

Pompano Beach Community Redevelopment Agency

Meeting

Commission Chamber

*100 W. Atlantic Blvd.
Pompano Beach, Florida 33060*



Agenda

Tuesday, June 17, 2025

1:00 PM

***Rex Hardin, Chairperson
Alison Fournier, Vice Chairperson
Audrey Fesik, Commissioner
Beverly Perkins, Commissioner
Rhonda Sigerson-Eaton, Commissioner
Darlene Smith, Commissioner***

***Gregory P. Harrison, Executive Director
Claudia McKenna, CRA Attorney
Kervin Alfred, CRA Secretary***

RULES OF CONDUCT FOR CRA MEETINGS

- The CRA shall recognize all rights granted citizens under the free speech amendments to the U.S. Constitution. The CRA also recognizes the necessity for conducting orderly and efficient meetings in order to complete CRA business in a timely manner.
- Order shall be maintained at each CRA meeting, and the Mayor is empowered to order from the room any citizen who refuses to comply with the rules and regulations outlined in this section.
- CRA meetings shall be conducted in a courteous manner. Citizens and CRA members will be allowed to state their positions in an atmosphere free of slander and threats of violence.
- Sufficient warning may be given by the Mayor at any time during the remarks and, in the event that any individual violates the CRA Rules of Conduct, the Mayor may then cut off comment or debate.
- Persons in the audience will refrain from behavior which will disrupt the public meeting. This includes making loud noises, clapping, shouting, booing, hissing, talking in a private conversation or engaging in any other activity in a manner that disturbs, disrupts or impedes the orderly conduct of the meeting.
- The use of slanderous, obscene or profane language, personally abusive attacks upon any person, physical violence or the threat thereof, or other loud and boisterous behavior which disturbs or otherwise disrupts the orderly conduct of the meeting and a failure to comply with any lawful decision or order of the Mayor or of a majority of the CRA shall constitute a disturbance.
- It shall be unlawful for any individual to disturb or interrupt any meeting of the CRA.
- Any individual who causes a disturbance of the meeting shall be warned by the Mayor or, alternatively, by a majority vote of the CRA that the conduct is interfering with or disturbing the order of the meeting and shall be given the opportunity to cease the conduct constituting an interruption or disturbance.
- If, after sufficient warning, the individual continues to interrupt or disturb the meeting, the individual shall be removed from the meeting by a deputy of the Broward County Sheriff's Office or his authorized agent in attendance at the meeting if so directed by the Mayor.
- Once removed, the individual shall be barred from further audience attendance for the remainder of the meeting.
- If the audience or a part thereof becomes unruly, the Mayor is empowered to either recess or adjourn the meeting.

CALL TO ORDER

*The Honorable Rex Hardin
Chairperson, Presiding*

ROLL CALL

Kervin Alfred, CRA Secretary

PLEDGE OF ALLEGIANCE

Led by Kervin Alfred, CRA Secretary

APPROVAL OF MINUTES

- [25-415](#) Joint Special Workshop of City and CRA Minutes of April 22, 2025
- [25-413](#) CRA Board Meeting Minutes of April 15, 2025
- [25-414](#) Joint Special Meeting of City and CRA Minutes of April 7, 2025

APPROVAL OF AGENDA**CONSENT AGENDA DISCUSSION**

The CRA Board may pull items from the Consent Agenda. During Audience To Be Heard, a person may speak on any item on the Consent Agenda, which has not been pulled.

A. AUDIENCE TO BE HEARD

All persons interested in speaking during "Audience To Be Heard" must fill out a request form and turn it in to the CRA Secretary prior to the meeting.

B. REGULAR AGENDA

1. [25-428](#) A RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY (CRA) ESTABLISHING RULES OF CONDUCT AT CRA MEETINGS; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

(Fiscal Impact: N/A)

Summary Explanation/Background:

The Pompano Beach City Commission has set rules to guide conduct at public meetings; consequently, the CRA proposes a Resolution to implement similar rules for its own meetings to serve the public's best interests.

Origin of request for this action: PBCRA

Fiscal impact and source of funding: N/A

(Staff Contact: Nguyen Tran/Claudia McKenna)

2. [25-411](#)

A RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY (CRA), APPROVING AND AUTHORIZING THE PROPER OFFICIALS TO EXECUTE A FAÇADE AND BUSINESS SITE IMPROVEMENT PROGRAM GRANT AGREEMENT BETWEEN THE CRA AND LFT IRREV TR RELATING TO THE PROPERTY LOCATED AT 110-130 NORTH OCEAN BOULEVARD; PROVIDING AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

(Fiscal Impact: \$200,000.00)

Summary Explanation/Background:

In September 2009, the CRA Board formally adopted the Façade and Business Site Improvement Program for the Pompano Beach East CRA district. The plan identified implementation priorities as an important component of the redevelopment strategy. As additional inducement for improvement of the visual appearance of existing structures, the CRA created incentive programs specifically crafted to address investment obstacles within the CRA district.

