

**INTERLOCAL AGREEMENT REGARDING THE  
CITY OF POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY**

This Interlocal Agreement ("Agreement") is entered into by and between Broward County, a political subdivision of the State of Florida (the "County"), the City of Pompano Beach, a Florida municipal corporation (the "City"), the City of Pompano Beach Community Redevelopment Agency (the "CRA"), the North Broward Hospital District ("Hospital District"), an independent special district, and the Children's Services Council of Broward County ("CSC"), an independent special district. Collectively, the County, the City, the CRA, the Hospital District, and the CSC are referred to herein as the "Parties."

RECITALS

A. On or about October 14, 1980, through Broward County Resolution No. 80-534, the County delegated to the City certain authorities under the Community Redevelopment Act of 1969, Chapter 163 of the Florida Statutes, and on or about June 13, 1989, through Broward County Resolution No. 89-1893, the County delegated to the City certain additional authority. On or about December 13, 1988, through Pompano Beach Resolutions Nos. 89-27 and 89-45, the City created a Community Redevelopment Agency consisting of certain property in the northwest region of the City (the "Northwest District").

B. By Interlocal Cooperation Agreement between the County, the City, and the CRA, dated December 4, 2001 ("East District Interlocal Agreement"), a separate region was included within the CRA consisting of certain property in the eastern and beach portion of the City (the "East District"). Although the East District is a geographical region within the CRA, nothing in this Agreement is intended to affect the East District (except for the modification to Broward County Resolution No. 80-534 pursuant to Section 2.2 of this Agreement).

C. In 1999, following extensive discussions between the County and the municipalities within Broward County, the County adopted County Resolution 1999-1398, which included a requirement in the Broward County Administrative Code that prior County approval is required for any modification of a redevelopment plan by a community redevelopment agency where such modification involves a boundary change, an extension to the term of the redevelopment plan involving the continuing contribution by the taxing authorities, or a change of such magnitude as would require a County or municipal land use plan amendment. The County contended that these actions applied to the Northwest District, but the City and the CRA disagreed.

D. The Northwest District of the CRA was originally scheduled to terminate on December 31, 2019. However, the CRA has been increasingly active in the Northwest District in the last several years. The CRA has identified specific redevelopment projects that, if implemented, the City and CRA believe will significantly reduce slum and blight in the Northwest District. The City and the CRA believe that these additional projects require a longer term to complete beyond December 31, 2019.

E. In 2010, subsequent to the adoption of Resolution 1999-1398, the City and the CRA took action purporting to extend the term of the Northwest District of the CRA without prior County approval. The County contended that the attempted extension was ineffective, but the City and the CRA disagreed.

F. On January 14, 2014, the County adopted County Resolution 2014-25, which expressly stated that any delegation to any municipality or other entity within Broward County was revoked to the extent inconsistent with Resolution 1999-1398, and that prior County approval was required for any modification of a redevelopment plan of any community redevelopment agency where such modification involves a boundary change, an extension to the term of the redevelopment plan involving the continuing contribution by the taxing authorities, or a change of such magnitude as would require a County or municipal land use plan amendment. The County asserts that Resolution 2014-25 confirmed the impact of Resolution 1999-1398. The City and the CRA have disputed the legal effect of Resolution 2014-25.

G. In 2014, after complying with the requirements of Florida Statutes Chapter 164, the City and the CRA filed a lawsuit against the County, and the County filed a counterclaim against the City and the CRA, in an action titled *Pompano Beach Community Redevelopment Agency, et al. v. Broward County*, Case No. 14-009654 (18) (Broward Cir. Ct.) (the "Litigation"). After extensive discovery and motion practice in the Litigation, the Parties have agreed to resolve this dispute in order to maximize the efficacy of their collective tax dollars to remedy slum and blight in the Northwest District of the CRA.

H. The Parties acknowledge that the terms of Broward County Resolution No. 80-534 and the actions taken by the City and CRA in 2010 are unique to the City and the CRA, and that, but for the fact that the City's and the CRA's actions purporting to extend the duration of the Northwest District occurred prior to the adoption of Broward County Resolution 2014-025, the City's and the CRA's claim would have been substantially diminished as compared to the claim actually asserted in the Litigation and now being resolved pursuant to this Agreement.

I. The Parties believe they have reached a settlement that is in the best interests of all Parties as well as the affected citizens and taxpayers. The purpose of this settlement is to allow the Parties to reallocate and maximize the tax dollars that can be allocated to the remediation of slum and blight in the Northwest District of the CRA.

J. The County, the City, and the CRA desire to resolve the Litigation and all claims asserted therein, including all claims that were or could have been raised in the Litigation relating to the Resolutions authorizing the creation of and delegating certain authorities to the CRA, as well as to collaboratively support and collectively fund specific development projects in geographical areas within the City affected by slum and blight.

