVING THE FORM, AND AUTHORIZING EXECUTION, OF A CONTINUING DISCLOSURE CERTIFICATE AND RELATED MATTERS FOR EACH SERIES OF ADDITIONAL BONDS; PROVIDING FOR THE APPOINTMENT OF THE INITIAL PAYING AGENT AND REGISTRAR FOR EACH SERIES OF SUCH ADDITIONAL BONDS AND THE EXECUTION OF A RELATED PAYING AGENT AND REGISTRAR AGREEMENT; PROVIDING FOR A MUNICIPAL BOND INSURANCE OPTION FOR EACH SERIES OF ADDITIONAL BONDS; AUTHORIZING OTHER REQUIRED ACTIONS; AUTHORIZING THE PROPER OFFICIALS OF THE AGENCY TO DO ALL OTHER THINGS DEEMED NECESSARY OR ADVISABLE IN

CONNECTION WITH THE MATTERS PROVIDED FOR HEREIN; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

(Fiscal Impact: Not To Exceed \$75 million (excludes premium or discount) to be financed through 2049. Annual debt service of approximately \$6.7M.))

(Staff Contact: Suzette Sibble/Nguyen Tran)

Suzette Sibble, Assistant City Manager, again requested that the previous PowerPoint presentation be entered into the record for this item. She informed that the item was to approve the issuance of Tax Increment Revenue Bonds not to exceed \$75 million.

Mayor Hardin opened the floor for public input on the item.

Michael Skversky, 1630 SW 5th Avenue, Pompano Beach, FL, expressed that this should be voted on by the residents, not the Commission, and that more thought needs to be put into those living on the street before more money is spent to build in the area.

There being no further input from the public, Mayor Hardin then opened the floor for Commission discussion.

Comr. Fesik stated that she feels the item was rushed, and because of that, she believes she did not get enough time to discuss her concerns. Continuing, she expressed that communication was still lacking.

Vice Mayor Fournier wanted to inform residents that between 2 items, the City would be obligating residents to \$400 million in debt service over the next 25 years if public financing was approved and \$500 million if private financing is used. She expressed that she believes this to be outside the scope of what a City should be doing.

A motion was made by Vice Mayor Fournier, seconded by Commissioner Sigerson-Eaton, that the Resolution / Regular Agenda be ADOPTED.. The motion failed by the following roll call vote:

Yes: Sigerson-Eaton

Smith

Hardin

No: Fesik

Perkins

Fournier

B. ADJOURNMENT

Mayor Hardin adjourned the special meeting of the Pompano Beach Community Redevelopment Agency and then immediately commenced the special meeting as City Commission of Pompano Beach.

COMMENCE SPECIAL MEETING AS CITY COMMISSION OF POMPANO BEACH

A. CONSIDERATIONS

1. [26-62](#) A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF POMPANO BEACH, FLORIDA ESTABLISHING ADDITIONAL ELEMENTS OF THE DOWNTOWN PROJECT (ADDITIONAL PROJECT ELEMENTS) RELATING TO HISTORY, CULTURE AND ART, INCLUDING: FEATURES SUCH AS A SPORTS HALL WALL OF FAME FEATURE; PIONEER MONUMENT; LEGACY FEATURE AND HISTORICAL BUSINESS WALKWAY; RELATING TO COMMUNITY LIAISONS/CONSULTANTS; AND RELATING TO SATELLITE COLLEGE OPPORTUNITY; RELATING TO AN EDUCATION RESOURCE CENTER; ACKNOWLEDGING RESIDENTIAL WORKFORCE HOUSING REQUIREMENTS; APPROVING PROGRAMS RELATING TO AFFORDABLE HOUSING, INCLUDING DOWN PAYMENT AND RENTAL ASSISTANCE PROGRAMS AND POTENTIAL “TINY HOME” PROGRAM; STRATEGIC INFRASTRUCTURE, INCLUDING STREETSCAPES AND STREET LIGHTING; AND LOCAL BUSINESS ENTERPRISES PARTICIPATION; ACKNOWLEDGING COMMUNITY BENEFITS TRUST FUNDING BY DEVELOPER OF \$6,500,000 PAYABLE OVER TEN YEARS; APPROVING 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, LOCAL BUSINESS ENTERPRISE PARTICIPATION AND FUNDING THE COMMUNITY BENEFITS TRUST, TOGETHER WITH ALL DOCUMENTS NECESSARY TO EFFECTUATE THE FIRST AMENDMENT; ALL SUCH APPROVALS CONTINGENT ON APPROVAL BY THE CITY COMMISSION OF THE DESIGN CONCEPT FOR CITY HALL AND PARKING GARAGE, AUTHORIZATION FOR THE ISSUANCE OF THE MASTER INFRASTRUCTURE BOND AND APPROVAL OF THE ISSUANCE OF PUBLIC FINANCING OF THE CIVIC BUILDINGS; PROVIDING AN EFFECTIVE DATE AND FOR OTHER PURPOSES.

