



City of Pompano Beach

100 W. Atlantic Blvd.
Pompano Beach, Florida
33060

Detailed Minutes - Draft

Community Redevelopment Agency

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

Gregory P. Harrison, Executive Director
Claudia McKenna, CRA Attorney
Marsha Carmichael, CRA Secretary

Tuesday, May 21, 2019

5:30 PM

Commission Chamber

CRA Board Meeting

CALL TO ORDER

Chairman Hardin called the CRA Board Meeting to order at 5:30 PM.

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

[19-463](#) CRA Board Meeting Minutes of April 16, 2019

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

APPROVAL OF AGENDA

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

CONSENT AGENDA DISCUSSION

There were no items on the Consent Agenda.

A. AUDIENCE TO BE HEARD

Jocelyn Jackson, Pompano Beach, said the Northwest area needs the Mayor's support.

Vicente Thrower, 1890 NW 6th Ave., said the CRA Board needs to make their relationship better with the County. He said the City and the County need to work together to heal wounds and move forward.

Kay McGinn, SE 5th Court, asked why the McNab House Item wasn't on the agenda. Mayor Hardin said the documents weren't signed in time for the meeting. She said the Yuletide Parade is enjoyed in McNab Park and doesn't want it cancelled. She asked if the park needs to be rezoned to open a restaurant. **Chairman Hardin** said the plan, for now, is to move the McNab House to McNab Park and open a restaurant using the McNab House. **Commissioner Perkins** asked if a location for the Chamber of Commerce has been found. **Chairman Hardin** answered not at this time.

Kay Johnson, 213 SE 23rd Ave., said she would like the McNab House moved to the Chamber location to protect the park. She asked **Chairman Hardin** if he gets written minutes or recordings from the meetings held in the City. **Chairman Hardin** answered yes, he gets written minutes. She said there were errors in the minutes from Parks and Recreations and from the East CRA Advisory Committee meetings. She stated she has sent emails to the CRA Board. She suggested Nguyen Tran focus on the Northwest area.

B. CONSENT AGENDA

C. REGULAR AGENDA

1. [19-433](#) A RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY APPROVING AND AUTHORIZING THE PROPER OFFICIALS TO EXECUTE AN AGREEMENT FOR PROFESSIONAL SERVICES BETWEEN THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY AND DIGITAL GRASS, LLC FOR MANAGEMENT AND OPERATION OF A MEMBERSHIP BASED CO-WORKING FACILITY; PROVIDING AN EFFECTIVE DATE.
(Fiscal Impact: \$50,000)

(Staff Contact: Kimberly Vazquez)

Kim Vazquez, Project Manager, outlined the contract between the CRA and Digital Grass.

Michael Hall, Digital Grass, thanked the CRA Board and the community for the opportunity.

Jocelyn Jackson, Pompano Beach, asked why the contract was presented to the CRA Board since it is under the threshold for City Manager approval. **Chairman Hardin**

explained this company was chosen with the RFP process so the CRA Board is approving the contract. She said the community is excited about Digital Grass coming to the area.

Board Member McGee asked if the rent shifts to the tenant upon renewal. **Kim Vazquez** explained the CRA Staff is going to share the space with Digital Grass and the rent will be revisited annually.

Mayor Hardin asked how the date of operation is determined. **Kim Vazquez** said it will take a few months before they can actually bring in people to the co-working space.

Board Member Perkins congratulated Digital Grass and said they need to get the word out to the community so they know what is being offered.

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. 2019-30

2. [19-437](#) A RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY (CRA) APPROVING AND AUTHORIZING THE PROPER OFFICIALS TO EXECUTE A DONATION AGREEMENT FOR REAL PROPERTY BETWEEN THE CRA AND ATLANTIC RESIDENCES, LLC (DONOR); PROVIDING AN EFFECTIVE DATE.

(Fiscal Impact: Donor will donate \$28,000.00)

(Staff Contact: Nguyen Tran)

The CRA Resolution was TABLED until the June CRA Board Meeting.

3. [19-442](#) A RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY (CRA) APPROVING AND AUTHORIZING THE PROPER OFFICIALS TO EXECUTE AN AGREEMENT FOR PROFESSIONAL SERVICES BETWEEN THE CRA AND PROFESSIONAL SECURITY CONCEPTS, INC. FOR UNARMED ROVING SECURITY GUARD SERVICES; PROVIDING AN EFFECTIVE DATE.

(Fiscal Impact: \$100,000 for FY2019)

(Staff Contact: Kimberly Vazquez)

The CRA Resolution was TABLED until the June CRA Board Meeting.

4. [19-445](#) A RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY (CRA), APPROVING AND AUTHORIZING THE PROPER OFFICIALS TO EXECUTE A SERVICE CONTRACT BETWEEN THE CRA AND REDEVELOPMENT MANAGEMENT ASSOCIATES, INC. FOR CONSULTING SERVICES; PROVIDING AN EFFECTIVE DATE.

