



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, September 16, 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 MINUTES

[25-575](#) Joint Special Meeting of City and CRA Minutes of April 30, 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.

[25-574](#) Joint Special Meeting of City and CRA Minutes of May 14, 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.

[25-205](#) CRA Board Meeting Minutes of July 15, 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 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. 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:

Avi Goldfedder, 4948 NE 19th Avenue, Pompano Beach, FL, commented on CRA projects, highlighting issues like eminent domain claims and the McNab house relocation. He criticized the CRA's spending on public relations, suggesting funds could be better used for essential infrastructure. Mr. Goldfedder also expressed concern over the lack of community input in development decisions and noted the concentration of funding in specific CRA districts. He emphasized the need to preserve Pompano Beach for its residents.

Wayne Oken, a resident of Viscaya at Palm Aire in Pompano Beach, FL, commented on Commissioner Perkins's complaint regarding a lack of notification and criticized the City Manager for not informing the public about the bulldozers at McNab Park. He called for improved communication and accountability from the City Manager/CRA Executive Director.

Carlene Duncan, a resident of District 4, expressed her interest in joining the CRA and raised concerns about the current Board's lack of consideration for the community. She emphasized the importance of giving community members a voice in the CRA's decisions and criticized the board for not adequately representing the interests of the Northwest section. Ms. Duncan wants to participate in the CRA to share her opinions.

Ula Foster, a resident of Fort Lauderdale, expressed her deep connection to the community and voiced concerns about the management of Westview Community Cemetery. She commented on the sale of land without community input, the removal of a protective fence, and a lack of communication with surviving families. She criticized the board for not holding elections and for selling the cemetery office without consent. Ms. Foster called for transparency, accountability, and the rebuilding of the office.

Sonya Finney, a Pompano Beach resident, discussed the mismanagement of Westview Community Cemetery, focusing on the sale of the cemetery office. She criticized the cemetery's board members for not disclosing pending litigation and called out the CRA and the City for failing to perform due diligence before finalizing the sale. Ms. Finney emphasized the need for transparency, accountability, and community protection against

wrongdoing.

Andrei Codrea, 1407 S. 17th Avenue, Hollywood, FL, shared his experience with a 2022 RFP for properties on Powerline Road that was canceled due to planning and zoning issues, despite a proposed simple solution from a third party (Paola West). He urged for the reactivation of the bid to conserve time and resources and advance the project. Mr. Codrea stressed the importance of elected representatives prioritizing public needs and not allowing city employees to undermine their decisions.

Comr. Perkins mentioned that CRA Director Nguyen Tran was investigating the possibility of reactivating the bid. Mr. Tran agreed to verify the records and send an update on the status of the solicitation.

Vice Chair Fournier asked if the project in question was the same as the one mentioned in the July Advisory Board meeting minutes. Mr. Tran replied that it is regarding two parcels located off Powerline Road, specifically on the east side. He mentioned that these parcels are situated near the intersection with Northwest 3rd Street, adjacent to a townhouse development, which is connected to single-family residences on 27th Avenue.

B. REGULAR AGENDA

1. [25-538](#) 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 NAVA BROOKS, CYNTHIA LEWIS, LUCILLE KING, GREGORY B. KING AND WALLACE S. KING FOR THE PROPERTY AT 1651 NW 15 AVENUE, POMPANO BEACH, FL 33069 IN THE AMOUNT OF \$250,000.00; PROVIDING AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.
(Fiscal Impact: \$250,000.00)

(Staff Contact: Cassandra LeMasurier)

Cassandra LeMasurier, Real Property Manager for the CRA, proposed purchasing a 23,087-square-foot vacant lot at 1651 Northwest 15th Avenue for \$250,000. The property has no legal access and is zoned for residential multi-family development, allowing up to 12 units. The surrounding area features various facilities, including Markham Elementary School and industrial properties, and has experienced issues such as illegal dumping.

Market analysis indicates the property's estimated value at \$277,040, with a history of price reductions from its initial listing of \$425,000. The advisory committee approved the acquisition with a unanimous 7-0 vote on September 9, 2025. The purchase aligns with the CRA's goals for neighborhood revitalization and potential development opportunities.

Chair Hardin sought public input on the item.

