



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

Tuesday, October 21, 2025

1:00 PM

Commission Chamber

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 AGENDA

Chair Hardin inquired with Executive Director Harrison whether there were any changes to the Agenda. Mr. Harrison confirmed that there were none.

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

A. AUDIENCE TO BE HEARD

The Chair announced that it was time for "Audience To Be Heard" and asked if there were any speakers who had signed up to speak. Secretary Alfred responded that there were no speakers signed up to speak.

B. REGULAR AGENDA

1. [26-26](#) A RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY (CRA), APPROVING AND AUTHORIZING THE PROPER OFFICIALS TO EXECUTE A STRATEGIC INVESTMENT PROGRAM GRANT AGREEMENT BETWEEN THE CRA AND JELLYFISHES INC RELATING TO THE PROPERTY LOCATED AT 199 N OCEAN BOULEVARD, POMPANO BEACH, FL 33062; PROVIDING AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.
(Fiscal Impact: \$100,547.00)

(Staff Contact: Evan Camejo)

Evan Camejo, the Development Project Coordinator for the CRA, began by correcting the funding source information for the record and then presented details about the Jellyfish Museum application. He explained that Jellyfish Inc., doing business as the Jellyfish Museum, was applying for a Strategic Investment Program grant for the former Wells Fargo building located at 199 North Ocean Boulevard. He described the scope of work, which included creating five exhibit areas on the first floor with demolition, plumbing, electrical, and mechanical upgrades, interior accessibility improvements, and various other renovations. He noted that the total eligible project cost was \$609,260, with a program contribution of \$100,547, expecting over \$1.3 million in total spending and the creation of 10 or more jobs. He showed floor plans and explained the layout would include 20 aquariums, sculptures, touch pools, and various rooms, mentioning that the business owners had a location in Kiev, Ukraine, and were bringing their concept to Pompano Beach. He outlined the timeline requirements for obtaining permits, commencing construction, and completing the project.

Chair Hardin sought public input on the item, but received none; he closed the public input and called for Board discussion. Seeing no one providing a comment, he called for the roll vote.

A motion was made by Vice Chair Fournier, seconded by Commissioner Sigerson-Eaton, that the CRA Resolution - Regular be ADOPTED. The motion carried by the following roll call vote:

Yes: Commissioner Fesik, Commissioner Perkins, Commissioner Sigerson-Eaton, Commissioner Smith, Vice Chair Fournier, and Chairperson Hardin

Enactment No: CRA RES. 2026-01

2. [26-27](#) 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 2201, LLC RELATING TO THE PROPERTY LOCATED AT 2201 WEST ATLANTIC BOULEVARD; PROVIDING AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.
(Fiscal Impact: \$200,000)

(Staff Contact: Evan Camejo)

Evan Camejo, the Development Project Coordinator for the CRA, presented the second application, explaining that 2201, LLC owned the property across from the Walmart shopping center on West Atlantic Boulevard, which was a home decor shopping center. He described the scope of work, which included demolishing round columns to be replaced with rectangular ones, adding architectural features to frame storefronts, installing parapets, painting the façade, incorporating scored stucco for 3D effects, and installing exterior lighting for signage. He noted that the eligible cost was \$417,510, with a maximum program contribution of \$200,000 due to the participation of six contiguous addresses, and that the Northwest advisory committee recommended approval of the project. He presented before-and-after renderings and outlined the timeline for completion by January 2026.

Chair Hardin sought public input on the item, but received none; he closed the public input and called for Board discussion.

Vice Chair Fournier commented about known issues with homelessness and dumping behind the property, expressing concern for management and business owners, and asked for updates on whether these issues had been addressed. Mr. Camejo stated he didn't have that information available. The Vice Chair asked if anyone had updates since BSO had worked with them on the issues. Nguyen Tran, the CRA Director, responded that he recalled the owner had appeared at recent commission meetings regarding the rear property issues and had been working to clean up the site. He noted that the owner was currently out of the country but would discuss further help from BSO upon his return.