(Fiscal Impact: \$9 million increase to the civic facilities budget for costs associated with vocational tech./college resource center and local business participation incentives to be financed over 30 years as part of the City’s self-financing for the civic facilities; additional costs associated with Additional Project Elements will be funded with revenues generated by the Downtown.)

(Staff Contact: Suzette Sibble/Nguyen Tran)

Suzette Sibble, Assistant City Manager, asked that the PowerPoint presentation be included for the record on

all remaining agenda items.

Mayor Hardin opened the floor to public input on the item.

Michael Skversky, 1630 SW 5th Avenue., Pompano Beach, FL, stated that the amount of money being spent on this project will not have great returns for the City.

There being no further input from the public, Mayor Hardin then opened the floor to Commission discussion.

Comr. Fesik wished that more people were in attendance to express their opinions on the item. Continuing, she spoke on businesses, such as Home Depot, having programs in place, like free trade certificates and job placement, and she feels the City shouldering the funding for these programs is too much. Comr. Fesik expressed her issue with 95% of the property not being homestead eligible. Furthermore, she expressed liking the idea of tiny homes but feels the communities' needs need to be looked into more first. Comr. Fesik said the legacy feature being added to the project is a slap in the face and wants to see the project be what the residents want, and she is not currently seeing that. Lastly, Comr. Fesik asked why the new building is not LEED certified.

Comr. Smith stated that she believes Comr. Perkins has been working hard with the community and staff to get the needs of the community met, to which Comr. Perkins stated no comment.

Vice Mayor Fournier explained that her main concern has always been who is paying for this project and believes the majority falls on the residents. She inquired about the land sale proceeds and the trust, which Ms. Sibble explained the breakdown and informed that she believes that this was the best way to get all the things the community asked for funded. Vice Mayor Fournier also expressed that she is a fan of affordable housing but is against rental vouchers, so she believes these types of policies need to be discussed much further. Ms. Sibble explained that her discussions with the District 4 commissioner led to rental assistance being added to the plan and that any policies would come back before the Commission before they are put in place. Vice Mayor Fournier stated that a workshop on affordable housing would be beneficial. Ms. Sibble expressed that her focus was on the individual as a whole, not just giving rental assistance and walking away. She wants to assist the individual through all different aspects, like financial literacy, housing, and trade certifications, in order to help the community.

Comr. Fesik stated that you can't fix everything and believes that is what is trying to be done by throwing it all together in this downtown project and does not like it to be attached to approving public financing. Comr. Fesik spoke on her issues with the rules that don't allow for low-income housing to be placed closely together.

Comr. Sigerson-Eaton commended Roca Point, Ms. Sibble, Ms. McKenna, and staff for all their hard work amending the contract in order to provide these amenities to the NW community. She noted the creative ways to ensure that these programs could legally be funded.

Vice Mayor Fournier acknowledged that these are good ideas and policies, but they shouldn't be dependent on the downtown project; these could have been done previously. She echoed Comr. Fesik's sentiments on the circle of poverty map and wants to readdress that issue.

Comr. Fesik wanted to know why there weren't more workshops and meetings with other commissioners besides District 4. She inquired what the total number being asked for approval is, to which Ms. Sibble responded \$212 million. Comr. Fesik wanted more public outreach done and asked for a series of workshops to be held.