Carlene Duncan, a resident of District 4, discussed a house owned by Miss King. She stated that the house is

not for sale; however, Chair Hardin noted that the property in question is vacant. Additionally, she emphasized that her father built the house before her mother's house and that several houses in the area are also not for sale. Miss King instructed her to convey this message.

Wayne Oken, who resides at Viscaya at Palm Aire in Pompano Beach, FL, questioned the rationale behind the City's purchase of vacant properties. He wanted to understand the future purpose of these acquisitions and how tax dollars were being spent, especially given the increased tax bills for residents in Pompano Beach. He expressed concern that these purchases might not have benefited the community.

Jocelyn Jackson discussed the positive impact of addressing illegal dumping in that specific area. She expressed appreciation for the efforts to improve the neighborhood and suggested that residents might consider becoming homeowners. Ms. Jackson emphasized the importance of proper sewage and irrigation improvements while also acknowledging the progress made in eliminating illegal dumping.

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

Chair Hardin inquired about the reasons for purchasing the property. Ms. LeMasurier explained that the neighborhoods in question were landlocked and had undergone a code amendment that reduced the residential road right-of-way to 30 feet, facilitating access for essential services. The City had hired a consultant to prepare legal sketches for right-of-way dedications and held outreach meetings with property owners, resulting in two vacant property owners agreeing to the dedications. The CRA had the ability to purchase properties, which removed them from the tax roll but reduced maintenance costs. The CRA aimed to acquire parcels to make the area buildable for homes, addressing issues like illegal dumping reported by residents.

Chair Hardin highlighted the need for infrastructure development, including roads, in an area that was served only by dirt roads. Ms. LeMasurier explained that homes in the area relied on private septic systems and well water since the City's infrastructure ended at a specific corner. She expressed concern about the lack of records for private water lines, which could lead to costly repairs for homeowners if issues arose. Additionally, there were safety concerns due to the absence of fire hydrants and inadequate access for fire trucks, which increased the risks to the existing homes in the neighborhood.

Chair Hardin inquired about how houses without dedicated access, specifically items seven and eight, had been sold in 2023. Ms. LeMasurier explained that these properties were flagged as landlocked in the Naviline land system to help protect potential buyers. She actively reached out to listing agents in the neighborhood to ensure they disclosed the lack of access to buyers. Despite her efforts, some buyers of the affected properties remained uninformed about the restrictions.

Comr. Sigerson-Eaton discussed the preparations needed for dedicating the right-of-way, including infrastructure development, and inquired about the status of right-of-ways west of the school. Ms. LeMasurier reported on a recent outreach meeting held by the Planning and Zoning Division with the City Engineer in January 2024, which addressed legal preparations for the right-of-way. This meeting resulted in the successful completion of right-of-way dedications for a neighborhood situated to the south.

Ms. LeMasurier noted that while Pompano water was available, the private supply lines to properties were

unclear. The City's water infrastructure was limited, stopping at the southeast corner of the Coral Highlands neighborhood, which was north of Markham Elementary, and did not extend to nearby areas.

Comr. Sigerson-Eaton discussed the need for an adequate area to build a roadway and accommodate utilities like water and sewer. Ms. LeMasurier explained that the standard right-of-way requirement for a residential neighborhood was typically 50 feet, but in this case, it had been reduced to 30 feet to meet the minimum necessary for roads and to allow space for water, sewer, and drainage.

Comr. Perkins discussed a property outlined in green, identified as number six, which was privately owned. Ms. LeMasurier explained that the property had received plat approval for garden apartments and was currently under contract to a buyer. While the buyer's plans were uncertain, the property was entitled, suggesting they might proceed with the previously approved apartment project.

Comr. Perkins addressed a long-standing issue regarding the address 1651 Northwest 15th Avenue/Way, which had raised concerns for years. She inquired about the potential sale price of the land if a developer were to show interest. Ms. LeMasurier responded that the lots were not for sale as they were not buildable. She noted that unsolicited proposals would not be accepted and that if a sale were to occur, a request for proposals would be issued, allowing proposers to suggest purchase prices.

Comr. Perkins discussed the potential for developing single-family homes in the area after resolving right-of-way issues, rather than building apartments or townhouses. She inquired about another development near Markham Elementary, but Ms. LeMasurier was unaware of any developments west of the school, only mentioning recently built single-family homes north of Northwest 15th, near a mosque.

