



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, November 18, 2025

1:00 PM

Commission Chamber

Meeting

CALL TO ORDER

Chair Hardin called the CRA Board meeting to order at 1:05 PM.

ROLL CALL

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

Absent Commissioner Audrey Fesik

PLEDGE OF ALLEGIANCE

Led by Kervin Alfred, CRA Secretary

APPROVAL OF MINUTES

[26-96](#) CRA Board Meeting Minutes of September 16, 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.

[26-97](#) CRA Board Meeting Minutes of September 18, 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 AS SUBMITTED. 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:

Michael Skversky, 1630 SW 5th Avenue in Pompano Beach, expressed concerns about placing four-year terms on the ballot, feeling it would disrespect the community's previous vote. He referenced past discussions on six and eight-year terms, criticizing current leadership for ineffective governance. Mr. Skversky was frustrated with the management of new pickleball courts near his home, particularly the proposed 12-foot fence, which he felt should have included a net to help address safety issues. He also raised concerns about the \$1.1 million cost of the courts, suggesting they should have been around \$500,000, and noted a lack of planning regarding parking and safety.

In response, the Vice Chair reminded the speaker of the importance of avoiding personal accusations during public comment.

Comr. Perkins commented on Mr. Skversky's earlier sentiments about the ballot measure for four-year terms, stating that although she was initially against the concept of increasing terms without limits, she ultimately supported the addition of term limits to the four-year proposal.

B. REGULAR AGENDA

1. [26-87](#) 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 SHERMAR'S CREATIVE KITCHEN LLC D/B/A BIG DADDY CONCH RESTAURANT AND GRILL RELATING TO THE PROPERTY LOCATED AT 361 NW 27th AVENUE; PROVIDING AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.
(Fiscal Impact: \$50,000.00)

(Staff Contact: Evan Camejo)

Evan Camejo, CRA Project Manager, presented the Big Daddy Conch Restaurant project located at 361

Northwest 27th Avenue. He described the existing building conditions and outlined the scope of work including security cameras, brick pavers, landscaping, additional parking, facade improvements, and other exterior enhancements. He detailed the project costs of \$68,000 eligible costs with a maximum \$50,000 program contribution from a total project cost of \$185,000. He explained the timeline requirements and noted the project was recommended by the Northwest CRA Advisory Board.

Chair Hardin sought public input on the item.

Sarah Peterson, residing at 3025 Northwest 2nd Street, spoke in support of the project, expressing her enthusiasm for the Higgs family's business and praising the patio concept as a great community gathering place. She commended the CRA's choice and hoped for additional support for the business.

Jocelyn Jackson also spoke in favor of the restaurant project, recalling the family's previous location and praising their famous collard greens. She expressed excitement about the development in the Collier City area, mentioning new homes and townhomes on 27th Avenue. She encouraged commissioners to try the authentic Bahamian food once the restaurant opens.

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

Comr. Smith expressed excitement about the restaurant coming to Collier City, praised the sidewalk appeal and patio concept, and confirmed her support for the project.

Vice Chair Fournier complimented the beautiful renderings and humorously noted how the backup materials made her mouth water. She raised concerns about parking adequacy, inquiring about the total number of spaces and the restaurant's capacity. Mr. Camejo responded that would be eight parking spaces for a 32-seat capacity.

Comr. Perkins welcomed the project to Northwest 27th Avenue, noting the building had been an eyesore. She requested CRA assistance with additional parking, given the restaurant's reputation and expected popularity. She inquired about the soft opening plans and expressed strong support, also requesting marketing assistance from the CRA.

Comr. Sigerson-Eaton praised the project as a great improvement to the area and connected it to the broader redevelopment success on 27th Avenue. She highlighted how investment in community cleanup and development creates a cascading positive effect, expressing full support for the initiative.

Comr. Perkins discussed the need for expansion due to the anticipated rapid growth. She emphasized the desire for this type of business in the new downtown area. While starting small was important, she suggested that it was essential to plan for a larger building in the future as they progressed.