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

Yes: Perkins

Sigerson-Eaton

Smith

Hardin

No: Fesik

Fournier

Enactment No: RES. No. 2026-29

2. [26-63](#) **P.H. 2026-11: (PUBLIC HEARING 1ST READING)**

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF POMPANO BEACH, FLORIDA APPROVING THE FORM OF A GROUND LEASE AGREEMENT, AND AUTHORIZING THE EXECUTION OF A GROUND LEASE AGREEMENT IN CONNECTION WITH EACH SERIES PROJECT, AS MORE FULLY DESCRIBED HEREIN; APPROVING THE FORM, AND AUTHORIZING THE EXECUTION, OF A MASTER TRUST AGREEMENT TO PROVIDE FOR THE ISSUANCE FROM TIME TO TIME THEREUNDER OF ONE OR MORE SERIES OF CERTIFICATES OF PARTICIPATION, AS MORE FULLY DESCRIBED HEREIN; APPROVING THE FORM OF A SUPPLEMENTAL TRUST AGREEMENT, SUPPLEMENTING THE MASTER TRUST AGREEMENT, AND AUTHORIZING THE EXECUTION OF A SUPPLEMENTAL TRUST AGREEMENT RELATING TO ONE OR MORE SERIES OF CERTIFICATES OF PARTICIPATION TO BE ISSUED PURSUANT TO THE MASTER TRUST AGREEMENT AND AUTHORIZED HEREIN; AUTHORIZING THE ISSUANCE, IN ONE OR MORE SERIES OF TAX EXEMPT AND/OR TAXABLE CERTIFICATES OF PARTICIPATION EVIDENCING AN UNDIVIDED PROPORTIONATE INTEREST OF THE OWNERS THEREOF IN BASIC RENT PAYMENTS TO BE MADE UNDER A MASTER LEASE-PURCHASE AGREEMENT (CIVIC FACILITIES MASTER LEASE PROGRAM) BY THE CITY OF POMPANO BEACH, FLORIDA, SUBJECT TO THE PARAMETERS SET FORTH HEREIN, ALL AS MORE FULLY DESCRIBED HEREIN; PROVIDING FOR THE APPOINTMENT OF A TRUSTEE UNDER THE MASTER TRUST AGREEMENT, AS SUPPLEMENTED; APPROVING THE FORM, AND AUTHORIZING EXECUTION, OF A MASTER LEASE-PURCHASE AGREEMENT (CIVIC FACILITIES MASTER LEASE

PROGRAM) RELATING TO THE SERIES PROJECTS; APPROVING THE FORM, AND AUTHORIZING EXECUTION, OF A LEASE SCHEDULE TO BE DELIVERED IN CONNECTION WITH EACH SERIES PROJECT; APPROVING THE FORM OF AN ASSIGNMENT OF LEASE AGREEMENT; APPROVING THE FORM OF AN ASSIGNMENT OF GROUND LEASE AGREEMENT TO BE DELIVERED IN CONNECTION WITH EACH GROUND LEASE; AUTHORIZING THE DELEGATED, NEGOTIATED SALE OF EACH SERIES OF THE CERTIFICATES OF PARTICIPATION (CIVIC FACILITIES MASTER LEASE PROGRAM) SPECIFICALLY AUTHORIZED HEREIN AND ESTABLISHING CERTAIN PARAMETERS OF SUCH SALE; APPROVING THE FORM, AND AUTHORIZING THE EXECUTION, OF A CERTIFICATE PURCHASE CONTRACT RELATING TO EACH SERIES OF THE CERTIFICATES OF PARTICIPATION (CIVIC FACILITIES MASTER LEASE PROGRAM) SPECIFICALLY AUTHORIZED HEREIN, SUBJECT TO THE PARAMETERS SET FORTH HEREIN; AUTHORIZING OBTAINING A COMMITMENT FOR A MUNICIPAL BOND INSURANCE POLICY AND/OR RESERVE ACCOUNT SURETY BOND SECURING A SERIES OF THE CERTIFICATES OF PARTICIPATION (CIVIC FACILITIES MASTER LEASE PROGRAM) SPECIFICALLY AUTHORIZED HEREIN AND THE EXECUTION OF RELATED AGREEMENTS WITH THE INSURER; APPROVING A FORM OF PRELIMINARY OFFERING STATEMENT AND AUTHORIZING EXECUTION AND DELIVERY OF A FINAL OFFERING STATEMENT AND RELATED MATTERS RELATING TO EACH SERIES OF THE CERTIFICATES OF PARTICIPATION (CIVIC FACILITIES MASTER LEASE PROGRAM) SPECIFICALLY AUTHORIZED HEREIN; APPROVING THE FORM, AND AUTHORIZING EXECUTION, OF A CONTINUING DISCLOSURE CERTIFICATE AND RELATED MATTERS RELATING TO EACH SERIES OF THE CERTIFICATES OF PARTICIPATION (CIVIC FACILITIES MASTER LEASE PROGRAM) SPECIFICALLY AUTHORIZED HEREIN; AUTHORIZING ALL REQUIRED ACTIONS IN CONNECTION WITH THE ISSUANCE OF THE SERIES OF CERTIFICATES OF PARTICIPATION (CIVIC FACILITIES MASTER LEASE PROGRAM) SPECIFICALLY AUTHORIZED HEREIN; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