Vice Chair Fournier inquired about the acquisition efforts for parcels 7 and 8, which were sold in 2023. Ms. LeMasurier explained that while they attempted to acquire both parcels, Parcel 8 was priced too high at \$528,000, and it was determined that preserving the existing home was a better approach. For Parcel 7, negotiations were attempted, but the buyer had purchased it with significant liens and complications related to its legal status as a triplex. After learning of the sale, they reached out to the new owner to offer to buy it, but the owner declined.

Vice Chair Fournier mentioned that homeowners in the area near the elementary school are not pressured by the CRA to sell their homes; rather, it's presented as an opportunity. Ms. LeMasurier added that the Kings had considered selling their home, but faced challenges due to multiple residents and insufficient market value to buy separate houses for everyone. They may choose to wait to see if property values rise. While the Kings can continue living in their home, the CRA will manage the vacant property north of them, allowing the owners to have financial benefits without the responsibility of maintenance.

Comr. Fesik inquired about the requirement for water and sewer lines as part of the site plan approval process for Parcel 6. Ms. LeMasurier confirmed that the developers must install their own infrastructure when they build, following the dedication of a right-of-way on the south side of their property. However, she noted a limitation since the right-of-way ends at their western property line, preventing the City from extending necessary roads and infrastructure to serve the surrounding neighborhood. Comr. Fesik also asked about the type of housing planned for the other properties being assembled, questioning whether they would be

affordable or market-rate. Ms. LeMasurier explained that no commitment has been made regarding the type of housing, but emphasized the importance of these areas for infrastructure development. Comr. Fesik expressed appreciation for the negotiated price associated with the project.

Comr. Sigerson-Eaton discussed the need for a right-of-way agreement among property owners to facilitate the construction of legal roads and utility access in the area. She inquired whether this project would be handled by the CRA or the City, to which Ms. LeMasurier responded that it was planned as a Capital Improvement Project (CIP) by the City. Comr. Sigerson-Eaton clarified that the City aimed to install paved roads, water, sewer, and utilities, funded by citywide taxpayer resources. In contrast, the revenue for property purchases would come from the Northwest CRA's increment tax revenue, not the general fund.

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. 2025-15

2. [25-547](#) A RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY (CRA) APPROVING AND AUTHORIZING THE PROPER OFFICIALS TO EXECUTE A CONSTRUCTION AGREEMENT BETWEEN THE CRA AND ALEXANDER & JOHNSON PROJECT MANAGEMENT AND DEVELOPMENT, INC. FOR THE REMOVAL OF ROUNDABOUTS AND REPLACEMENT WITH RAISED INTERSECTIONS ALONG NW 6TH AVENUE IN THE AMOUNT OF \$880,541.73; PROVIDING AN EFFECTIVE DATE.
(Fiscal Impact: \$880,541.73)

(Staff Contact: Kimberly Vazquez)

Kimberly Vasquez, CRA Project Manager, mentioned that in May 2023, the Board approved a beautification plan for Northwest 6th Avenue, marking the first refurbishment since the 2012-2013 streetscape project. The plan includes removing two roundabouts at 6th and 8th Streets and implementing traffic calming measures, such as raised tables, as well as addressing the four-way stop at Northwest 10th Street. The CRA board authorized a work agreement with Kimley Horn for various project management and design tasks, and an invitation to bid was issued, resulting in five bids being submitted by the June 12 deadline. Alexander and Johnson Project Management was selected as the most responsive bidder with a total project cost of \$880,541.73. Staff is now seeking approval for the construction agreement with them, and it is anticipated that the project will take 180 days to complete once initiated.

Chair Hardin sought public input on the item, but there was none, so the discussion moved to the Board.

Comr. Perkins expressed her appreciation for the decision to remove roundabouts that were originally

proposed by former City Manager Bill Hargett, despite community resistance due to narrow roads. She highlighted the significant traffic from local neighborhoods, including Liberty Park, with 350 homes, and Sanders Park, with 250 homes, emphasizing that over 1,000 residents rely on Northwest 6th Avenue. In response, Ms. Vasquez assured that discussions about the construction timeline would take place during pre-construction with the contractor, indicating that it's unlikely all three roundabouts would be removed simultaneously to manage traffic effectively, and that residents would be informed in advance through door hangers.