Now, therefore, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties hereto agree as follows:

## ARTICLE 1. DEFINITIONS

- 1.1 Annual Funding. The monies to be paid by the Participating Taxing Authorities to the CRA pursuant to Section 2.5 and to be used solely for Approved Projects.
- 1.2 Approved Projects. The projects identified on **Exhibit 1** hereto, including as modified pursuant to Section 2.9 of this Agreement.
- 1.3 CRA Redevelopment Plan. The redevelopment plan for the Northwest District of the CRA.
- 1.4 Effective Date. The day on which this Agreement is executed by the last of the Parties, provided that day is on or before August 20, 2018.
- 1.5 Extension Period. The period of time from January 1, 2020 until December 31, 2040.
- 1.6 Participating Taxing Authorities. The County, the Hospital District, and the CSC. For clarity, the term "Participating Taxing Authorities" does not include the City.
- 1.7 Project Funding. The monies to be paid by the Participating Taxing Authorities to the CRA pursuant to Section 2.4 and to be used solely for Approved Projects.
- 1.8 TIF Obligation(s). Any and all amounts that the applicable taxing authority would be obligated to pay to the redevelopment trust fund of the CRA relating to the Northwest District pursuant to Section 163.387. The TIF Obligation for any given year refers to the amount due for that fiscal year, rather than the amount paid within that fiscal year: e.g., the fiscal year 2019 TIF Obligation is the tax increment obligation owed for the time period October 1, 2018 through September 30, 2019, although that amount may be paid on or before December 31, 2019.

## ARTICLE 2. TERMS AND CONDITIONS

- 2.1 Northwest District. The Parties agree that this Agreement governs the Parties' respective rights and obligations relating to any and all TIF Obligations of the Parties with respect to the Northwest District.
- 2.2 Term Modification. Within sixty (60) days after the Effective Date of this Agreement, the County and the City will respectively adopt the Resolutions in substantially the form attached hereto as **Exhibit 2** and **Exhibit 3**, approving an extension of the term of the CRA for the Northwest District for the Extension Period, and, *nunc pro tunc*, authorizing the City to create the CRA, to issue bonds, and to delegate powers from the City to the CRA that were delegated by the County to the City, and affirming that the CRA was properly created, has the power to issue bonds, has the power delegated from the City, and is in full force and effect. Within sixty (60) days after the adoption of the referenced County and City Resolutions, the City and the CRA will approve an amendment to the CRA Redevelopment Plan that will expressly incorporate the terms of this Agreement and specify that the Northwest District shall terminate on or before December

31, 2040. In no event shall the City or the CRA extend the duration of the Northwest CRA beyond December 31, 2040, without formal written approval by the County Commission.

**2.3 Northwest District TIF Obligations.** All TIF Obligations of the Participating Taxing Authorities pertaining to the Northwest District of the CRA shall cease after the payment of their respective TIF Obligation for the fiscal year 2019, which amount is due to the CRA on or before December 31, 2019. Thereafter, the Participating Taxing Authorities shall not be obligated to pay any TIF Obligations to the CRA whatsoever for the Northwest District. All TIF Obligations of the City pertaining to the Northwest District of the CRA shall be unaffected by this Agreement, and shall continue in accordance with Section 163.387, Florida Statutes, throughout the remainder of the duration of the CRA, unless sooner terminated pursuant to an agreement between the City and the CRA.

**2.4 Project Funding.** In addition to the TIF Obligations for fiscal years 2018 and 2019 referenced in Section 2.3, the Participating Taxing Authorities shall pay to the CRA the amount of Seven Million Dollars (\$7,000,000) in Project Funding, which shall be paid to the CRA in the following amounts: \$5,200,000 on or before December 31, 2020; and \$1,800,000 on or before December 31, 2021. The Project Funding stated in this Section 2.4 shall be funded by the Participating Taxing Authorities as stated in Section 2.7. The Project Funding shall be utilized by the CRA solely for Approved Projects. In no event shall any portion of the Project Funding be utilized, pledged, loaned, transferred, allocated, or appropriated to any project or activity other than an Approved Project.

**2.5 Annual Funding.** The Participating Taxing Authorities shall pay to the CRA the amount of One Million Five Hundred Thousand (\$1,500,000) on an annual basis for a total of four (4) years, with the first payment due on or before December 31, 2021, and the last payment due on or before December 31, 2024. The Participating Taxing Authorities shall also pay to the CRA one additional annual payment in the amount of Seven Hundred Fifty Thousand Dollars (\$750,000) on or before December 31, 2025. The Annual Funding stated in this Section 2.5 shall be funded by the Participating Taxing Authorities as stated in Section 2.7. The Annual Funding shall be utilized by the CRA solely for Approved Projects. In no event shall any portion of the Annual Funding be utilized, pledged, loaned, transferred, allocated, or appropriated to any project or activity other than an Approved Project.

**2.6 Residential District Funding.** To address residential slum and blight in the Northwest District, the County will provide funding in the amount of Ten Million Dollars (\$10,000,000) ("Residential District Funding"), which funds shall be possessed, controlled, and disbursed by the County, to directly eliminate residential slum and blight in the residential area within the geographical region that comprises the Northwest District ("Residential District"). These funds shall be used for projects that will improve the Residential District and remediate slum and blight. These amounts shall be funded by the County in accordance with the Funding Schedule in Section 2.7 below, and shall be fully expended or encumbered by December 31, 2025.

