



# City of Pompano Beach

100 W. Atlantic Blvd.  
Pompano Beach, Florida  
33060

## Detailed Minutes - Final

### Community Redevelopment Agency

*Rex Hardin, Chairperson*  
*Beverly Perkins, Vice Chairperson*  
*Rhonda Eaton, Board Member*  
*Andrea McGee, Board Member*  
*Cyndy Floyd, Board Member*  
*Tom McMahon, Board Member*

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

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Tuesday, January 19, 2021

1:00 PM

VIRTUAL MEETING\*

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#### CALL TO ORDER

Chairperson Hardin called the CRA Board Meeting to order at 1:10 PM.

#### ROLL CALL

**Present** Board Member Rhonda Eaton, Board Member Cyndy Floyd, Board Member Andrea McGee, Board Member Tom McMahon, Vice Chair Beverly Perkins, and Chairperson Rex Hardin

#### APPROVAL OF MINUTES

[21-214](#) CRA Board Meeting Minutes November 17, 2020

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

#### APPROVAL OF AGENDA

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

#### CONSENT AGENDA DISCUSSION

Item #5 was pulled from the Consent Agenda.

#### A. Audience To Be Heard

No audience members signed up to speak.

#### B. CONSENT AGENDA

Item #5 was pulled from the Consent Agenda.

**A motion was made by Vice Chair Perkins, seconded by Board Member McGee, that the Consent Agenda be ADOPTED. The motion carried unanimously.**

1. [21-141](#) Approval to award RFP P-40-20, East Community Redevelopment Agency (ECRA) Unarmed Roving Security Guard Services to the highest ranked firm, Professional Security Concepts, Inc.  
(Fiscal Impact: \$100,000)

(Staff Contact: Nguyen Tran)

**A motion was made by Vice Chair Perkins, seconded by Board Member McGee, that the Consent Agenda/ Approval Request be APPROVED. The motion carried by a unanimous voice vote.**

2. [21-126](#) A RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY (THE CRA), APPROVING AND AUTHORIZING THE PROPER OFFICIALS TO EXECUTE AN INTERLOCAL AGREEMENT BETWEEN THE CRA AND THE CITY OF POMPANO BEACH RELATING TO CONSTRUCTION OF THE OCEANSIDE PROJECT TO BE LOCATED AT 109 NORTH OCEAN BOULEVARD, POMPANO BEACH, FLORIDA; PROVIDING AN EFFECTIVE DATE.  
(Fiscal Impact: N/A)

(Staff Contact: Suzette Sibble)

**A motion was made by Vice Chair Perkins, seconded by Board Member McGee, that the CRA Resolution be ADOPTED. The motion carried by a unanimous voice vote.**

**Enactment No: CRA RES. 2021-07**

3. [21-165](#) A RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY (CRA) APPROVING AN AMENDMENT TO THE EAST FINANCING AND IMPLEMENTATION PLAN TO PROVIDE FOR A CRA CONTRIBUTION TO THE OCEANSIDE PROJECT TO BE LOCATED AT 109 NORTH OCEAN BOULEVARD, POMPANO BEACH, FLORIDA; PROVIDING AN EFFECTIVE DATE.  
(Fiscal Impact: N/A)

(Staff Contact: Kimberly Vazquez)

**A motion was made by Vice Chair Perkins, seconded by Board Member McGee, that the Consent Agenda/ Approval Request be ADOPTED. The motion carried by a unanimous voice vote.**

4. [21-212](#) A RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY (CRA), APPROVING AND AUTHORIZING THE PROPER OFFICIALS TO EXECUTE AGREEMENTS FOR AMENDMENT OF NOTATION ON PLAT AND

AMENDMENTS TO NON-VEHICULAR ACCESS LINES BETWEEN THE CRA AND BROWARD COUNTY, RELATING TO PROPERTIES LOCATED AT 620, 600, 500, 300 NW 31st AVENUE; PROVIDING AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

(Fiscal Impact: N/A)

(Staff Contact: Nguyen Tran)