Comr. Perkins discussed the need to consider traffic congestion during Blanche Ely High School games when planning construction. She suggested using door hangers and information signs to inform residents about the construction timeline, emphasizing the importance of traffic and safety. She requested to be informed about the start date so that she could notify the neighborhood using 6th Avenue, which was the main road into the community.

Comr. Perkins inquired about the project's start date. Ms. Vasquez responded that there is no anticipated start date yet, as a pre-construction meeting is needed. However, they aim to begin the project as soon as possible and will keep everyone informed. The Commissioner emphasized the importance of communicating information to the community about upcoming activities and schedules effectively. She noted the likelihood of detours occurring and the need to ensure people are informed about such changes.

Vice Chair Fournier emphasized the importance of community outreach in projects, noting various communication methods, such as signs and door hangers, to keep people informed. She expressed curiosity about the five bids received, particularly whether the chosen bidder was the least expensive. Ms. Vasquez clarified that, although the first bid was slightly lower, it was disqualified due to an outdated business tax receipt, which affected its point spread in the bid evaluation. She indicated that the backup provided an explanation of why the selected contractor was deemed the most responsive and responsible. Vice Chair Fournier requested clarity on where this information was found in the backup documentation, while acknowledging that they had indeed received five bids and that the second-lowest bidder was selected based on responsiveness due to the first bidder's missing documentation.

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. 2025-16

3. [25-572](#) A RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY (CRA) APPROVING THE EAST FINANCING AND IMPLEMENTATION PLAN AND ADOPTING THE FINAL ESTIMATES OF REVENUE AND EXPENDITURES FOR THE FISCAL YEAR COMMENCING ON OCTOBER 1, 2025,

AND ENDING ON SEPTEMBER 30, 2026, APPROPRIATING THE FUNDS SHOWN THEREIN AS MAY BE NEEDED OR DEEMED NECESSARY TO DEFRAY ALL EXPENDITURES AND LIABILITIES OF THE EAST DISTRICT OF THE CRA FOR SUCH FISCAL YEAR; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

(Fiscal Impact: N/A)

(Staff Contact: Kimberly Vazquez)

Kimberly Vasquez, CRA Project Manager, presented the East Community Redevelopment Agency (ECRA) District's FY 2026 Budget and Five-Year Strategic Plan, highlighting that the total taxable value remains at \$813 million, leading to a 23% growth for the district and an 8% increase in tax increment, primarily from the Mela project and the Bank of America renovation. The total revenue exceeds \$40 million, comprising a \$7.8 million tax increment and a carry-forward fund balance of \$9.6 million. Proposed expenditures include over \$2 million for operations, \$2.5 million for debt service, and specific allocations for the McNab House Botanical Gardens project, which has an anticipated funding of \$26.9 million. The East advisory committee unanimously recommended approval of the budget during their meeting on September 4.

Chair Hardin sought public input on the item.

Lauren McGee-Weiss, 2401 SE 7th Drive, Pompano Beach, FL, expressed her enthusiastic support for the McNab community project, highlighting the overwhelming backing from local residents, including families from nearby areas. As a mother of a young child living near Pompano Park, she emphasized the safety concerns that prevent her from using local parks. Ms. McGee-Weiss recalled her long-standing connection to the area and lamented the lack of suitable outdoor spaces for children, particularly those with special needs. She advocated for the project, noting its significant improvements over time and urging decision-makers to listen to community voices demanding the development, especially considering the broader regional interest it has garnered.

Tundra King, 124 NW 15th Street, Pompano Beach, FL, expressed concern about safety issues, stressing that meeting basic needs should take priority over funding beautification projects, such as parks and gardens. She shared a personal experience of gunfire in the community and her recovery from a recent surgery to highlight the urgent struggles in her community. Ms. King urged the Board to focus on essential services and safety over less critical spending, emphasizing that while community enhancements are appreciated, the immediate priorities should be survival and safety.

Wayne Oken, a resident of Pompano Beach, voiced concerns about the community's lack of basic services, particularly the absence of police presence. He highlighted that expected tax revenue from new development has not resulted in more police hiring. Mr. Oken also criticized the proposal for botanical gardens, arguing that it does not address critical social issues like homelessness, and emphasized that the City should prioritize finding solutions for homelessness instead of investing in projects he views as a misuse of tax revenue.

