



# City of Pompano Beach

100 W. Atlantic Blvd.  
Pompano Beach, Florida  
33060

## Detailed Minutes - Final

### Community Redevelopment Agency

*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*

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Tuesday, July 15, 2025

1:00 PM

Commission Chamber

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### Meeting

#### **CALL TO ORDER**

Chair Hardin called the CRA Board meeting to order at 1:00 pm.

#### **ROLL CALL**

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

#### **PLEDGE OF ALLEGIANCE**

Led by Kervin Alfred, CRA Secretary

#### **APPROVAL OF MINUTES**

[25-492](#) CRA Board Meeting Minutes of June 17, 2025

**A motion was made by Vice Chair Fournier, seconded by Commissioner Sigerson-Eaton, that the Minutes be APPROVED. The motion carried by a unanimous voice vote.**

#### **APPROVAL OF AGENDA**

Chair Hardin inquired with Nguyen Tran, CRA Director, whether there were any changes to the Agenda. Mr. Tran confirmed that there were none.

**A motion was made by Vice Chair Fournier, seconded by Commissioner Sigerson-Eaton, that the Agenda be APPROVED. The**

**motion carried by a unanimous voice vote.****A. AUDIENCE TO BE HEARD**

Chair Hardin announced that it was time for "Audience To Be Heard". The following speakers were called to speak before the Board:

Lucille, who lives in Pompano near Markham Elementary, expressed concern about illegal dumping occurring directly across from her front door. She explained that she regularly came home to find new piles of dumped material, which could be hazardous to her and the children who played near the school. She had taken pictures, recorded truck and tag information, and was working with the school to obtain security footage. She emphasized that the dumping had been occurring for years and that those responsible should be held accountable, fined, and stopped from using her neighborhood as a dumping ground. She said she could not open her windows or have company due to the unsightly and unsafe conditions. Lucille noted that her commissioner had given her instructions on how to report the issue, but she had not received satisfactory results from the city. She stated that BSO had looked into the matter, and she wanted to know the outcome.

Chair Hardin thanked Lucille and directed her to speak with Mario, the code enforcement supervisor, so that he could get involved. Lucille responded that Mario had told her neighbor he spoke with the company responsible for dumping, and they said they would only spread the material rather than remove it. She insisted that removal was necessary and expressed frustration at the lack of results from the city despite previous issues in the area. Chair Hardin said he would follow up with staff by email to find out what was going on.

Nguyen Tran, CRA Director stated that the area in question was part of Coral Highlands, north of Markham, and that dumping had been a problem there for years. He noted that BSO and code enforcement were involved, and that they had identified the company responsible, which had agreed to clean it up. If they failed to do so, further action would be taken.

Chair Hardin asked for a time frame. Mario Sotolongo, City's Code Compliance Director said cleanup would start the next day. Comr. Perkins stated that Mr. Sotolongo had answered her question, as she initially thought the matter was more of a BSO issue, but was satisfied that code and BSO could work together and that cleanup would begin the next day.

Ed Phillips, 384 Northwest 19th Street, Pompano Beach, addressed the upcoming innovation zone, noting that he and others had worked for over 20 years to see the area developed in a way that created local job opportunities. He expressed concern that the commission might not fully understand the significance of the opportunities at stake and questioned whether the objective was to undo past efforts or take a different approach. He cautioned against delays, stating that time was money, and urged the commission to either proceed or end the project rather than waste time. He said history would judge the commission's actions and that the community was changing rapidly, stressing the need for unity and progress for the residents who would remain in the area.

**B. PRESENTATION**

[25-499](#) Presentation on the Façade and Business Site Improvement Programs for the East and Northwest CRA Districts.  
(Fiscal Impact: N/A)

**(Staff Contact: Kimberly Vazquez)**

Kimberly Vasquez, Senior Project Manager, presented an overview of the facade and business site improvement programs for the East and Northwest CRA districts, as requested at the previous meeting. She explained that the programs encourage commercial business and property owners to make exterior improvements, with reimbursement for eligible projects such as exterior painting, awnings, outdoor dining decks, windows, doors, signage, parking lots, sidewalks, and landscaping. Security cameras alone do not qualify, but can be part of an overall project. Applicants are encouraged to meet with CRA staff before starting improvements. Criteria include commercial use, alignment with CRA goals, visual impact, likelihood of completion, job creation potential, property condition, location, and applicant ownership. Properties with code liens or fines, office buildings, and nonprofits are ineligible. Approved applicants receive 80% reimbursement, with maximum contributions of \$20,000 in the East, \$50,000 in the Northwest, and \$200,000 for contiguous parcels like strip shopping centers. Priority areas are designated for maximum visual impact, but funding is available citywide on a first-come, first-served basis. The application process includes staff vetting, advisory committee review, and board approval. Projects must meet permitting and construction deadlines, and properties have a two-year restriction to prevent quick resale. Since inception, there have been 51 projects in the East and 20 in the Northwest.