**A motion was made by Vice Chair Perkins, seconded by Board Member McGee, that the Consent Agenda/ Approval Request be ADOPTED. The motion carried by a unanimous voice vote.**

5. [21-186](#) A RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY (CRA), APPROVING AND AUTHORIZING THE PROPER OFFICIALS TO EXECUTE A CONTRACT FOR SALE AND PURCHASE BETWEEN THE CRA AND CAROLYN AND QUENTIN BLUE FOR THE PROPERTY AT 337 NW 4 STREET, POMPANO BEACH, FL 33060 IN THE AMOUNT OF \$265,000; PROVIDING AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

(Fiscal Impact: 265,000.00)

(Staff Contact: Cassandra LeMasurier)

**Vice Chair Perkins** asked if there were plans for the land after the purchase.

**Cassandra LeMasurier**, CRA Real Property Manager, explained the property will be demolished and there are no immediate plans for the land.

**A motion was made by Vice Chair Perkins, seconded by Board Member Eaton, that the CRA Resolution be ADOPTED. The motion carried by the following roll call vote:**

**Yes:** Board Member Eaton, Board Member Floyd, Board Member McGee, Board Member McMahon, Vice Chair Perkins, and Chairperson Hardin

**Enactment No: CRA RES. 2021-10**

### **C. REGULAR AGENDA**

6. [21-184](#) A RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY (CRA), APPROVING AND AUTHORIZING THE PROPER OFFICIALS TO EXECUTE A FAÇADE AND BUSINESS SITE IMPROVEMENT GRANT AGREEMENT BETWEEN THE CRA AND TRUFA NEGRA, LLC RELATING TO THE PROPERTY LOCATED AT 1905 E ATLANTIC BOULEVARD; PROVIDING AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

(Fiscal Impact: \$80,000 )

(Staff Contact: Danielle Peruzzi)

**Danielle Peruzzi**, CRA Project Coordinator, gave a brief presentation regarding the

Trufa Negra, LLC Facade and Business Site Improvement Grant for the property located at 1905 E. Atlantic Blvd. **Chairperson Hardin** asked for clarification for the total contribution by the applicant. **Danielle Peruzzi** stated their contribution is \$162K, and the CRA is contributing \$20K per bay and there are four bays.

**A motion was made by Vice Chair Perkins, seconded by Board Member Eaton, that the CRA Resolution be ADOPTED. The motion carried by the following roll call vote:**

**Yes:** Board Member Eaton, Board Member Floyd, Board Member McGee, Board Member McMahon, Vice Chair Perkins, and Chairperson Hardin

**Enactment No: CRA RES. 2021-11**

7. [21-187](#) A RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY (CRA), APPROVING AND AUTHORIZING THE PROPER OFFICIALS TO EXECUTE A MASTER AGREEMENT AND CONTRACT FOR SALE AND PURCHASE BETWEEN THE CRA AND GREATER POMPANO BEACH CHAMBER OF COMMERCE, INC. FOR THE PROPERTY AT 2200 E ATLANTIC BOULEVARD, POMPANO BEACH, FL 33062 IN THE AMOUNT OF \$950,000; PROVIDING AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

(Fiscal Impact: \$950,000.00)

(**Staff Contact:** Cassandra LeMasurier)

**Cassandra LeMasurier** presented the Master Agreement and Contract for Sale and Purchase to the CRA Board. She gave a brief history of the McNab House project at the McNab Park.

**A motion was made by Vice Chair Perkins, seconded by Board Member Eaton, that the CRA Resolution be ADOPTED. The motion carried by the following roll call vote:**

**Yes:** Board Member Eaton, Board Member Floyd, Board Member McGee, Vice Chair Perkins, and Chairperson Hardin

**No:** Board Member McMahon

**Enactment No: CRA RES. 2021-12**

8. [21-200](#) A RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY APPOINTING \_\_\_\_\_, ONE CITY RESIDENT OR BUSINESS OWNER, TO THE EAST DISTRICT ADVISORY COMMITTEE OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY FOR A TERM OF TWO (2) YEARS; SAID TERM TO EXPIRE ON JANUARY 19, 2023; PROVIDING AN

EFFECTIVE DATE.