Danielle Flanscha, 820 NE 10th Avenue, Pompano Beach, FL, expressed excitement about the new community development project, despite concerns about losing the tennis area and safety issues. She sought clarity on whether CRA funds could address basic safety needs or were limited to redevelopment. With her construction background, she emphasized the need for efficient project management and suggested a

continuous funding approach for better subcontractor pricing. She also requested information on best practices for funding and project execution from the City.

Jocelyn Jackson expressed her excitement about the Botanical Gardens project while discussing her mother's upcoming 76th birthday and their shared love for beautiful things. She suggested incorporating relaxing swings into the garden and noted the importance of having such amenities locally, rather than traveling to Miami. Ms. Jackson mentioned the progress in her community, emphasizing that while there were still some issues with slum and blight, she felt safe walking the streets and appreciated the efforts of local law enforcement in reducing violence. She encouraged continued support for the project and commended the work of the CRA, believing that their efforts would lead to positive outcomes for the community.

Annie Heinzman, 1050 NE 28th Terrace, Pompano Beach, FL, expressed her support for the McNab Botanical Gardens and shared her excitement about taking her grandchildren to Pompano Beach, which she found beautiful. She mentioned that she usually visited Butterfly World and Morikami Gardens, but was thrilled to have a new local option for her granddaughter with special needs. Additionally, she looked forward to the nearby restaurant, as her family enjoyed dining out, and she expressed gratitude for living in such a wonderful place.

Andrea McGee, 133 N. Pompano Beach Boulevard, Pompano Beach, FL, expressed her strong support for the Botanical Gardens and the CRA, highlighting the success of projects like The Hive's grand opening. She emphasized the importance of community vision and strategic planning in developing Pompano Beach, recalling how the decision not to place a 7-Eleven where the beach house now stands was pivotal. Ms. McGee shared her journey in establishing a 501(c)(3) organization to generate funding and interest in the Botanical Gardens, noting the enthusiastic response from various donors and organizations eager to contribute to programming and events. She emphasized the excitement among families for a more inclusive recreational space that offered non-athletic activities, such as gardening, and called for continued progress in enhancing both East and Northwest Pompano.

David Hall, a District 3 resident, expressed his enthusiasm for the community's support of the proposed botanical garden project in Pompano Beach, highlighting its potential to generate revenue unlike some existing parks. He reflected on past skepticism regarding the City's beach area, which ultimately became a success, and criticized the persistent naysayers who resisted positive developments. Mr. Hall emphasized the importance of providing spaces for children to engage in activities away from screens while advocating for revenue-generating projects that could benefit the city financially. He acknowledged the need for parks but argued against disproportionately funding them at the expense of projects that could enhance the City's economic outlook.

Keriann Worley, a District 1 resident, expressed strong support for a project that her children were excited about, emphasizing its positive impact not only on their community but also on visitors from other areas. She highlighted the potential for increased tourism, which would benefit local restaurants and beaches, and commended Pompano Beach for its progressive direction.

Melissa Hess, 551 SE 13th Court, Pompano Beach, FL, expressed her strong support for the botanical gardens project. Although she moved to the area in 2020 and was not present when the project first emerged, she has actively engaged with local initiatives, including serving on the CRA Advisory Board, which

unanimously approved the project's budget. She highlighted the benefits the gardens would bring, such as educational opportunities for children, safe recreational spaces for families, and a gathering area for the community. Ms. Hess emphasized the importance of providing these resources for local kids, especially those who may lack access to field trips or safe places to play. She thanked the Board for their ongoing efforts and urged them to move forward with the project to enhance the City's pride and community spirit.

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

Comr. Fesik inquired about the status and plans for the restaurant component initially included in the project, noting that Mad Room had withdrawn from the project.

Nguyen Tran, the CRA director, explained that while initial interest from various restaurant operators was lower due to underdeveloped plans, they now possess site plan approval and have a solid framework in place. He emphasized the intent to solicit requests for letters of interest from potential restaurant operators soon, although the decision on whether to have a single operator or separate event and dining operators remains under consideration. Furthermore, Comr. Fesik inquired about the status of converting the house from residential to commercial use, to which Mr. Tran responded that permits are pending following site plan approval and that some interior modifications have already commenced. Mr. Tran also clarified that the project aims to promote economic development and enhance community amenities, rather than directly addressing homelessness. As of the latest budget review, the total investment in the project stands at \$2.6 million, with funds primarily directed toward design and construction drawings. Regarding property acquisition for parking and development, Mr. Tran detailed a previous acquisition of a Wells Fargo drive-through for parking purposes and anticipates the remaining budget for property acquisition to total \$7 million, funded through bonds and tax increment revenue, with long-term plans for structured parking in the area.