(Fiscal Impact: \$235,200)

(Staff Contact: Greg P. Harrison)

Greg Harrison, CRA Executive Director, presented the contract to the Board and explained this contract is replacing the other contracts in place now between the CRA and RMA. **Chairman Hardin** asked how long the current contracts with RMA have been in place. **Mr. Harrison** answered approximately a year and a half. **Chairman Hardin** said this is a consolidation of contracts not hiring RMA. **Mr. Harrison** said the CRA has continued working with RMA. **Board Member Perkins** asked for an explanation of the scope of work as it pertains to the Innovation District. **Mr. Harrison** said RMA will be working with the Master Developer chosen by the CRA Board. **Mr. Harrison** said due to the settlement with the County, the main focus for the Northwest area will be on the Innovation District.

Kay McGinn, SE 5th Court, asked if RMA still owns properties in the CRA districts and will it be a conflict of interest. **Chairman Hardin** said he believes they still own properties and they have complied with the law with the purchase of the properties.

Claudia McKenna, CRA Attorney, stated the CRA Board has addressed the subject of conflict of interest and there is no conflict of interest. She said the contract being voted on does not allow RMA to be decision makers. She stated the CRA Board continues to be the decision makers when it comes to development. **Greg Harrison** stated he is the CRA Executive Director and RMA will not make administrative decisions. **Chairman Hardin** asked who the City employs as CRA employees. **Mr. Harrison** answered **Nguyen Tran, Kim Vazquez, Dani Sabat, and Marsha Carmichael**. **Mr. Harrison** explained the CRA is now a City Department.

Sarahca Peterson, 305 SW 1st Court, asked why RMA has continued to work with the City. **Mr. Harrison** answered because of their work with the City on development like on the beach. **Mr. Harrison** said it wouldn't make sense to bring in a new company to continue the work RMA has been involved in.

Terri Williams, 757 NW 15th Street, said RMA was conflicted in Palm Beach County and Margate. Ms. Williams stated she works for the States Attorney's Office and they learned the City Commission chose not to have this matter with RMA investigated. She asked

the CRA Board to vote to have the matter of RMA owning property investigated. Ms. Williams said if she had done the things Ms. Briesemeister did she would be incarcerated.

Kim Briesemeister, RMA, said she doesn't have the desire to address statements that were made on the dais or from the audience in the past but she will not allow statements to be made that misrepresent them (Kim Briesemeister and Chris Brown) personally, misrepresents them as a company, and misstates facts. She said the statements made by the previous speakers were inaccurate. She said RMA never worked for Palm Beach County, they worked for the City of West Palm Beach. She stated they have worked hard to make the City of Pompano, as a whole, a better place to be. She explained she and Chris Brown have been in redevelopment for 30 years and have a great reputation in the City, the State, the County, and in the Country. She said they are authors of books because of their experience in redevelopment and they will not allow their reputation to be impugned. She explained they resigned as the managers of the CRA because they did not want this degree of dissension but their experience and 10 years with the City will provide the expertise needed to continue as project managers. She said they have no desire to be decision makers but instead will be hired hands to help with the technical aspects of the CRA and moving the agency forward. She asked that people read their names and addresses into the record. She then read a statement into the record and said she will not respond further to misinformation at this time.

Kim Breisemeister's statement verbatim for the record:

"The statements so far that you have heard are not true, they are incorrect, and they are inaccurate. They constitute slander, defamation, and damage to our business reputation. We intend to pursue each and every one of these issues to the full extent of the law. If this continues, each and every one of these individuals will hear from us and from our attorney. We ask you to govern yourself accordingly. Thank you."

Board Member Perkins asked Ms. Briesemeister to explain the scope of work. **Greg Harrison** read the scope of services. **Ms. Perkins** asked what RMA will do regarding the Master Developer that Nguyen Tran can't do. **Mr. Harrison** explained Nguyen Tran doesn't have the time to do the work RMA will be doing.

Jocelyn Jackson, Pompano Beach, said it is unethical for the City to pay anyone who can have a capital gain. She said the residents are not going to be threatened because they have concerns and preferences. She said local developers and local contractors haven't been given an opportunity. She said she doesn't want RMA for their district. She said there were conflicts in Margate and West Palm Beach with RMA.

Sarahca Peterson, 305 SW 1st Court, said people don't speak up because they are threatened by big business. She said if Kim Briesemeister comes in the NW district, she will make sure no one on the Board is re-elected. She said the CRA Board should take offense to the threats made by Kim Briesemeister.

Carmen Jones, 721 NW 16th Street, stated she is very offended by the threats made by someone who the Board is considering as a contractor. She said the history can not be ignored and asked the length of the contract. **Chairman Hardin** answered one year. **Claudia McKenna** stated the contract can be terminated by either party with 30 days notice. Ms. Jones said she hopes the CRA Board addresses the threat.