(Fiscal Impact: N/A)

(Staff Contact: Danielle Peruzzi)

**Board Member McGee** suggested postponing the appointments until the openings can be publicized more. She also suggested the terms should be staggered instead of all appointed at once. **Chairperson Hardin** agreed the terms should be staggered. **Claudia McKenna** stated the bylaws can be amended to allow current Advisory Committee members to serve until replaced and the amended bylaws will come back to the Board in February for approval.

**Motion made by Board Member McGee to amend the bylaws to allow current Advisory Committee members to serve until replaced and their terms will be staggered. Additionally, re-appoint all current members until a replacement is appointed. Seconded by Vice Chair Perkins. The motion carried by the following roll call vote:**

**Yes: Board Member Eaton, Board Member McGee, Board Member McMahon, Board Member Floyd, Vice Chair Perkins, Chairperson Hardon**

**A motion was made by Board Member McGee, seconded by Vice Chair Perkins, that Items 8-23 on the Regular Agenda be STRICKEN. The motion carried by the following roll call vote:**

**Yes: Board Member Eaton, Board Member Floyd, Board Member McGee, Board Member McMahon, Vice Chair Perkins, and Chairperson Hardin**

9. [21-201](#) A RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY APPOINTING \_\_\_\_\_, ONE CITY RESIDENT OR BUSINESS OWNER, TO THE EAST DISTRICT ADVISORY COMMITTEE OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY FOR A TERM OF TWO (2) YEARS; SAID TERM TO EXPIRE ON JANUARY 19, 2023; PROVIDING AN EFFECTIVE DATE.

(Fiscal Impact: N/A)

(Staff Contact: Danielle Peruzzi)

**The Regular Agenda/ Resolution was STRICKEN.**

10. [21-202](#) A RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY APPOINTING \_\_\_\_\_, ONE CITY RESIDENT OR

BUSINESS OWNER, TO THE EAST DISTRICT ADVISORY COMMITTEE OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY FOR A TERM OF TWO (2) YEARS; SAID TERM TO EXPIRE ON JANUARY 19, 2023; PROVIDING AN EFFECTIVE DATE.

(Fiscal Impact: N/A)

(Staff Contact: Danielle Peruzzi)

**The Regular Agenda/ Resolution was STRICKEN.**

11. [21-203](#) A RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY APPOINTING \_\_\_\_\_, ONE RESIDENT FROM ECRA DISTRICT OR WITHIN ONE-MILE RADIUS OF THE ECRA DISTRICT, TO THE EAST DISTRICT ADVISORY COMMITTEE OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY FOR A TERM OF TWO (2) YEARS; SAID TERM TO EXPIRE ON JANUARY 19, 2023; PROVIDING AN EFFECTIVE DATE.

(Fiscal Impact: N/A)

(Staff Contact: Staff)

**The Regular Agenda/ Resolution was STRICKEN.**

12. [21-204](#) A RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY APPOINTING \_\_\_\_\_, ONE BUSINESS OWNER AND OPERATOR OF A BUSINESS, TO THE EAST DISTRICT ADVISORY COMMITTEE OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY FOR A TERM OF TWO (2) YEARS; SAID TERM TO EXPIRE ON JANUARY 19, 2023; PROVIDING AN EFFECTIVE DATE.

(Fiscal Impact: N/A)

(Staff Contact: Danielle Peruzzi)

**The Regular Agenda/ Resolution was STRICKEN.**

13. [21-205](#) A RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY APPOINTING \_\_\_\_\_, ONE ATTORNEY, LEGAL PROFESSIONAL, OR RELATED INDUSTRY PROFESSIONAL, TO THE EAST DISTRICT ADVISORY COMMITTEE OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY FOR A TERM OF TWO (2) YEARS; SAID TERM TO EXPIRE ON JANUARY 19, 2023; PROVIDING AN EFFECTIVE DATE.