**2.6.1 Residential District Advisory Board.** The County shall create a nine-person advisory board (the "Residential District Advisory Board") to advise and recommend

projects to the County that may be funded by the Residential District Funding and that will improve the Residential District. Up to three members of the Residential Advisory Board may be County Commissioners, which shall include (a) the County Commissioner who represents the County Commission District that encompasses the Residential District and (b) a County Commissioner significantly familiar with the needs of the Residential District. The remaining members of the Residential District Advisory Board shall be at-large members appointed by the County Commission, each of whom must be either a resident of the Residential District or a full-time employee of a religious, cultural, or social services entity that primarily serves residents in the Residential District, but no appointed at-large member may be or may have been within the past 5 years either an employee or vendor of the City or the CRA, or a family member of any current board member of the City or the CRA.

2.6.2 Project Recommendations. The Residential District Advisory Board shall recommend projects to be performed by the County within the Residential District. Such recommendations are advisory only, and are not binding on the County. The County may impose any additional terms on the use or expenditure of the funds that the County determines are beneficial to the CRA or the residents of the CRA.

## 2.7 Funding by Participating Taxing Authorities.

2.7.1 Hospital District Funding. The Hospital District will pay to the CRA the amounts listed in the Funding Schedule in Section 2.7.4 as the "Hospital District Share" in accordance with the timing listed therein.

2.7.2 CSC Funding. The CSC will pay to the CRA the amounts listed in the Funding Schedule in Section 2.7.4 as the "CSC Share" in accordance with the timing listed therein.

2.7.3 County Funding. The County shall pay to the CRA the amounts listed in the Funding Schedule in Section 2.7.4 as the "County Share" in accordance with the timing listed therein. For clarity, the Residential District Funding listed in Section 2.7.4 is possessed, controlled, and disbursed by the County pursuant to Section 2.6, and not included in the calculation pursuant to this Section 2.7.3.

2.7.4 Funding Schedule. The amounts due to the CRA under this Agreement shall be paid in accordance with the following Funding Schedule:

### Funding Schedule

Payment Deadline	Residential District Funding <sup>1</sup>	Project Funding	Annual Funding	County Share	Hospital District Share	CSC Share	Total
12/31/20	--	5.2M		3.85M	1M	350K	5.2M
12/31/21	2.1M	1.8M	1.5M	1.95M	1M	350K	5.4M
12/31/22	2.7M	--	1.5M	450K	750K	300K	4.2M
12/31/23	2.6M	--	1.5M	450K	750K	300K	4.1M
12/31/24	2.6M	--	1.5M	450K	750K	300K	4.1M
12/31/25	--	--	750k	375K	275K	100K	750k
<b>TOTAL</b>	<b>10M</b>	<b>7M</b>	<b>6.75M</b>	<b>7.525M</b>	<b>4.525M</b>	<b>1.7M</b>	<b>23.75M</b>

2.7.5 Pursuant to this Funding Schedule, the CRA shall receive a total of Thirteen Million Seven Hundred Fifty Thousand Dollars (\$13,750,000) (shown in the columns "Project Funding" and "Annual Funding") during the Extension Period from the Participating Taxing Authorities. All such amounts shall be utilized by the CRA only for Approved Projects.

2.8 Annual Audits. The CRA will obtain an annual, independent audit of the CRA redevelopment trust fund by an independent auditing firm (which may be the same firm retained by the City for an audit of the City's annual financial report). The scope of the audit opinion will expressly include auditing the CRA's compliance with Section 163.387, Florida Statutes. The Project Funding and Annual Funding paid by any Party to this Agreement shall not be considered TIF Obligations and are not subject to the requirements of Section 163.387(7), Florida Statutes.

2.9 Modifications to Approved Projects List. If requested by the CRA, the County Administrator, the City Manager, and the Executive Director of the CRA, or their respective designees, will periodically review the list of Approved Projects to determine if any modifications should be made to the list. Upon written approval of the aforementioned representatives of a modified list of Approved Projects, the modified list shall be deemed to automatically replace Exhibit 1 hereto as of the commencement of the next fiscal year (or on such date as otherwise agreed to in writing by all of the representatives).

2.10 Compliance with Redevelopment Act of 1969. The Parties agree and stipulate that the provisions of this Agreement are in accord with and constitute full satisfaction of the Participating Taxing Authorities' TIF Obligations for the Northwest District of the CRA under the Redevelopment Act of 1969 (the "Act"), Florida Statutes Section 163.330 et seq., for the Extension Period. The Parties agree and stipulate that the provisions of this Agreement shall be construed in order that the payments made pursuant to this Agreement shall fully satisfy the TIF

<sup>1</sup> Residential District Funding is not paid to the CRA, and is possessed, controlled, and disbursed solely by the County pursuant to Section 2.6. The inclusion of Residential District Funding in this Funding Schedule is for informational purposes only.