Comr. Fesik sought clarification about the implications of their 50-year lease agreement with the City, particularly regarding a financial obligation tied to the lease. She questioned Claudia McKenna, CRA Attorney, about whether a specific dollar amount, which she recalled as a requirement, had been met. Ms. McKenna believed they had met the requirement, suggesting that Mr. Tran would have more accurate information. Mr. Tran confirmed that the initial amount was approximately \$3.7 million and asserted that they had fulfilled the requirement to pay half of this amount within two years of executing the lease.

Comr. Fesik inquired about the lease for the park land and raised concerns regarding the vendor selection process for property acquisitions. Ms. McKenna clarified that the vendor selection committee is managed by the City's procurement division, which ensures that participants have relevant expertise to make informed decisions. Mr. Tran confirmed that the City's procurement department oversees the vetting process for vendors, indicating there are no known exclusions for participation in vendor selection. Ms. McKenna emphasized that individuals who respond to a procurement proposal should not serve on the selection committee to avoid conflicts of interest and maintain the quality of operational and subject matter expertise relevant to the project.

Comr. Fesik expressed concerns about the financial implications, particularly highlighting previous estimates, such as the Miami Botanical Gardens' annual maintenance cost of approximately \$110,000. Mr. Tran addressed the operational responsibilities, noting that management could involve hiring consultants or utilizing

city staff, emphasizing the need for a dedicated horticulturist. He mentioned that the area plan accounts for maintenance funding, with the CRA covering initial costs until the garden becomes revenue-generating.

Sarah Mulder, CRA Project Manager, provided projections indicating potential revenue from restaurant operations, estimating \$2.8 million annually from events and over a million in food and beverage sales, while confirming that the garden would remain free for Pompano Beach residents, although fees for non-residents could be considered in the future. Comr. Fesik raised concerns about the substantial expenses associated with the project, referencing a total carry-forward balance of just over \$9 million, with \$6.8 million carry-forward balance allocated to the ECRA district, and inquired about any further financial commitments to developers or architects, to which Ms. Mulder noted an additional \$1 million encumbered for site planning.

Comr. Fesik expressed concerns over a proposed mixed-use parking garage in a prime location, questioning the potential conflicts of interest among property owners and influential figures involved in the development process, including a former mayor and the chair of the Economic Development Council (EDC). She highlighted the importance of transparency in the vendor selection process, noting that several members had connections to property owners in the area, which raised doubts about the fairness of the process. Comr. Fesik also raised concerns about the potential loss of community green spaces, as the development could lead to the commercialization of public parks. She suggested instead the redevelopment of a community park that includes a pavilion and native plants, while retaining some recreational spaces. In response, Mr. Tran emphasized the importance of creating iconic venues through successful economic development projects, such as those located on the beach, arguing that investments have generated significant returns. However, Comr. Fesik maintained her position that the transformation from a community park to commercial spaces would undermine local needs and ultimately benefit outside interests rather than the community itself.

Ms. McKenna raised a legal concern regarding the need to amend the CRA plan to consider any changes to McNab Park, emphasizing that all CRA activities are governed by existing detailed plans established during the approval process, which involved land acquisition and bond issuance.

Comr. Fesik responded by advocating for a significant enhancement of the park, particularly with an accessible playground for children with autism, and highlighted the negative sentiment from the community over the destruction of existing tennis courts without proper notification. She suggested revenue-generating activities, such as park movie nights, and argued for the necessity to revisit the CRA plan, proposing to sunset the east side CRA and redirect focus and resources to the west side, especially with anticipated tax revenue from projects like the W Hotel and nearby condos. Comr. Fesik indicated that approximately \$3.4 million could be generated annually for the City's general fund, which is crucial for community needs, and expressed frustration over her attempts to place McNab Park on the CRA agenda being blocked by Mr. Harrison.