(Fiscal Impact: N/A)

(Staff Contact: Danielle Peruzzi)

**The Regular Agenda/ Resolution was STRICKEN.**

14. [21-206](#) A RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY APPOINTING \_\_\_\_\_, ONE BANKER, FINANCIER, OR

OTHER MANAGEMENT LEVEL REPRESENTATIVE OF A FINANCIAL INSTITUTION OR RELATED INDUSTRY PROFESSIONAL, TO THE EAST DISTRICT ADVISORY COMMITTEE OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY FOR A TERM OF TWO (2) YEARS; SAID TERM TO EXPIRE ON JANUARY 19, 2023; PROVIDING AN EFFECTIVE DATE.

(Fiscal Impact: N/A)

(Staff Contact: Danielle Peruzzi)

**The Regular Agenda/ Resolution was STRICKEN.**

15. [21-207](#) A RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY APPOINTING \_\_\_\_\_, ONE ARCHITECT, LANDSCAPE ARCHITECT, PLANNER, DESIGN PROFESSIONAL OR RELATED INDUSTRY PROFESSIONAL, TO THE EAST DISTRICT ADVISORY COMMITTEE OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY FOR A TERM OF TWO (2) YEARS; SAID TERM TO EXPIRE ON JANUARY 19, 2023; PROVIDING AN EFFECTIVE DATE.

(Fiscal Impact: N/A)

(Staff Contact: Danielle Peruzzi)

**The Regular Agenda/ Resolution was STRICKEN.**

16. [21-208](#) A RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY APPOINTING \_\_\_\_\_, ONE GENERAL CONTRACTOR, DEVELOPER, REAL ESTATE PROFESSIONAL, APPRAISER, OR RELATED INDUSTRY PROFESSIONAL, TO THE EAST DISTRICT ADVISORY COMMITTEE OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY FOR A TERM OF TWO (2) YEARS; SAID TERM TO EXPIRE ON JANUARY 19, 2023; PROVIDING AN EFFECTIVE DATE.

(Fiscal Impact: N/A)

(Staff Contact: Danielle Peruzzi)

**The Regular Agenda/ Resolution was STRICKEN.**

17. [21-211](#) A RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY APPOINTING \_\_\_\_\_, ONE RESIDENT OF THE NORTHWEST CRA, TO THE NORTHWEST DISTRICT ADVISORY COMMITTEE OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY FOR A TERM OF TWO (2) YEARS; SAID TERM TO EXPIRE ON JANUARY 19, 2023; PROVIDING AN EFFECTIVE DATE.

(Fiscal Impact: N/A)

(Staff Contact: Kimberly Vazquez)

**The CRA Resolution was STRICKEN.**

18. [21-192](#) A RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY APPOINTING \_\_\_\_\_, ONE RESIDENT OF THE NORTHWEST CRA, TO THE NORTHWEST DISTRICT ADVISORY COMMITTEE OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY FOR A TERM OF TWO (2) YEARS; SAID TERM TO EXPIRE ON JANUARY 19, 2023; PROVIDING AN EFFECTIVE DATE.

(Fiscal Impact: N/A)

(Staff Contact: Kimberly Vazquez)

**The CRA Resolution was STRICKEN.**

19. [21-193](#) A RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY APPOINTING \_\_\_\_\_, ONE BUSINESS OWNER AND OPERATOR LOCATED IN THE NORTHWEST CRA, TO THE NORTHWEST DISTRICT ADVISORY COMMITTEE OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY FOR A TERM OF TWO (2) YEARS; SAID TERM TO EXPIRE ON JANUARY 19, 2023; PROVIDING AN EFFECTIVE DATE.

(Fiscal Impact: N/A)

(Staff Contact: Kimberly Vazquez)

**The CRA Resolution was STRICKEN.**

20. [21-194](#) A RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY APPOINTING \_\_\_\_\_, ONE NORTHWEST RESIDENT, OR BUSINESS OWNER, OR BUSINESS MANAGER WITHIN THE NORTHWEST CRA, TO THE NORTHWEST DISTRICT ADVISORY COMMITTEE OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY FOR A TERM OF TWO (2) YEARS; SAID TERM TO EXPIRE ON JANUARY 19, 2023; PROVIDING AN EFFECTIVE DATE.