The CRA received an incentive program application from LFT IRREV TR, Sera Martell and Grant Galuppi, Trustees and property owners for the Façade and Business Site Improvement Program (Program) offered through the CRA for the properties located at 110-130 N Ocean Boulevard. The Program is available for aesthetic improvements to the exterior building structure for existing commercial buildings with restaurant, retail or services type uses.

The proposed project under the Program application entails a comprehensive set of improvements aimed at enhancing the building's structural and aesthetic integrity. The scope of work includes:

- Demolition of the original façade.
- Replacement of all windows and doors.
- Installation of a metal cladding and adding a parapet.
- Application of stucco and exterior paint.
- Electrical work/new lighting
- Minor landscaping.

The total estimated cost of the proposed improvements is \$750,000. Based on Program guidelines, the applicant qualifies for the maximum reimbursement of \$200,000, as permitted under the Program's funding limits. The structure has not seen a substantial improvement since it was built in 1972. Currently, the building is mostly vacant and the owner's intent is with the improvements to attract new, higher end

tenants to the area.

Origin of request for this action: Staff

Fiscal impact and source of funding: Funding in the amount of \$180,000 from Incentive Programs 160-1920-539.83-42 and \$20,000 from Dissemination of Information 160-1920-539.48-50.

(Staff Contact: Kimberly Vazquez)

3. [25-338](#)

A RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY (CRA), APPROVING AND AUTHORIZING THE PROPER OFFICIALS TO EXECUTE A FIRST AMENDMENT TO PROPERTY DISPOSITION AND DEVELOPMENT AGREEMENT BETWEEN THE CRA AND BIG TREE BBQ, INC. RELATING TO FIVE (5) VACANT CRA OWNED PARCELS OF LAND LOCATED ON THE WEST SIDE OF POWERLINE ROAD, BETWEEN NW 4TH COURT AND NW 5TH STREET; PROVIDING AN EFFECTIVE DATE.

(Fiscal Impact: N/A)

Summary Explanation/Background:

The CRA received an unsolicited proposal from Kenneth and Janice Bynum, owners of Big Tree BBQ, Inc., for the development of a restaurant and associated site improvements on CRA-owned vacant parcels located on the west side of Powerline Road, between NW 4th Court and NW 5th Street.

On March 19, 2024, the CRA Board approved the Property Disposition and Development Agreement through Resolution No. 2024-19, which established a construction completion deadline of April 11, 2025. This First Amendment to the Agreement is a request from Big Tree BBQ, Inc., to extend the construction completion deadline to June 30, 2026 and incorporate the property identified as Folio Number 404233040770 just west of the site into the project.

Origin of request for this action: Staff

Fiscal impact and source of funding: N/A

(Staff Contact: Kimberly Vazquez)

4. [25-351](#)

A RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY (CRA) APPROVING AND AUTHORIZING THE PROPER OFFICIALS TO EXECUTE A THIRD AMENDMENT TO THE PROPERTY DISPOSITION AND DEVELOPMENT AGREEMENT BETWEEN THE CRA AND SOLSTICE TOWNHOMES LLC, RELATING TO LAND LOCATED ON THE WEST SIDE OF NORTH DIXIE HIGHWAY, BETWEEN NW 15TH COURT AND NW 15TH PLACE, TO EXTEND THE

CONSTRUCTION COMPLETION DATE TO MARCH 30, 2026; PROVIDING AN EFFECTIVE DATE.

(Fiscal Impact: N/A)

Summary Explanation/Background:

The CRA Board approved a Property Disposition and Development Agreement (Agreement) with FD Construction Consulting, Inc. on September 21, 2021 to construct ten (10) townhomes located at North Dixie Highway between NW 15 Court and NW 15 Place. A First Amendment to the Agreement was approved on April 18, 2023 extending the Construction Completion Deadline to December 31, 2024. The CRA Board approved a Second Amendment which allowed the Assignment from FD Construction Consulting, LLC to Solstice Townhomes, LLC and extended the construction completion date to September 30, 2025. The Project is currently under construction and the Developer anticipates project completion on or near the current Construction Completion Deadline; however, in an abundance of caution, the Developer requested an additional six (6) months until March 30, 2026.

Origin of request for this action: Staff

Fiscal impact and source of funding: N/A

(Staff Contact: Nguyen Tran)

5. [25-318](#)

A RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY (CRA) APPOINTING ONE CITY RESIDENT OR BUSINESS OWNER, TO THE EAST DISTRICT ADVISORY COMMITTEE OF THE CRA FOR A TERM OF TWO (2) YEARS; SAID TERM TO EXPIRE ON JUNE 17, 2027; PROVIDING AN EFFECTIVE DATE.