Obligations of the Participating Taxing Authorities that would otherwise be due to the Northwest District redevelopment trust fund for the Extension Period. The Parties agree and stipulate that this Agreement constitutes an interlocal agreement containing alternate provisions between the taxing authorities and the governing body that created the CRA, and therefore supersedes the Act and the provisions of Florida Statutes Section 163.387. Notwithstanding any contrary provision in the Act, including without limitation Section 163.387(3)(a), the Participating Taxing Authorities shall not be obligated to fund the CRA or the redevelopment trust fund for the Northwest District after December 31, 2019, except as expressly stated herein, and in the event the City or the CRA undertakes or obligates any loan, advance, bond, or other indebtedness, the City and the CRA shall be solely responsible for any such loan, advance, indebtedness, bond, and any associated fees or interest, and any such loan, advance, bond, or other indebtedness shall have no affect or impose any obligation upon the Participating Taxing Authorities. In the event any court or governmental body determines that the provisions of this Agreement are not in compliance with the Act or that any provision of this Agreement is invalid or unenforceable, or to the extent otherwise necessary to effectuate the purposes of this Agreement, then the Parties agree and stipulate that the Agreement shall be construed or reformed to the extent necessary to meet the intent of the Parties as stated herein.

2.11 Broward County Administrative Code Application. The Parties agree and stipulate that at least as of January 14, 2014 (which is the adoption date of Broward County Resolution 2014-025), Broward County Administrative Code Section 18.87 is binding on the City and the CRA and prior written approval of the County is required for any modification of a redevelopment plan where such modification involves a boundary change, extension to the term of the redevelopment plan involving the continuing contribution by the taxing authorities, or a change of such magnitude as would require a County or municipal land use plan amendment.

2.12 Dismissal of Litigation and Full Release. Within five (5) business days after the Effective Date, the parties to the Litigation will file a joint motion to dismiss the Litigation in its entirety, including all claims asserted by any party to the Litigation by way of complaint or counterclaim, with prejudice. By entering into this Agreement, each Party hereby knowingly and voluntarily releases, waives, and forever discharges any and all claims, rights, demands, actions, or causes of actions, of any kind whatsoever, known or unknown, foreseen or unforeseen, foreseeable or unforeseeable, and any consequences thereof, which it may have against any other Party to this Agreement at any time prior to the Effective Date of this Agreement, relating to the claims asserted in the Litigation, including without limitation all claims relating to the authorities of the City or the CRA and all claims regarding compliance with Section 163.387(7), Florida Statutes, for all time periods prior to the Effective Date of this Agreement.

### **ARTICLE 3. MISCELLANEOUS**

3.1 Effective Date; Time is of the Essence. The Agreement shall become effective as of the Effective Date, provided that the Effective Date is on or before August 20, 2018. In the event this Agreement is not fully executed on or before August 20, 2018, by an authorized representative of each of the Parties, namely the County, the City, the CRA, the Hospital District, and the CSC,

this Agreement shall be null and void and of no force or effect. Time is of the essence for all performance required under this Agreement.

3.2 Termination; Breach; Challenge. This Agreement may not be terminated for cause or for convenience. The sole and exclusive remedies for any breach of this Agreement shall be specific performance or injunctive relief. In the event of a breach of this Agreement, the Parties agree and stipulate that the Agreement shall continue in full force and effect as to the other Parties, and further agree and stipulate that the nonbreaching Party or Parties are entitled, at their election, to specific enforcement of the terms of this Agreement, and the Parties expressly agree and stipulate that the Agreement is valid and enforceable, fair and just in all its terms, and that damages resulting from a breach of this Agreement are sufficiently uncertain and indefinite that specific performance is an appropriate equitable remedy. In the event of an action by the City or the CRA for nonpayment against a breaching Party, the other Participating Taxing Authorities shall provide any cooperation reasonably requested, but in no event shall any Participating Taxing Authority be responsible for any payment obligation in excess of the total amount stated as that entity's share in Section 2.7.4 and, if applicable, Section 2.6.

3.3 Third Party Beneficiaries. The Parties expressly agree and stipulate that there are no third party beneficiaries under this Agreement.

3.4 Notices. In order for a notice to a party to be effective under this Agreement, notice must be sent via U.S. first-class mail, with a contemporaneous copy via e-mail, to the addresses listed below and shall be effective upon mailing. The addresses for notice shall remain as set forth herein unless and until changed by providing notice of such change.

NOTICE TO COUNTY:

Broward County Administrator

Attn: Bertha Henry

115 S. Andrews Ave., Suite 409

Fort Lauderdale, Florida 33301

Email address: bhenry@broward.org (with copy to ameyers@broward.org)

NOTICE TO CITY:

City of Pompano Beach

Attn: City Manager

100 West Atlantic Blvd.

Pompano Beach, FL 33060

Email address: greg.harrison@copbfl.com

NOTICE TO CRA:

Pompano Beach Community Redevelopment Agency

Attn: Executive Director

100 West Atlantic Boulevard

2nd Floor Suite 276

Pompano Beach, FL 33060

Email address: greg.harrison@copbfl.com



NOTICE TO HOSPITAL DISTRICT:

North Broward Hospital District  
Attn: General Counsel  
1800 NW 49th Street  
Fort Lauderdale, FL 33309  
Email address: lmarrett@browardhealth.org

NOTICE TO CSC:

Children's Services Council of Broward County  
Attn: President & CEO  
6600 West Commercial Blvd  
Lauderhill, Florida 33319  
Email address: carenberg@cscbroward.org

3.5 Joint Preparation. This Agreement has been jointly prepared by the Parties hereto, and shall not be construed more strictly against any party.