Comr. Sigerson-Eaton emphasized that the funding for projects within a CRA came from tax revenues generated in the area, with no additional costs to taxpayers. She explained that residents paid the same property taxes as everyone else, but a portion of the taxes went to the CRA, enabling it to borrow money for improvements such as parks, landscaping, and business support. Comr. Sigerson-Eaton underscored the importance of the CRA in revitalizing the community by addressing blight and promoting economic activity, arguing that a successful CRA could attract businesses and enhance local quality of life. She also recounted personal experiences, highlighting past issues in the area, and contrasted them with the positive changes brought

about by CRA initiatives. She envisioned a future that included beautiful gardens and restaurants as part of ongoing development.

Chair Hardin conveyed disappointment that not everyone shared the same vision for Pompano Beach's future. He emphasized the significant efforts made over the years to enhance the community, noting past projects like the sails on Atlantic Boulevard and the pier, which aimed to make Pompano Beach stand out. Chair Hardin underscored the importance of investing in the city to attract visitors and improve the quality of life for residents. He highlighted recent developments, such as the opening of a local business, as evidence of the positive changes that took place, while expressing his dissatisfaction that not all members shared this optimistic outlook.

Vice Chair Fournier expressed concerns about the misleading perception of CRAs, highlighting that they had a finite duration, specifically noting that the ECRA was set to sunset in 2031, giving it only six more years. She emphasized her disagreement with the extension, while Ms. McKenna pointed out that the CRA actually had a 60-year duration.

Vice Chair Fournier expressed strong opposition to the ECRA's financing plan, arguing that the CRA should sunset in 2031 as originally intended, allowing the value created to benefit the citizens of Pompano Beach rather than extending its financial obligations. She believed the current plan imposed unnecessary debt on taxpayers, likening it to purchasing an unaffordable house. The Vice Chair emphasized the need for the CRA to deliver on its promise of revitalization and return value to the community, stressing that residents were primarily concerned about the rising cost of living and did not support being burdened with long-term financial commitments for projects like the Botanical Gardens. She emphasized that the City should respect its role and commitment to its citizens without overreaching into excessive debt.

Comr. Fesik expressed her strong agreement with the vice chair regarding the need for more walkable and bikeable spaces in the city, criticizing the recent destruction of park amenities and the suggestion that residents drive to other parks. She highlighted the lack of parks in her district compared to others, emphasizing the community's desire for recreational spaces, such as playgrounds and tennis courts, rather than solely relying on the beach. Comr. Fesik suggested that the land could be developed creatively, including the addition of a restaurant that overlooked the park, generating revenue without extensive costs. She also insisted on the importance of sharing her financing plan for the park development, advocating for public visibility and engagement while emphasizing that the City had the necessary funds to proceed without incurring additional debt.

Ms. McKenna clarified that while the current expiration for the CRA is set for 2061, the Commission has the authority to amend the CRA plan to shorten this timeline. She noted that CRA bonds are typically issued for shorter terms, commonly 15 to 20 years, which allows for flexibility in adjusting the expiration date based on the term of the bonds related to the McNab Park and Botanical Gardens project.

Comr. Perkins discussed concerns raised by a friend regarding the development of a neighborhood park, emphasizing its historical use for community events like birthday parties and civic meetings, and noting the loss of a meeting room where Santa Claus used to distribute gifts. She inquired about the timeframe for the associated restaurant development, which Chair Hardin indicated had been delayed as the restaurateurs waited for decisions regarding the park. Additionally, she questioned the removal of tennis and basketball courts,

which were supposedly part of the initial agreement. Ms. Mulder clarified that the park's development plan had been approved by the CRA board, with progress moving towards 60% construction drawings, and highlighted that the project, initially approved in 2022, would require significant funding due to cost escalations, despite offering limited amenities compared to the proposed upgrades.

Comr. Perkins expressed a willingness to resolve the issue by proposing to relocate the botanical park and police substation to her district, District 4. She acknowledged receiving mixed feedback from residents about the project and noted that it would have been beneficial to discuss it at a 6:00 PM meeting for broader public input. However, she deferred to the district commissioner, indicating she would support her lead on the matter while remaining engaged with community sentiments posted on social media.

Comr. Fesik raised concerns about establishing a nonprofit to promote a park, questioning whether it would serve as a retirement plan for former commissioners due to a pattern of such nonprofits receiving City funding. She highlighted troubling connections between vendors and former commissioners, suggesting familial ties to nearby properties and a lack of transparency in vendor selections. Comr. Fesik proposed reevaluating the CRA with a sunset date of 2031 and emphasized the need for independent audits to address significant unanswered questions. In response, Mr. Tran addressed misinformation about a specific firm, clarifying they had no association with it.