(Fiscal Impact: Not to exceed \$137 million (excludes premium or discount) to be financed over 30 years, anticipated maximum annual debt service of \$9.6 million over 30-year financing term)

(Staff Contact: Suzette Sibble)

Suzette Sibble, Assistant City Manager, explained that the slide on the screen (a slide from the original PowerPoint presentation, which can be provided by the City Clerk) shows the rate differences between the public and private financing options. Ms. Sibble informed that the City is obligated by the Master Developer Agreement, which was executed June 2024, to fund the civic CRA obligations and recommended public financing due to the cost savings to the City and the ability to fund NW CRA initiatives.

Mayor Hardin opened the floor to public input on the item.

Lauren Holliday, 1615 NE 28th Court, Pompano Beach, FL, gave her background in the tech industry and stated there are no jobs in AI and people do not wish to attend college anymore. She stressed the need for jobs in the community, not a focus on education.

There being no further input from the public, Mayor Hardin then opened the floor to Commission discussion.

Vice Mayor Fournier agreed with Ms. Holliday that people are being replaced with AI and that in the future people will not be going to City Hall; they will be doing everything online. Continuing, she wanted clarification on the assumptions that were given to show the cost savings of \$100 million with public financing. Ms. Sibble explained that with public financing you can have a graduated payment schedule, and it is just a different financing structure that allows more flexibility. She stressed that she wants to use the cheapest option, so no matter the dollar amount saved, public financing is the cheaper option for the taxpayers. Vice Mayor Fournier stated she completely disagrees with the \$100 million figure and believes it is much lower.

Comr. Fesik inquired if interest rates come down, is there a specific point that the City can refinance. Ms. Sibble responded that it is usually at the 10-year mark that refinancing is allowed. Comr. Fesik stated she believed that this could be balanced with the private financing by refinancing later. Ms. Sibble stated that the option to refinance is available with either option of financing, so no matter what, it costs more to use private financing.

Vice Mayor Fournier spoke on how private financing is more difficult to get, and with the infrastructure bond being voted down, it would be even more difficult for it to be acquired.

A motion was made by Vice Mayor Fournier, seconded by Commissioner Sigerson-Eaton, that the Ordinance / Regular Agenda be APPROVED FIRST READING.. The motion failed by the following roll call vote:

Yes: Sigerson-Eaton

Smith

Hardin

No: Fesik

Perkins

Fournier

3. [26-64](#) A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF POMPANO BEACH, FLORIDA APPROVING A SUPPLEMENTAL RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY (THE "AGENCY") SUPPLEMENTING THE AGENCY'S PREVIOUSLY ADOPTED MASTER BOND RESOLUTION TO PROVIDE FOR THE ISSUANCE BY THE AGENCY OF ITS TAX INCREMENT REVENUE BONDS (NORTHWEST DISTRICT AREA) IN ONE OR MORE SERIES OF TAX EXEMPT AND/OR TAXABLE BONDS AND AS

ADDITIONAL BONDS PURSUANT TO THE AGENCY'S MASTER BOND RESOLUTION FOR THE PURPOSE OF FINANCING (INCLUDING THROUGH REIMBURSEMENT), TOGETHER WITH OTHER LEGALLY AVAILABLE FUNDS, ALL OR A PORTION OF THE COST OF A REDEVELOPMENT PROJECT RELATING TO THE NORTHWEST DISTRICT AREA, INCLUDING CERTAIN OTHER COSTS RELATED TO SUCH ADDITIONAL BONDS, ALL AS MORE FULLY SET FORTH IN SAID SUPPLEMENTAL RESOLUTION; APPROVING THE NEGOTIATED SALE OF EACH SERIES OF SUCH ADDITIONAL BONDS, ALL AS MORE FULLY DESCRIBED IN THE SUPPLEMENTAL RESOLUTION; APPROVING THE ISSUANCE OF EACH SERIES OF SUCH ADDITIONAL BONDS BY THE AGENCY, SUBJECT TO THE TERMS AND CONDITIONS OF THE MASTER BOND RESOLUTION AND SUPPLEMENTAL RESOLUTION; PROVIDING CERTAIN OTHER MATTERS WITH RESPECT THERETO; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