3.6 Headings and Interpretation. The headings contained in this Agreement are for reference purposes only and shall not in any way affect the meaning or interpretation of this Agreement. All personal pronouns used in this Agreement shall include the other gender, and the singular shall include the plural, and vice versa, unless the context otherwise requires. Terms such as "herein," "hereof," "hereunder," and "hereinafter" refer to this Agreement as a whole and not to any particular sentence, paragraph, or section where they appear, unless the context otherwise requires.

3.7 Governing Law, Venue and Waiver of Jury Trial. This Agreement shall be interpreted and construed in accordance with, and governed by, the laws of the State of Florida. The Parties agree that the exclusive venue for any lawsuit arising from, related to, or in connection with this Agreement shall be in the state courts of the Seventeenth Judicial Circuit in and for Broward County, Florida. **BY ENTERING INTO THIS AGREEMENT, THE PARTIES HEREBY EXPRESSLY WAIVE ANY AND ALL RIGHTS ANY PARTY MAY HAVE TO A TRIAL BY JURY OF ANY CAUSE OF ACTION OR CLAIM ARISING FROM, RELATED TO, OR IN CONNECTION WITH THIS AGREEMENT.**

3.8 Amendments. Except as otherwise expressly stated herein, no modification or amendment to this Agreement shall be effective unless it is in writing and executed by the governing bodies of each party.

3.9 Incorporation by Reference. Any and all Recital clauses stated above are true and correct and are incorporated herein by reference.

3.10 Integrated Agreement. This Agreement represents the final and complete understanding of the Parties regarding the subject matter hereof and supersedes all prior and contemporaneous negotiations and discussions regarding that subject matter. There is no commitment, agreement, or understanding concerning the subject matter of this Agreement that is not contained in this written document.

3.11 Sovereign Immunity. Except to the extent execution of this Agreement may be deemed a limited waiver under applicable law, nothing in this Agreement is intended to serve as a waiver of sovereign immunity by the County, the City, the CRA, the Hospital District, or the CSC, to the extent sovereign immunity may be applicable.

3.12 Successors and Assigns. This Agreement is intended to be binding on each party's successors and assigns.

3.13 Counterparts. This Agreement may be executed in multiple originals, and may be executed in counterparts, each of which shall be deemed to be an original, but all of which, taken together, shall constitute one and the same agreement.

(The remainder of this page is intentionally left blank.)

IN WITNESS WHEREOF, the Parties hereto have made and executed this Agreement: BROWARD COUNTY through its BOARD OF COUNTY COMMISSIONERS, signing by and through its Mayor or Vice-Mayor, authorized to execute same by Board action on the \_\_\_\_ day of \_\_\_\_\_, 2018; the CITY OF POMPANO BEACH, signing by and through its Mayor or Vice-Mayor, duly authorized to execute same; the POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY, signing by and through its \_\_\_\_\_, duly authorized to execute same; the NORTH BROWARD HOSPITAL DISTRICT, signing by and through its \_\_\_\_\_, duly authorized to execute same; and the CHILDREN'S SERVICES COUNCIL OF BROWARD COUNTY, signing by and through its \_\_\_\_\_, duly authorized to execute same.

COUNTY

ATTEST:

BROWARD COUNTY, by and through  
its Board of County Commissioners

\_\_\_\_\_  
Broward County Administrator, as  
Ex-officio Clerk of the Broward County  
Board of County Commissioners

By: \_\_\_\_\_  
\_\_\_\_\_ day of \_\_\_\_\_, 2018

Approved as to form by  
Andrew J. Meyers  
Broward County Attorney  
Governmental Center, Suite 423  
115 South Andrews Avenue  
Fort Lauderdale, Florida 33301  
Telephone: (954) 357-7600  
Telecopier: (954) 357-7641

By: \_\_\_\_\_  
René D. Harrod (Date)  
Deputy County Attorney

RDH  
2018-06-29 Pompano Beach CRA Interlocal Agreement  
6/29/18  
#294278.8

**INTERLOCAL AGREEMENT REGARDING THE  
CITY OF POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY**

**CITY**

ATTEST:

CITY OF POMPANO BEACH

\_\_\_\_\_  
CITY CLERK

By: \_\_\_\_\_  
CITY MAYOR

\_\_\_\_\_  
Print Name

\_\_\_\_\_ day of \_\_\_\_\_, 2018

APPROVED AS TO FORM & LEGALITY  
for the use and reliance of the  
City of Pompano Beach, Florida only:

\_\_\_\_\_  
CITY ATTORNEY

**INTERLOCAL AGREEMENT REGARDING THE  
CITY OF POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY**

**CRA**

ATTEST:

POMPANO BEACH COMMUNITY REDEVELOPMENT  
AGENCY

\_\_\_\_\_  
SECRETARY

By: \_\_\_\_\_

\_\_\_\_\_ day of \_\_\_\_\_, 2018

APPROVED AS TO FORM & LEGALITY  
For the use and reliance of the  
Pompano Beach Community Redevelopment  
Agency only:

\_\_\_\_\_  
CRA ATTORNEY

**INTERLOCAL AGREEMENT REGARDING THE  
CITY OF POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY**

**NORTH BROWARD HOSPITAL DISTRICT**

ATTEST:

NORTH BROWARD HOSPITAL DISTRICT

\_\_\_\_\_  
CITY CLERK

By: \_\_\_\_\_  
CHAIR or VICE-CHAIR

\_\_\_\_\_  
Print Name

\_\_\_\_\_ day of \_\_\_\_\_, 2018

APPROVED AS TO FORM & LEGALITY:

\_\_\_\_\_  
GENERAL COUNSEL

**INTERLOCAL AGREEMENT REGARDING THE  
CITY OF POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY**

**CHILDREN'S SERVICES COUNCIL OF BROWARD COUNTY**

ATTEST:

Children's Services Council of Broward County

\_\_\_\_\_  
CITY CLERK

By: \_\_\_\_\_  
DIRECTOR

\_\_\_\_\_  
Print Name

\_\_\_\_\_ day of \_\_\_\_\_, 2018

APPROVED AS TO FORM & LEGALITY:

\_\_\_\_\_  
GENERAL COUNSEL

**EXHIBIT 1**  
**Approved Projects**

The following projects constitute "Approved Projects":

- A. MLK Blvd. Streetscape (NW 6th Ave to I-95 Underpass & Old Town)
- B. Downtown District Infrastructure (Drainage System/Intersections)
- C. 8 Acre Site – Infrastructure (Southside of MLK, E. of NW 6 Ave, W. of Dixie)  
(Underground utilities, drainage, streetscape/landscaping/lighting/sidewalk, garage/parking)
- D. Dixie/Atlantic Infrastructure (Intersection of Dixie Highway & Atlantic Blvd.)  
(Underground utilities, drainage, streetscape/landscaping/lighting/sidewalk, garage/parking)
- E. MLK/Gateway Infrastructure (MLK / Dixie Hwy / NW 2 Ave / NW 3 Ave.) (Underground utilities, drainage, streetscape/landscaping/lighting/sidewalk, garage/parking)
- F. MLK Commercial Center 1 (MLK Blvd. / NW 7 Ave.) (Site preparation, underground utilities, drainage, streetscape/landscaping/lighting/sidewalk, garage/parking)
- G. MLK Commercial Center 2 (MLK Blvd. / NW 8 Ave.) (Site preparation, underground utilities, drainage, streetscape/landscaping/lighting/sidewalk, garage/parking)
- H. 370 Mixed-Use Infrastructure (NE corner of NE 3 St & Flagler Ave.) (Underground utilities, drainage, streetscape/landscaping/lighting/sidewalk, garage/parking)
- I. Avondale Improvements (Southwest corner Atlantic Blvd & Dixie Hwy.) (Underground utilities, drainage, streetscape/landscaping/lighting/sidewalk, garage/parking)
- J. Residential gap financing for affordable housing
- K. Project(s) up to \$300,000 annually that the Children's Services Council of Broward County has approved as having a significant or primary benefit to children.
- L. Any project that (1) meets at least one of the Additional Qualifying Criteria listed below *and* (2) does not fall within any of the Disqualifying Criteria. To the extent the project is part of a larger project, any other project or portion of the larger project must be independently qualified.

**Additional Qualifying Criteria**

- 1. Actual expenses for planning, designing, or implementing horizontal infrastructure (i.e., drainage, wastewater, water supply, solid waste, lighting, paving, bridges, roadways, canals, or transportation)
- 2. Affordable housing design and construction
- 3. Public transit design and construction
- 4. Acquisition of real property for a specifically-identified project that meets at least one of the Qualifying Criteria Nos. 1-3 above.
- 5. Specific projects (up to a total of \$300,000 annual expenditures) approved by the CSC as a project that will help enhance the lives of children in Broward County and help empower them to become responsible, productive adults
- 6. Specific projects approved by the governing bodies of both the City and the County



**Disqualifying Criteria**

1. Administrative or overhead expenses
2. Acquisition of real property except as permitted by Qualifying Criteria No. 4
3. Repayment of principal, interest, or other debt or financing
4. Marketing or advertising
5. Special events, community programs, or holiday programming
6. Security (including equipment, staffing, and technology)
7. Projects that will not be completed within five (5) years from the date any funding is first appropriated or allocated to the project

EXHIBIT 2

RESOLUTION NO. 2018-

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF BROWARD COUNTY, FLORIDA, AUTHORIZING AN EXTENSION OF THE TERM OF THE NORTHWEST DISTRICT OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY; AUTHORIZING THE CREATION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY AND DELEGATING CERTAIN AUTHORITIES, *NUNC PRO TUNC*; AUTHORIZING THE AMENDMENT OF THE REDEVELOPMENT PLAN FOR THE NORTHWEST DISTRICT OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, on or about October 14, 1980, through Broward County Resolution No. 80-534, Broward County (the "County") delegated to the City of Pompano Beach (the "City") certain authorities under the Community Redevelopment Act of 1969 (the "Act"), Chapter 163, Florida Statutes; and