Quinten Thompkins, 436 NW 19th St., asked the Board if they are working for the community.

Vicente Thrower, 1890 NW 6th Ave., said he was prepared to accept the contract with RMA. He stated the City Manager should have dismissed Kim Briesemeister after her comments. Mr. Thower said Mr. Harrison has to take the community's feelings into consideration.

Cindy Floyd, 1215 NW 27th Ave., said it is the right of the citizens of Pompano Beach to question why Kim Briesemeister resigned.

Pastor Gary McLamore 1751 NW 6th Ave., asked the Board how they are going to respond to the comments by Kim Briesemeister. He stated he doesn't like discord and the City is in discord.

Linda Taylor, 1621 NW 2nd Terrace, said she is offended and insulted by the comments made.

George Dillard, 1671 Cypress Road, said he has been in Pompano his entire life and the comments took him back 60 years. He said he has seen the community look the same way for 60 years and its time for change. He said the community is falling apart because of greed and prejudice and what Ms. Briesemeister said was wrong.

Tundra King, 124 NW 15th St., said Pompano Beach and Miami Gardens are top of the list for crime. She said she wants their community to look like Atlantic and A1A. She said she was offended about the naming of the pier and doesn't feel like the CRA Board cares about the community.

Kay McGinn said even though RMA was cleared of conflict of interest, the appearance is still there. She said a 2nd garage by the beach is absurd. She said giving leases for commercial space in public parks is wrong.

Board Member Eaton said she feels saddened by what has taken place tonight. She said she considers the entire city her city and everyone should see it as a whole city. She said the focus needs to be the billion dollar Innovation District. She said her concerns are jobs, property values, industry, and opportunity for businesses. She stated the development needs to move forward with RMA because they are the best in the country. She said the health of the Northwest area is important for the entire city.

Board Member McMahon said the discussion is about combining contracts and the work done on the beach has been award winning projects. He stated the work by RMA hasn't only been on the beach. He said the 731 Building was the first retail building built on MLK in 50 years and the streetscape work on MLK was also done by RMA. **Mr. McMahon** said they need RMA's expertise and explained the CRA went from 22 employees to 4 in-house City employees. He said Chris Brown has fought to save historic buildings. He said the work RMA has done in Old Town, the beach, and on MLK are all the pieces that make this an amazing city and they are the experts needed. He said what Kim Briesemeister stated was not to attack them personally but if there are objections to the contract those should be stated.

Board Member McGee said the Northwest area is the heart of the city and developing it will be a daunting task and it should only be trusted to the best. She stated RMA is the best to work on the Innovation District.

Vice Chairman Moss said he supports RMA. He said this discussion was decided at the ballot box and the people who support moving the city forward with the vision from RMA won.

Board Member Perkins said it is very clear to the residents of the Northwest what is going on now. She said Ms. Briesemeister changed the mood of the entire room tonight. She said Channel 10 News reported the purchasing of land by Ms. Briesemeister which lead to their resignation and the feelings by the community haven't changed. She said RMA has done a wonderful job on the beach but the City is divided due to leadership. **Ms. Perkins** said she respects everyone on the dais but this is about money. She said she is proud to be from Pompano Beach but she isn't proud of the news coverage of Pompano Beach. She encouraged the residents to come to the meetings and meet with

the City Manager and Mayor to express their concerns. She told the Mayor she wants to see the community come together and asked for a meeting to begin conversations.

Chairman Hardin said tonight was disappointing. He said the future vision has been developed by "us", meaning everyone, but there will never be complete agreement. He said he is supportive of the contract because they need the best expertise to keep moving the City forward and it would be a disservice to the City not to hire the best resources available. He said he understands the reasons behind what Kim Briesemeister said but its unfortunate that Ms. Briesemeister felt the need to say what she did. **Mr. Hardin** said he is sorry we got to this point and agrees with **Board Member Perkins** to have a meeting and begin to be civil to one another again.

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

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

No: Board Member Perkins

Enactment No: RES. No. 2019-31

D. REPORTS

Claudia McKenna shared the high points of the legislation recently passed. She said the efforts sent to Tallahassee were successful and the Bill is positive for CRAs.

Board Member Perkins said Blanche Ely High School won the basketball championship and asked the City Manager about providing funds. **Greg Harrison** stated the money, the coach asked for, has been raised by private businesses. **Ms. Perkins** asked **Mr. Harrison** to invite the basketball team to City Hall to present them with a certificate of congratulations.

Vice Chairman Moss said **Ms. Eaton**, **Mayor Hardin**, and he enjoyed career day at Cresthaven Elementary School and the young students are very interested in government.

E. ADJOURNMENT

Chairman Hardin adjourned the CRA Board Meeting at 7:26 PM.

Next Meeting Date - June 18, 2019