Comr. Smith reminded everyone about the Broward MPO project for 27th Avenue, designed to calm traffic and improve walkability, suggesting this would help the restaurant by bringing pedestrian traffic from surrounding areas.

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

Absent: Commissioner Fesik

Enactment No: CRA RES. 2026-06

2. [26-89](#) Consideration of an unsolicited development proposal from FD Construction Consulting, LLC and Solstice Townhomes, LLC to construct a 20-unit townhouse development on CRA owned and privately owned property located on the west side of North Dixie Highway between NW 14th Street and NW 15th Court.
(Fiscal Impact: \$275,000 Revenue from land sale)

(Staff Contact: Cassandra LeMasurier)

Cassandra LeMasurier, Real Property Manager, presented the item and stated that the CRA had received an unsolicited proposal for Solstice Townhomes Phase Two, submitted by two Pompano Beach-based developers. She stated that the proposal sought to incorporate three vacant CRA parcels along with one privately owned parcel under contract. She described the location, showed progress photos of Phase One, and reviewed the layout of the proposed Phase Two sites. She explained the proposed purchase price of \$275,000 for the combined CRA parcels, the market value of the lots, and their acquisition histories. She confirmed that the CRA had advertised a 30-day notice seeking alternative proposals and had received none to date. She summarized the planning and zoning courtesy review, noted parking compliance, and outlined necessary approvals such as Minor Site Plan Review, flex allocation, right-of-way adjustments, and a buffer variance due to shallow lot depths. She detailed unit mix, renderings, architectural plans, financing structure, total project cost (\$8.4 million), projected completion timeline (26 months), anticipated sales prices, and estimated tax value. She concluded by requesting board acceptance of the proposal and authorization to negotiate a Property Disposition and Development Agreement.

Chair Hardin sought public input on the item.

Jocelyn Jackson expressed concern that the proposed sales prices-particularly the \$535,000 two-bedroom units-would be unaffordable for current residents and would not qualify for existing city housing programs. She emphasized that the CRA had limited land remaining and urged that the remaining parcels be used to create more attainable homeownership opportunities for local residents. She referenced prior development (such as D.R. Horton) that became unaffordable and cautioned against repeating the pattern.

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

Comr. Perkins stated that although she supported Phase One and would support Phase Two, she was concerned about continued development in her district priced beyond the reach of local residents. She noted that multiple projects in her district had become unaffordable and expressed frustration that developers profited while long-time residents were priced out. She praised the additional parking but urged that this be the last such project and encouraged the CRA to consider affordability more strongly in the future.

Vice Mayor Fournier acknowledged the widespread affordability concerns and noted that while luxury development tended to concentrate on the beach, her district and others received more rental projects. She stated that Pompano lacked “missing-middle” ownership opportunities, which this project helped address, but she also recognized the units were still expensive for many residents. She asked questions regarding potential future price escalation, whether sale prices could be capped, and whether the CRA could structure terms to protect itself if market prices increased. She discussed the CRA’s role in discounting land to catalyze desirable development and questioned how to balance that with affordability goals. The Vice Chair also expressed concern that the 30-day advertisement period had not yet elapsed and sought clarification on what would happen if another proposal were submitted before the deadline.

Ms. LeMasurier clarified that any new proposal would be evaluated, reviewed by the Northwest CRA Advisory Committee, and potentially scored by a subcommittee before being returned to the Board. Vice Chair Fournier then inquired whether there had been any negotiation on the offered purchase price. Ms. LeMasurier explained that the CRA attempted to balance land price recovery with homeownership goals and that the proposed pricing aligned with comparable nearby townhomes. She reiterated the CRA’s intent to create ownership opportunities and noted that affordability varied widely based on individual income.