(Fiscal Impact: N/A)

(**Staff Contact:** Suzette Sibble/Nguyen Tran)

Suzette Sibble, Assistant City Manager, explained that this is the companion item to an item that failed earlier during the CRA portion of the meeting. City Attorney Berman and CRA Attorney McKenna, informed that it can still be approved by the Commission. Ms. Sibble informed that bond counsel that is in attendance said it can not be approved since the other item failed.

A motion was made by Vice Mayor Fournier, seconded by Commissioner Sigerson-Eaton, that the Resolution / Regular Agenda be STRICKEN. The motion carried by a unanimous voice vote.

4. [26-65](#) A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF POMPANO BEACH (CITY), FLORIDA, APPROVING THE DESIGN CONCEPT OF CITY HALL AND PARKING GARAGE PURSUANT TO SECTION 2.5(e) OF THE MASTER DEVELOPMENT AGREEMENT BETWEEN THE CITY, THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY (CRA) AND RP POMPANO, LLC.; PROVIDING AN EFFECTIVE DATE.

(Fiscal Impact: N/A)

(**Staff Contact:** Suzette Sibble)

Suzette Sibble, Assistant City Manager, turned the item over to Claudia McKenna, CRA Attorney, for introduction.

CRA Attorney McKenna explained that attached to the agenda item are two design options for City Hall and they would be voted on similar to how board appointments are done, whichever option received the most votes

would be approved.

Comr. Fesik expressed her concern with voting on a design at this stage since she does not believe this design is serving the needs of the public. Comr. Fesik made a motion to strike the item.

A motion was made by Commissioner Fesik, seconded by Vice Mayor Fournier, that the item be stricken. The motion failed by the following roll call vote:

Yes:Fesik

Perkins

Fournier

No:Sigerson-Eaton

Smith

Hardin

Comr. Sigerson-Eaton explained that the approval to build the new city hall was already approved in June of 2024 and the City is obligated to make a design decision based on that approved Master Developer Agreement.

Vice Mayor Fournier proposed a hypothetical situation where she does not like either design, how would she vote. Mr. Berman stated that a commissioner can waive their right to vote but whichever option gets the most votes will win.

Comr. Fesik asked who wrote the resolution, to which Mr. Berman and Ms. McKenna replied that they wrote it together. Comr. Fesik stated that the fiscal impact felt misleading and inquired of Ms. Sibble how much it will cost once the approved design goes to the architect. Ms. Sibble informed that the total cost of City Hall is \$70.6 million and was approved in the budget, the design cost with HOK is \$6.9 million, with design costs already being incurred.

The Mayor announced that when the officials were called to express their preference between Option 1 and Option 2, Option 1 prevailed with the following vote:

Option 1:Perkins

Sigerson-Eaton

Smith

Fournier

Hardin

Waived:Fesik

Enactment No: RES. No. 2026-30

5. [26-66](#) A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF POMPANO BEACH, FLORIDA, APPROVING THE AFFORDABLE HOUSING AMENDMENT TO THE NORTHWEST CRA PLAN AS RECOMMENDED BY THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY; PROVIDING AN EFFECTIVE DATE.
(Fiscal Impact: N/A)

(**Staff Contact:** Suzette Sibble/Nguyen Tran)

Suzette Sibble, Assistant City Manager, explained that this was a companion item to an item heard earlier by the CRA Board.

Mayor Hardin asked for public input on the item, seeing none, he encouraged the Commission to share their thoughts.

Comr. Sigerson-Eaton expressed her desire to explore partnering with Broward County to invest in the tiny homes program with the City to subsidize some of the cost.