(Fiscal Impact: N/A)

(Staff Contact: Kimberly Vazquez)

**The CRA Resolution was STRICKEN.**

21. [21-195](#) A RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY APPOINTING \_\_\_\_\_, ONE RESIDENT, OR BUSINESS OWNER, OR BUSINESS MANAGER WITHIN THE NORTHWEST CRA, TO THE NORTHWEST DISTRICT ADVISORY COMMITTEE OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY FOR A TERM OF TWO (2) YEARS; SAID TERM TO EXPIRE ON JANUARY 19, 2023; PROVIDING AN EFFECTIVE DATE.

(Fiscal Impact: N/A)

(Staff Contact: Kimberly Vazquez)

**The CRA Resolution was STRICKEN.**



22. [21-196](#) A RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY APPOINTING \_\_\_\_\_, ONE ENGINEER OR RELATED INDUSTRY PROFESSIONAL, TO THE NORTHWEST DISTRICT ADVISORY COMMITTEE OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY FOR A TERM OF TWO (2) YEARS; SAID TERM TO EXPIRE ON JANUARY 19, 2023; PROVIDING AN EFFECTIVE DATE.

(Fiscal Impact: N/A)

(Staff Contact: Kimberly Vazquez)

**The CRA Resolution was STRICKEN.**

23. [21-198](#) A RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY APPOINTING \_\_\_\_\_, ONE BANKER, FINANCIER OR OTHER MANAGEMENT LEVEL REPRESENTATIVE OF A FINANCIAL INSTITUTION OR RELATED INDUSTRY PROFESSIONAL, TO THE NORTHWEST DISTRICT ADVISORY COMMITTEE OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY FOR A TERM OF TWO (2) YEARS; SAID TERM TO EXPIRE ON JANUARY 19, 2023; PROVIDING AN EFFECTIVE DATE.

(Fiscal Impact: N/A)

(Staff Contact: Kimberly Vazquez)

**The CRA Resolution was STRICKEN.**

#### **D. REPORTS**

**Greg Harrison** - Encouraged everyone to see the YouTube video for the virtual Dr. Martin Luther King, Jr. virtual parade. He thanked Earl Bosworth and his team for a great production. Mr. Harrison shared his favorite quote of Dr. King, "Hate is too great a burden to bare, I have decided to love."

**Claudia McKenna** wished everyone a happy new year.

**Board Member Eaton** said it is nice to be back and she's looking forward to a good year.

**Board Member Floyd** - no report.

**Board Member McGee** is looking forward to a great new year in Pompano.

**Board Member McMahon** wished everyone a happy new year and acknowledged the Love Always, Pompano marketing campaign. He said it is really helping local businesses.

**Vice Chair Perkins** said she is getting several emails regarding the McNair Park design.

**Vice Chair Perkins** also mentioned her name plate is not the same as former Vice Chair Moss and she would like it corrected. **Mr. Harrison** said he would make the necessary corrections for **Ms. Perkins**. **Board Member Floyd** said she has spoken to **Mr. Harrison** and **Horacio Danovich** regarding McNair Park and they are going to tour the park and discuss.

**Chairperson Hardin** wished everyone a safe and happy new year. He said **Mr. Harrison** and staff are working hard to get the vaccine into the City of Pompano Beach. **Mr. Hardin** said he understands a Masterplan for McNab Park is currently being designed but he wants to make sure everyone hasn't lost site of the athletic equipment portion of McNab Park. He wants to ensure the Southern portion of the park is scheduled to be addressed and discussed.

- [21-215](#) Monthly Reports
- Northwest Advisory Committee (no meeting)
  - East Advisory Committee (November)
  - Staff Report
  - CRA Financials (December)
  - PSC Security Reports - December

#### **E. ADJOURNMENT**

**Chairperson Hardin** adjourned the CRA Board Meeting at 1:41 PM.