WHEREAS, on or about December 13, 1988, through Pompano Beach Ordinance No. 89-27 and Resolution No. 89-45, the City created a Community Redevelopment Agency (the "CRA") consisting of certain property in the northwest region of the City (the "Northwest District"); and

WHEREAS, on or about June 13, 1989, through Broward County Resolution No. 89-1893, the County delegated to the City certain additional authority under the Act; and

WHEREAS, by Interlocal Cooperation Agreement between the County, the City, and the CRA, dated December 4, 2001, a separate region was included within the CRA consisting of certain property in the eastern and beach portion of the City (the "East District"); and

1 WHEREAS, in 1999, following extensive discussions between the County and  
2 municipalities within Broward County, the County adopted County Resolution 1999-1398,  
3 which expressly established a Broward County Administrative Code requirement that  
4 prior County approval is required for any modification of a redevelopment plan by a  
5 community redevelopment agency where such modification involves a boundary change,  
6 an extension to the term of the redevelopment plan involving the continuing contribution  
7 by the taxing authorities, or a change of such magnitude as would require a County or  
8 municipal land use plan amendment; and

9 WHEREAS, on January 14, 2014, the County adopted County Resolution 2014-  
10 25, which expressly clarified that any delegation to any municipality or other entity within  
11 Broward County was revoked to the extent inconsistent with Resolution 1999-1398, and  
12 that prior County approval was required for any modification of a redevelopment plan of  
13 any community redevelopment agency where such modification involves a boundary  
14 change, an extension to the term of the redevelopment plan involving the continuing  
15 contribution by the taxing authorities, or a change of such magnitude as would require a  
16 County or municipal land use plan amendment; and

17 WHEREAS, the City and the CRA filed a lawsuit against the County in an action  
18 titled *Pompano Beach Community Redevelopment Agency, et al. v. Broward County*,  
19 Case No. 14-009654 (18) (Broward Cir. Ct.) (the "Litigation"), seeking a declaration as to  
20 the authority of the City and the CRA to extend the term of the CRA for the Northwest  
21 District; and

22 WHEREAS, after extensive discovery and motion practice in the Litigation, the  
23 Parties agreed to resolve their dispute in order to maximize the efficacy of their collective  
24 tax dollars to remedy slum and blight in the Northwest District of the CRA by

1 collaboratively supporting and collectively funding specific development projects in  
2 geographical areas within the City that are affected by slum and blight; and

3 WHEREAS, the Northwest District of the CRA was originally scheduled to  
4 terminate on or before December 31, 2019, but the County, the City, and the CRA believe  
5 that specific redevelopment projects, if implemented, will significantly reduce slum and  
6 blight in the Northwest District, and the City and the CRA believe that these additional  
7 projects require a longer term to complete beyond December 31, 2019, NOW,  
8 THEREFORE,

9  
10 BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF  
11 BROWARD COUNTY, FLORIDA:

12  
13 Section 1. The delegations by the Broward County Board of County  
14 Commissioners (the "Board"), pursuant to Broward County Resolution Nos. 80-534 and  
15 No. 89-1893, of the following powers under the Community Redevelopment Act of 1969,  
16 Sections 163.330 through 163.463, Florida Statutes, to the City Commission of the City  
17 of Pompano Beach, Florida (the "City"), are hereby reaffirmed and ratified, *nunc pro tunc*:

18 (a) The power to create a community redevelopment agency;

19 (b) The power to determine an area to be a slum or blighted area, or  
20 combination thereof, to designate such area for redevelopment project(s), and to hold any  
21 public hearings required with respect thereto;

22 (c) The power to delegate to the community redevelopment agency created by  
23 the City any authority granted herein to the City;

1 (d) The power to adopt community redevelopment plans and modify same,  
2 provided that prior County approval is required for any modification of a redevelopment  
3 plan of any community redevelopment agency where such modification involves a  
4 boundary change, an extension to the term of the redevelopment plan involving the  
5 continuing contribution by any the taxing authority, or a change of such magnitude as  
6 would require a County or municipal land use plan amendment;

7 (e) All powers conferred by Section 163.370, Florida Statutes;

8 (f) All powers as to the disposal of property in community redevelopment areas  
9 conferred by Section 163.380, Florida Statutes;

10 (g) The power to determine areas in which there is a shortage of housing  
11 affordable to residents of low or moderate income, including the elderly; and

12 (h) The power to issue bonds pursuant to Section 163.385, Florida Statutes.

13 Section 2. The Board hereby affirms that the Pompano Beach Community  
14 Redevelopment Agency was properly created, has the specific powers delegated to it by  
15 the City, and is in full force and effect.

16 Section 3. The County hereby authorizes the City to extend, and to authorize  
17 the CRA to amend the redevelopment plan to extend, the duration of the Northwest  
18 District of the CRA for an additional period through and including December 31, 2040,  
19 provided that in no event shall any taxing authority other than the City have any tax  
20 increment financing obligation under Section 163.387, Florida Statutes, to fund or  
21 otherwise appropriate any funds to the redevelopment trust fund of the CRA for the  
22 Northwest District after December 31, 2019. In no event shall the duration of the  
23 Northwest District of the CRA continue beyond December 31, 2040.