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

Yes: Perkins

Sigerson-Eaton

Smith

Hardin

No: Fesik

Fournier

Enactment No: RES. No. 2026-31

6. [26-67](#) A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF POMPANO BEACH (CITY), FLORIDA, APPROVING TECHNICAL MATTERS PURSUANT TO THE MASTER DEVELOPMENT AGREEMENT BETWEEN THE CITY, THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY (CRA) AND RP POMPANO, LLC.; PROVIDING AN EFFECTIVE DATE.
(Fiscal Impact: N/A)

(**Staff Contact:** Suzette Sibble/Nguyen Tran)

Suzette Sibble, Assistant City Manager, invited Nguyen Tran, CRA Director, to introduce the item.

Mr. Tran explained that the item involved technical matters that need to be handle while developing the City

Hall and parking garage. He showed areas on a map, that was previously shown in the initial PowerPoint, that need to be abandoned. He explained the reasons for the right-of-way abandonments and the utility relocation that will need to be done for this project. Mr. Tran stated that these technical items can be handled administratively with approval of the item.

Mayor Hardin opened the floor to public input and Commission discussion.

Vice Mayor Fournier expressed her concern with giving more authority to make administrative decisions on behalf of the Commission, due to the lack of trust between members of the Commission and city leadership. She shared that she believes city leadership needs to change in order for her to feel confident to move forward with the downtown project.

Claudia McKenna, CRA Attorney, explained that the whereas clauses within the resolution state the specifics of the administrative authorities that were created, to include the state legislature that recently changed that now plats and replats are now to be done administratively, so this item could have been accomplished with a replat that would have never gone before the Commission; however, they thought this would show an example of the types of administrative tasks that are done and try to rebuild some of the trust, with the intent to be a good communication effort.

Comr. Fesik asked if more homes were purchased by the CRA on SW 2nd St., to which Mr. Tran said they had not. She then asked if there had been any properties purchased in the NW by the CRA since July. Cassandra LeMasurier, Real Property Manager, informed that a property that was under contract for a long time was officially closed on Friday. Comr. Fesik agreed with Vice Mayor Fournier that she feels this could be used as a workaround to do things behind the Commission's back. Comr. Fesik made a motion for a workshop regarding the RMA contract for both the City and CRA. Ms. McKenna explained that there was already a motion on the table that needed to be addressed first before the motion could be made.

Vice Mayor Fournier said she appreciates Ms. McKenna's attempt to communicate, but she gets a negative feeling when she sees administrative authority being given.

Comr. Smith stated that abandoning right-of-ways and utilities is done with most developments and that this is not something to distrust from management.

Comr. Fesik agreed that it is technical, but there have been many workarounds done under administrative authority.

Before the vote, Comr. Perkins wanted to thank Ms. McKenna and Ms. Sibble for working with her on this project. She explained that she has always felt this project was about people making money and she has never been excited about the project. Comr. Perkins echoed the Vice Mayor on feeling there is broken trust with city leadership. Continuing, she explained that she feels a lot more could have been done by RMA in the Northwest community. Comr. Perkins explained how she worked with the community to create a list of what was needed, but RMA presented it to the community before she had the option to do so. She felt it wasn't fair to offer things that the Northwest community needs only if public financing is done. Comr. Perkins agreed that a workshop would be helpful when discussing items needed in the NW community.

A motion was made by Vice Mayor Fournier, seconded by Commissioner Sigerson-Eaton, that the Resolution / Regular Agenda be ADOPTED.. The motion failed by the following roll call vote:

Yes: Sigerson-Eaton
Smith
Hardin

No: Fesik
Perkins
Fournier

Comr. Fesik brought back her motion for a publicly held workshop related to RMA's scope of work with the City and CRA.

A motion was made by Commissioner Fesik, seconded by Commissioner Perkins, to hold a workshop related to RMA's scope of work with the City and CRA. The motion failed by the following roll call vote:

Yes:Fesik
Perkins
Fournier

No:Sigerson-Eaton
Smith
Hardin

B. ADJOURNMENT

Mayor Hardin adjourned the special meeting of the City Commission of Pompano Beach and then immediately reconvened the special joint meeting.

A. RECONVENE SPECIAL JOINT MEETING

There being no further business, Mayor Hardin immediately adjourned the special joint meeting.

B. ADJOURNMENT

The special joint meeting adjourned at 8:25 PM.