Vice Chair Fournier expressed surprise at the low number of Northwest projects, given the larger area and greater incentives compared to the East. She questioned if applications had been turned down for being outside priority areas and suggested improving outreach to increase participation. Ms. Vasquez said the incentive amount for the Northwest was increased in 2023 and that a project coordinator now actively conducts outreach, including newsletters and some social media posts. Vice Chair Fournier encouraged broader outreach beyond social media to reach more businesses.

Comr. Fesik asked if there was an online application form and about the size of the newsletter mailing list. Ms. Vasquez confirmed that applications are available online and can be emailed back. She agreed to provide the newsletter's reach later.

Comr. Perkins asked for the name of the full-time coordinator, who was identified as Evan Camejo. She suggested the best outreach would involve driving through neighborhoods to identify potential projects and offered to work with the coordinator directly.

Comr. Sigerson-Eaton inquired about annual application numbers for the Northwest. Ms. Vasquez reported no applications in the past year and three the year before. She confirmed that as long as funding was available, applications meeting criteria would not be refused, and staff would provide guidance through the process.

Comr. Smith asked if reluctance in the Northwest might be due to the reimbursement model and whether a loan program existed. Ms. Vasquez said there was no loan program, but the CRA could pay contractors directly,

which was currently being done for one applicant.

Vice Chair Fournier noted that many completed projects were in Old Town, suggesting that targeted areas see more participation. She supported proactive outreach, including working with churches and other community connections, and emphasized clarifying that contractor payments could be made directly.

Comr. Perkins recalled that McMillan's Barbecue participated, and Mr. Tran confirmed this, along with other participants such as Big Tree, the Vault, IMB Medical, OC Phillips, Snappers, and Freeman Funeral Home. Ms. Vasquez said the McMillans' project was not completed because the owners decided to sell the property.

Chair Hardin asked for clarification on priority areas, and Ms. Vasquez explained that while they guide funding decisions, projects can be approved anywhere in the CRA if funds are available.

Comr. Fesik asked about Northwest and East program budgets, and Ms. Vasquez said \$400,000 was available for the Northwest, while East funds were expended. She planned to recommend increasing East's budget by \$100,000 from the previous \$200,000.

Comr. Sigerson-Eaton explained how CRA funding works, clarifying that only taxes from within the CRA districts are used for these programs. She emphasized that this funding aims to spur economic vitality, reduce blight, and attract businesses, citing positive results in the East CRA.

Chair Hardin closed the discussion, thanked Ms. Vasquez, and encouraged getting the word out about the programs.

[25-490](#) Presentation of the Proposed Fiscal Year 2026 Budgets and Financing and Implementation Plans (FY2026-2030) for the East and Northwest CRA Districts.  
(Fiscal Impact: N/A)

**(Staff Contact: Kimberly Vazquez)**

Kimberly Vasquez, Senior Project Manager, presented the proposed FY 2026 budgets for both the East and Northwest CRA districts. For the East CRA, she reported a 23% total value growth driven by \$97.9 million in new construction, with significant residential and commercial increases. She outlined \$400 million in total revenue sources, including \$7.8 million in tax increment funds, \$147,000 in building rentals, \$75,000 in investment earnings, a proposed \$22.3 million tax increment bond, and a \$9.6 million carryforward balance. Major expenditures included \$2 million for operations, \$2.5 million for debt service, and \$35.3 million for redevelopment projects, notably \$27 million for the McNab House and Garden project. Other allocations included incentive programs, neighborhood stabilization, property acquisition, and consulting services. For the Northwest CRA, she noted a 16% overall growth and \$125 million in new construction, with 45% residential and 40% industrial. Revenue totaled \$58.9 million, with \$9.4 million in tax increment funds, \$750,000 from interlocal project funding, \$285,000 in miscellaneous revenue, a \$32.3 million bond issuance in 2026, and a \$16.1 million carryforward balance. Expenditures included \$2.1 million for operations, \$1.6 million for debt

service, \$1.9 million in reserves, and \$53.2 million for redevelopment projects, particularly the Downtown Master Development Agreement, infrastructure and streetscape improvements, vertical project development, area stabilization, property acquisition, and consulting services. She noted the budgets were in draft form and would return for final approval in September 2025.