The Vice Chair inquired about open code cases at the site, and Mr. Tran responded that he didn't think there were any, as applicants with code issues weren't allowed to apply for incentives. Vice Chair Fournier clarified she wasn't being punitive and acknowledged the owner was trying to work with the City. Mr. Tran agreed to work with the Code Enforcement Department and the owner to provide an update.

Comr. Smith praised the improvement for properties on Atlantic Boulevard, calling it a great addition to District 4 and expressing hope that other businesses would be inspired to make similar improvements.

Comr. Fesik agreed, noting she spent time in that area between the post office and Walmart, and said the project would be a welcome addition to make the western I-95 area look better and updated. She then asked Mr. Camejo to provide contact information for viewers who might want to learn about CRA business eligibility and how to get more information. Mr. Camejo provided his email address (evan.camejo@copbfl.com) and mentioned people could visit their office, noting all information was available on the website.

A motion was made by Vice Chair Fournier, seconded by Commissioner Sigerson-Eaton, that the CRA Resolution - Regular be ADOPTED. The motion carried by the following roll call vote:

Yes: Commissioner Fesik, Commissioner Perkins, Commissioner Sigerson-Eaton, Commissioner Smith, Vice Chair Fournier, and Chairperson Hardin

Enactment No: CRA RES. 2026-02

C. 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 that there were none.

D. REPORTS

Executive Director's Report:

No report.

CRA Attorney's Report:

Claudia McKenna, CRA Attorney, reported that she had received a bar complaint filed against her on August 15th by a Pompano Beach resident, which was based on misinformation from social media posts and statements from the dais. She explained that the complaint caused significant harm to both herself and the resident who filed it, as the resident was entitled to rely on accurate information about city and CRA employees. She noted that the Florida bar cleared her in mid-September after she provided public records showing the misinformation was false, and she urged everyone to consider the potential unintended harm of public statements. Chair Hardin congratulated her on the resolution and thanked her for her service.

Next Meeting Date: Chair Hardin announced that the next scheduled CRA meeting is set for November 18, 2025.

Comr. Fesik's Report:

Comr. Fesik asked about contract approval procedures, specifically whether contracts could be executed without Board approval. CRA Attorney McKenna explained that service contracts within the executive director's authority can be executed regularly, but contracts outside that authority must be brought to the board. Comr. Fesik mentioned finding a contract that was only signed by the mayor or CRA chairman but never came to the Board, and she wanted clarification on whether the chair could sign contracts without Board approval. CRA Attorney McKenna reiterated that contracts exceeding the executive director's authority level would not be signed without prior approval from the Board.

Comr. Perkins' Report:

Comr. Perkins announced she was holding a District 4 meeting on Monday, October 27th at 6:00 PM at the new Senior Activity Center on 2005 Northwest 9th Street, emphasizing it was a resource meeting to inform residents about available city resources.

Comr. Sigerson-Eaton's Report:

Comr. Sigerson-Eaton reported attending a meeting with the Fire Chief, Code Enforcement Director, and Engineering Director at Heritage Station regarding security measures for the parking garage. They noted that they had been working on this issue for three to four years and that management had applied for a permit but never followed through with the plans. She also announced the upcoming Horses and Hounds costume contest at Sand and Spurs on Sunday at 3:00 PM, describing it as an event featuring vendors, bounce houses, food trucks, and costume awards.

Comr. Smith's Report:

Comr. Smith announced a street cleaning event in Collier City and Esquire Lake on October 23rd.

Vice Chair Fournier's Report:

Vice Chair Fournier discussed the parking lot north of Tiles of Pompano, requesting that it be prioritized higher as local businesses needed the extra parking and had been advocating for it for over six months.

Chair Hardin's Report:

No report.

[26-33](#)

Monthly Reports

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|--|-------------------|
| - East CRA Advisory Committee - | October 2, 2025 |
| -Northwest CRA Advisory Committee - | September 9, 2025 |
| | October 6, 2025 |
| - FPI Security Reports - | September 2025 |
| - Professional Services Expenditures - | September 2025 |

The Informational Report was RECEIVED AND FILED.

E. ADJOURNMENT

The meeting adjourned at 1:29 PM.