(Fiscal Impact: N/A)

Summary Explanation/Background:

Currently, there is a vacancy on the East CRA District Advisory Committee for “One City Resident or Business Owner. The applicants listed below fulfill the membership category of “One City Resident or Business Owner.”

Applicants:

Craig Agranoff	District 1
Marissa Albertine	District 1
Maria E. Bernal	District 3
David Bourns	District 1
Judith Czelusniak	District 1
Gigi Doubek	District 1
Tyler Durland	District 1
Danielle Flanscha	District 3
Stefano Fontana	District 3
Allen Frye	District 1
Shaleen Gilman	District 2

Marie Gonneville	District 3 (Ft. Lauderdale)
Catherine Hedglon	District 1
Shanon Jean Claude	District 2
Tauhidul Khan	District 1
Cindy Leventhal	District 1
Susan Lorenzo	District 3
Richard Lovascio	District 1
Daniel Lubbers	District 1
Marlowe Moreland	District 3
Russell Morris	District 3
Bruno Munoz	District 1
Ralph Perez	District 1
Mia Phillips	District 3
Karrie Preham	District 1
Monica Ribeiro	District 1
Stephen Salamy	District 3
Denise Searle	District 1
Jeffrey Spiro	District 1
Fred Stacer	District 3
Jonah Violante	District 3
Keriann Worley	District 1
Dugal Yska	District 1

Origin of request for this action: Staff

Fiscal impact and source of funding: N/A

(**Staff Contact:** Gabriela Gencyigit)

6. [25-320](#)

A RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY (CRA) APPOINTING ONE NW CRA RESIDENT OR WITHIN A ONE (1) MILE RADIUS TO THE NORTHWEST CRA DISTRICT ADVISORY COMMITTEE FOR A TERM OF TWO (2) YEARS; SAID TERM TO EXPIRE ON JUNE 17, 2027; PROVIDING AN EFFECTIVE DATE.

(Fiscal Impact: N/A)

Summary Explanation/Background:

The term of Shelton Pooler - District 4, member of the Northwest CRA District Advisory Committee, will expire on June 15, 2025. The expiration of the term will create a vacancy in the “NW CRA Resident, or within a one (1) mile radius.” The applicants listed below fulfill the membership category of “NW CRA Resident, or within a one mile radius.”

Applicants:

Shelton Pooler	District 4 (Incumbent)
John Berger	District 5
Miguel Cruz	District 4
Felton Davis	District 5
Danielle Flanscha	District 3
John Jones	District 4
Claretha Kimber	District 4
Dominique Louis	District 3
Jackie Moreland	District 4
Marlowe Moreland	District 3
Yamne Rossi	District 4

Origin of request for this action: Staff

Fiscal impact and source of funding: N/A

(Staff Contact: Gabriela Gencyigit)

7. [25-319](#)

A RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY (CRA) APPOINTING ONE BANKER, FINANCIER OR OTHER MANAGEMENT LEVEL REPRESENTATIVE OF A FINANCIAL INSTITUTION OR RELATED INDUSTRY PROFESSIONAL TO THE NORTHWEST CRA DISTRICT ADVISORY COMMITTEE FOR A TERM OF TWO (2) YEARS; SAID TERM TO EXPIRE ON JUNE 17, 2027; PROVIDING AN EFFECTIVE DATE.

(Fiscal Impact: N/A)

Summary Explanation/Background:

The term of John Berger- District 5, member of the Northwest CRA District Advisory Committee, will expire on June 15, 2025. The expiration of the term will create a vacancy in the “Banker, Financier or Other Management Level Representative of a Financial Institution or Related Industry Professional.” The applicant listed below fulfills the membership category of “Banker, Financier or Other Management Level Representative of a Financial Institution or Related Industry Professional.”

Applicants:

John Berger District 5 (Incumbent)

Origin of request for this action: Staff

Fiscal impact and source of funding: N/A

(Staff Contact: Gabriela Gencyigit)

C. ADDITIONAL AUDIENCE TO BE HEARD

D. REPORTS

A. EXECUTIVE DIRECTOR

B. CRA ATTORNEY

C. NEXT MEETING DATE – JULY 15, 2025

D. CRA BOARD

[25-419](#)

Monthly Reports

- Financial Statements - March/April
- East CRA Advisory Committee - June 5, 2025
- NW CRA Advisory Committee - June 2, 2025
- FPI Security Reports - April/May
- Professional Services Expenditures - April/May

E. ADJOURNMENT

NOTICE:

Any person requiring auxiliary aids and services at this meeting may call the CRA Secretary at (954) 786-4611 at least two calendar days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770 or 1-800-955-8771.