Chair Hardin sought public input on the item.

Dominique Louis, 4280 Northeast 18th Avenue, Pompano Beach, FL, raised questions about bond interest rates, project cost simulations, and issuance timelines and expressed a desire for more detailed information.

Ed Phillips, 384 Northwest 19th Street, Pompano Beach, FL, said reimbursement programs discouraged small business participation due to cash flow constraints and upfront costs. He suggested relaxing financial criteria and hiring a Black staff member to conduct outreach in the Northwest CRA.

There being no further speakers, Chair Hardin concluded public input and moved on to Board discussion.

Comr. Fesik confirmed the budgets would be presented separately in September, with no actions taken without board or City Commission approval, and that budgets could be amended mid-year. She asked about identified property acquisitions, staff cost allocations between districts, bond issuance processes, carry-forward balances, and project funding details. She also raised concerns about the cost and effectiveness of FPI security services, asked about infrastructure project specifics, and sought clarification on Northwest CRA financing sources. Suzette Sibble, Assistant City Manager, explained that Northwest CRA private financing involves developer loans and equity contributions, while infrastructure bonds are tax increment revenue bonds. She clarified that development fees for the downtown project were encumbered in the current fiscal year and would carry forward.

Vice Chair Fournier asked how pending state legislation limiting CRA bonds could affect the McNab House project and stressed the need for contingency plans. She also urged that more funds be invested in neighborhoods outside target areas, suggesting potential projects like Wi-Fi access, paving tied to beautification, and cameras.

Claudia McKenna, CRA Attorney, said such projects could be eligible if tied to statutory purposes, advising a review of city capital projects in CRA areas for possible CRA funding.

Vice Chair Fournier pointed out that Northwest CRA revenue for FY 2026 was \$2.5 million higher than projected three years ago, indicating an opportunity to broaden spending.

Comr. Fesik questioned the lack of a formal Plan B for McNab House, asked about restaurant partnership efforts, consultant contracts, total expenditures on McNab House, and property acquisition processes. Nguyen Tran, CRA Director, explained delays in McNab House progress, cited COVID impacts, and said no restaurant partner had been secured because operators preferred the gardens to be completed first.

Comr. Perkins asked for clarification on the 2026 bond issuance, the difference between public and private financing, consultant budget allocations, and details on the Northwest Sixth Avenue project. She also expressed

dissatisfaction with FPI's effectiveness and asked about affordable housing plans, learning that OHUI manages those programs with some CRA set-aside for homebuyer assistance. Ms. Sibble clarified that debt service coverage considerations apply to future bonds as well as existing ones, and Ms. McKenna explained that changing tax increment splits would require bondholder consent and could impact contributions from other taxing authorities.

Comr. Fesik supported exploring a small-scale adjustment to tax increment splits to benefit community projects, emphasizing collaboration.

Chair Hardin cautioned against actions that could attract legislative scrutiny.

### **C. REGULAR AGENDA**

1. [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 JULY 15, 2027; PROVIDING AN EFFECTIVE DATE.  
(Fiscal Impact: N/A)

**POSTPONED FROM JUNE 17, 2025**

(Staff Contact: Gabriela Gencyigit)

**A motion was made by Vice Chair Fournier, seconded by Commissioner Sigerson-Eaton, that the CRA Resolution - Regular be ADOPTED. Chair Hardin nominated to appoint John Berger and Commissioner Fesik nominated Dominique Louis. The motion failed by a 3 to 3 vote, and the results were as follows:**

**Vote for John Berger:**

**Sigerson-Eaton**

**Smith**

**Hardin**

**Vote for Dominique Louis:**

**Fesik**

**Perkins**

**Fournier**

2. [25-473](#) A RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY (CRA) APPOINTING ONE GENERAL CONTRACTOR, DEVELOPER, REAL ESTATE PROFESSIONAL, APPRAISER OR RELATED INDUSTRY PROFESSIONAL TO THE NORTHWEST CRA DISTRICT ADVISORY COMMITTEE FOR A TERM OF TWO (2) YEARS; SAID TERM TO EXPIRE ON SEPTEMBER 16, 2027; PROVIDING AN EFFECTIVE DATE.  
(Fiscal Impact: N/A)

(Staff Contact: Gabriela Gencyigit)

Chair Hardin nominated reappoint Keriann Worley to the committee.