Vice Chair Fournier asked whether other CRA parcels remained available for similar future projects. Ms. LeMasurier responded that most remaining CRA holdings were either landlocked or otherwise constrained, with only a few developable parcels left, and agreed to provide a map identifying them. The Vice Chair appreciated the clarification and reiterated her interest in understanding available development capacity.

Comr. Sigerson-Eaton then commented that although CRA-owned parcels were limited, many privately owned parcels throughout the City remained available for redevelopment. She observed that the market-rate cap for the City’s first-time homebuyer program no longer reflected current prices and suggested revisiting it. She praised the appearance and quality of the existing Solstice townhomes and complimented the developer’s work and the beautification of Dixie Highway.

Chair Hardin asked about the alley abandonment referenced in the backup materials. Ms. LeMasurier confirmed that planning staff had recommended exploring abandonment or creation of access easements to support rear-garage access, consistent with Phase One.

Comr. Perkins added final comments to clarify for the Vice Chair that the only remaining large affordable-housing project in her district would be on Northwest 6th Avenue on Housing Authority land, which would include both single-family homes and townhouses. She expressed pride and anticipation for that project.

A motion was made by Vice Chair Fournier, seconded by

Commissioner Sigerson-Eaton, that the Item for Consideration/Discussion be APPROVED. The motion carried by the following roll call vote:

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

Absent: Commissioner Fesik

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 there were none.

D. REPORTS

Executive Director's Report:

Director Nguyen Tran mentioned the backup material distributed to the Board regarding Northwest 6th Avenue and then invited Kimberly Vasquez, CRA Project Manager, to provide an update.

Ms. Vasquez provided a comprehensive report on the Northwest 6th Avenue project, explaining the planned removal of roundabouts at Northwest 6th Street and 8th Street and their replacement with raised tables at Northwest 6th, 8th, and 10th streets. She detailed the procurement of Dudley's professional services for communications and outreach efforts to residents, schools, Broward County Transit, churches, and businesses, as well as the creation of translated materials in Creole and Spanish. She mentioned the establishment of a special website with QR codes, message boards for public notifications, and a positive resident feedback system, with an anticipated project start date of December 7, and contractor staging at a CRA-owned vacant lot behind City Vista. Chair Hardin thanked Ms. Vasquez and asked if there were any questions from the Board, receiving none.

CRA Attorney's Report:

Claudia McKenna, the CRA attorney, briefly expressed gratitude for serving as the CRA Board attorney and wished everyone a happy Thanksgiving.

Next Meeting Date: Chair Hardin confirmed the next meeting date of December 16, 2025, with Mr. Tran.

Comr. Fesik's Report:

No report; as she was absent from the meeting.

Comr. Perkins' Report:

Comr. Perkins praised the CRA's communication efforts for the NW 6th Avenue project, expressed satisfaction with removing the problematic roundabouts that were too large for the road. She also mentioned

her community outreach efforts, discussed coordination with developer Alexander, acknowledged the 180-day project timeline during the Christmas holidays, and concluded by wishing her mother a happy 94th birthday and recognizing 94-year-old community member Renette Williams, who attended many local events.

Comr. Sigerson-Eaton's Report:

Comr. Sigerson-Eaton wished everyone a happy and blessed Thanksgiving.

Comr. Smith's Report:

Comr. Smith echoed the same Thanksgiving blessings.

Vice Chair Fournier's Report:

Vice Chair Fournier echoed the happy birthday wishes, praised the outreach efforts for the NW 6th Avenue construction project, comparing it favorably to the McNab Road Project, and encouraged continued similar efforts.

Chair Hardin's Report:

Chair Hardin concluded by wishing everyone Happy Thanksgiving, acknowledging the birthday celebrations, and adjourning the meeting.

[26-98](#)

Monthly Reports

- FPI Security Reports -

October 2025

- Professional Services Expenditures -

No Expenditures for the month of October

The Informational Report was RECEIVED AND FILED.

E. ADJOURNMENT

The meeting adjourned at 2:02 PM.