1 Section 4. Nothing in this Resolution shall have any effect upon the funding  
2 obligations of any entity with respect to the East District of the CRA, for which the funding  
3 obligations of the County are governed by Interlocal Cooperation Agreement between the  
4 County, the City, and the CRA, dated December 4, 2001.

5 Section 5. The terms and conditions of the Interlocal Agreement Regarding the  
6 City of Pompano Beach Community Redevelopment Agency, approved by the County by  
7 Board action on \_\_\_\_\_, 2018, are incorporated as if fully set forth herein.

8 Section 6. SEVERABILITY.

9 If any portion of this Resolution is determined by any Court to be invalid, the invalid  
10 portion shall be stricken, and such striking shall not affect the validity of the remainder of  
11 this Resolution. If any Court determines that this Resolution, or any portion hereof, cannot  
12 be legally applied to any individual(s), group(s), entity(ies), property(ies), or  
13 circumstance(s), such determination shall not affect the applicability hereof to any other  
14 individual, group, entity, property, or circumstance.

15 Section 7. EFFECTIVE DATE.

16 This Resolution shall become effective upon adoption.

17  
18 ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

19  
20 Approved as to form and legal sufficiency:  
Andrew J. Meyers, County Attorney

21  
22 By /s/ \_\_\_\_\_ 00/00/00  
René D. Harrod (date)  
23 Deputy County Attorney

24 RDH/ab  
05/07/2018  
#297259.1

**EXHIBIT 3**

**RESOLUTION NO. 2018-\_\_\_\_\_**

**CITY OF POMPANO BEACH  
Broward County, Florida**

**A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF POMPANO BEACH, FLORIDA, RATIFYING AND AFFIRMING THE ACTIONS OF THE CITY REGARDING THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY AND AFFIRMING THE AMENDMENT OF THE REDEVELOPMENT PLAN FOR THE NORTHWEST DISTRICT *NUNC PRO TUNC*; PROVIDING FOR A TERMINATION DATE OF THE NORTHWEST DISTRICT OF THE COMMUNITY REDEVELOPMENT AGENCY; AND PROVIDING FOR CONFLICTS, SEVERABILITY, AND AN EFFECTIVE DATE.**

WHEREAS, on or about October 14, 1980, through Broward County Resolution No. 80-534, Broward County (the "County") delegated to the City of Pompano Beach (the "City") certain authorities under the Community Redevelopment Act of 1969 (the "Act"), Chapter 163, Florida Statutes; and

WHEREAS, on or about June 13, 1989, through Broward County Resolution No. 89-1893, the County delegated to the City certain additional authority under the Act; and

WHEREAS, on or about December 13, 1988, through Pompano Beach Ordinance No. 89-27 and Resolution No. 89-45, the City created a Community Redevelopment Agency (the "CRA") and the northwest geographical region of the CRA (the "Northwest District"); and

WHEREAS, the County has reaffirmed and ratified the delegation of certain powers under the Act to the City, *nunc pro tunc*, including delegating authority to the City to further delegate such powers to the CRA; now, therefore

**BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF POMPANO BEACH, FLORIDA AS FOLLOWS:**

**SECTION 1.** The actions and delegations by the City of Pompano Beach set forth in Ordinance No. 89-27 and Resolution No. 89-45, and all other actions of the City relating to the Pompano Beach Community Redevelopment Agency, including adoption and approval of the community redevelopment plan as set forth in Ordinance No. 2011-9, are hereby reaffirmed and ratified, *nunc pro tunc*, subject to the terms and conditions of the Interlocal Agreement Regarding the City of Pompano Beach Community Redevelopment Agency, dated \_\_\_\_\_, 2018 (“Interlocal Agreement”), which is adopted and incorporated as if fully set forth herein.

**SECTION 2.** To the extent of any conflict between any Ordinance, Resolution, or action by the City or the Pompano Beach Community Redevelopment Agency and the terms and conditions of the Interlocal Agreement, the terms of the Interlocal Agreement shall take precedence and prevail.

**SECTION 3.** Notwithstanding any provision to the contrary in the Pompano Beach Community Redevelopment Agency redevelopment plan, Chapter 163 of the Florida Statutes, or any Ordinance or Resolution of the City of Pompano Beach or the Pompano Beach Community Redevelopment Agency, no tax increment financing shall be due under Section 163.387, Florida Statutes, after December 31, 2019, for the Northwest District of the Pompano Beach Community Redevelopment Agency from any taxing authority other than the City of Pompano Beach. Nothing in this Resolution shall affect any funding obligation otherwise due from any taxing authority for the East District of the Pompano Beach Community Redevelopment Agency.

**SECTION 4.** If any provision of this Resolution or the application thereof to any person or circumstance is held invalid, such invalidity shall not affect other provisions or applications that can be given effect without the invalid provision or application, and to this end the provisions of this Resolution shall be declared to be severable.



**SECTION 5.** This Resolution shall become effective upon passage.

PASSED AND ADOPTED this            day of            , 2018.

\_\_\_\_\_  
LAMAR FISHER, MAYOR

ATTEST:

\_\_\_\_\_  
ASCELETA HAMMOND, CITY CLERK