Comr. Perkins mentioned that a young realtor in her district submitted her paperwork. She requested to postpone the voting on the committee appointment until the next meeting to allow time for review.

**A motion was made by Commissioner Perkins, seconded by Vice Chair Fournier, that the CRA Resolution - Regular be POSTPONED to the September 16, 2025 meeting. The motion carried by a unanimous voice vote.**

#### **D. ADDITIONAL AUDIENCE TO BE HEARD**

Chair Hardin asked if there were any additional speakers signed-up to speak under Audience to be Heard, to which Secretary Alfred replied there were none.

#### **E. REPORTS**

##### **Executive Director's Report:**

No report.

##### **CRA Attorney's Report:**

No report.

**Next Meeting Date:** Chair Hardin announced that the next scheduled CRA meeting is set for September 16, 2025.

##### **Comr. Fesik's Report:**

Comr. Fesik recalled requesting information on June 2 regarding properties purchased by the City or CRA in fiscal years 2023, 2024, and 2025. She stated that she had received the requested records on June 4 and confirmed with Mr. Alfred that the request was complete on July 8. She asked CRA Attorney McKenna for clarification, preferably in writing by the end of the week, on how property acquisitions had been made without

appraisals or approvals, and potentially not in accordance with statutes. She expressed concern over the lack of board approvals for significant acquisitions, citing over \$10.7 million in property purchases in the last two years, including one on North Dixie Highway for \$950,000 and others totaling \$3.5 million. She questioned why such purchases were made for amounts significantly above appraised or market value and why they stopped coming to the CRA board after November of the previous year.

Ms. McKenna explained that appraisals were not required under the applicable statutes governing CRA land acquisition because the City and CRA were not taking advantage of the public records exemption in State Statute 166.045. She said they followed their municipal property acquisition process instead.

**Comr. Perkins' Report:**

Comr. Perkins confirmed the names and locations of some properties mentioned by Comr. Fesik and explained that her concerns were about the lack of board involvement. She then thanked Broward Health for providing health screenings, food baskets, and resources in the Northwest, and noted the ribbon-cutting for the police substation in Collier City. She suggested that the substation or a nearby facility could be used to connect with the community through safety and preparedness classes, such as CPR and fire extinguisher training. She also addressed a podcast where consultants for the new downtown project allegedly made false claims about her wanting personal money. She said her advocacy had always been for her community, accused consultants of being paid to target her and possibly other commissioners, and stated that such tactics hindered collaboration. She reiterated that she was not against the downtown project but wanted tangible benefits for her district. She emphasized her openness to dialogue, her focus on her community's needs, and her refusal to support a project that excluded local residents from its benefits.

**Comr. Sigerson-Eaton's Report:**

No report.

**Comr. Smith's Report:**

Comr. Smith shared a quote from Alan Lakin about planning, noting its relevance to their current budgeting work.

**Vice Chair Fournier's Report:**

Vice Chair Fournier asked for updates on a parking lot project and a planned downtown workshop. After Mr. Tran responded that updates would be forthcoming, she expressed frustration over not hearing any follow-up on the workshop since the Commission's motion to hold it. She echoed Comr. Perkins' comments about the harmfulness of personal attacks and said she would not be pressured into making the wrong decisions. She questioned who had benefited from the Northwest CRA over the past three decades, arguing that the community had not seen sufficient benefits. She stressed that the upcoming redevelopment project should deliver real wealth and tangible improvements to the Northwest community, regardless of any negative commentary from consultants.



Comr. Perkins inquired about the absence of the city manager, noting that he had been present earlier that morning.

**Chair Hardin's Report:**

Chair Hardin acknowledged the Collier City BSO substation ribbon-cutting and the Broward Health community event at Mitchell Moore Park. He expressed support for the downtown project, especially for the Northwest community. He then read a July 7 letter from the ECRA Advisory Committee urging the commission to reconsider public financing for the civic use buildings in the downtown redevelopment project, estimating it could save taxpayers approximately \$100 million over the life of the loan.

Comr. Perkins asked who chaired the ECRA Advisory Committee. Chair Hardin responded that it was Paul Fisher.

[25-491](#)

## Monthly Reports

- Financial Statements - May 2025
- East CRA Advisory Committee - July 3, 2025
- FPI Security Reports - June 2025
- Professional Services Expenditures - June 2025

**The Informational Report was RECEIVED AND FILED.**

**F. ADJOURNMENT**

The meeting adjourned at 3:01 PM.