Comr. Smith expressed her disappointment over the disagreements among the commissioners regarding the budget approval for the ECRA, emphasizing that their focus should be on moving forward rather than discussing the specifics of the McNab House and Botanical Gardens. She highlighted the community's positive response to the project, noting the transformation of Pompano Beach over the past 15-20 years into a vibrant location that residents are proud to represent. Comr. Smith urged her fellow commissioners to reconsider their positions and work collaboratively to pass the budget, aiming to bring more activity and life to the area, particularly around the Checkers restaurant.

Further discussion ensued on the approval of the ECRA budget. Vice Chair Fournier countered Comr. Smith's remarks, expressing concerns about the financial burden on residents, particularly those on fixed incomes, and questioned the CRA's spending. Suzette Sibble, Assistant City Manager, clarified that the ECRA could accelerate bond repayment and adjust tax contributions if property values increase, highlighting the budget's flexibility. Chair Hardin supported the economic benefits of the McNab Park project. Claudia McKenna explained the legal requirement to adopt a budget and the constraints on changing project funding.

A motion was made by Vice Chair Fournier, seconded by Commissioner Sigerson-Eaton, to approve the ECRA plan as presented. The motion failed by the following roll call vote:

Yes:Sigerson-Eaton

Smith

Hardin

No:Fesik

Perkins

Fournier

The Chair called for a brief recess of the meeting. He then reconvened the meeting shortly thereafter.

Jamie Cole, an attorney, Weiss Serota Helfman Cole & Bierman, P.L. provided a detailed warning about the catastrophic financial consequences of not passing the budget, including potential bond defaults, inability to pay expenses, and risk of governor intervention.

Comr. Perkins criticized the City's six-commissioner structure and lack of effective communication, sharing her frustration with staff interactions.

Vice Chair Fournier highlighted the CRA's social media campaigns and perceived propaganda.

Comr. Fesik expressed frustration about communication issues and called for external investigation into the City's practices.

Comr. Sigerson-Eaton discussed the requirement for funding projects already slated in a CRA plan, stating that they had to be funded unless the Board decided to amend the plan. She questioned whether the governor's office would adhere to this statute or allow a stalemate, potentially risking credit ratings and project advancements.

A motion was made by Commissioner Perkins, seconded by Chair Hardin, to hold a special meeting to reconsider Item 3 before September 30.

Ms. Sibble emphasized the interconnectedness of the CRA budget and the City's budget during the discussion at the City's budget hearing. She pointed out that a 0.5% millage reduction significantly impacted the Northwest district budget and highlighted that about \$2 million allocated for payroll fringes in the City's budget includes not only familiar staff but also service workers fully funded by the CRA budget. Moreover, there are administrative allocations affecting the general fund and internal service funds that further intertwine the two budgets. She noted that the City's second budget hearing is scheduled for September 22 and stressed the importance of considering the CRA budget's impact on city revenues and millage rates.

Joshua Watters, the City's budget director, agreed that the CRA budget should ideally be approved before the City's budget to maintain consistency in budget assumptions, as any discrepancies could affect the City's millage rate and overall financial planning.

Comr. Fesik emphasized that the core issue transcends merely setting a date for budget approval, suggesting that unless there is a collaborative effort to address underlying disagreements, the same challenges will persist. She advocated for a concerted effort among city officials, including the city manager and legal advisors, to identify common ground for passing the budget, suggesting that specific planning and adjustments could be made in the future.

Vice Chair Fournier supported Comr. Fesik's sentiment, expressing a need for changes in leadership and clarity on the timeline for amending the CRA plan, particularly concerning a sunset date that would facilitate bond issuance without prolonging the CRA unnecessarily.

Comr. Smith proposed that the budget be passed as is to avoid delays, which would impact the millage rate and the impending tax bills, while allowing for subsequent discussions on the concerns related to the CRA outside of the immediate budgetary context.

Further discussion ensued regarding the challenges related to amending the CRA plan.

Ms. McKenna expressed concern about the time constraints regarding the necessary notice requirements to amend the CRA plan before an upcoming budget deadline. She emphasized that the CRA plan must be formally amended before any proposals could be advanced, which presents a significant hurdle given the legal obligations tied to budget adoption.

Comr. Perkins suggested that a compromise might be possible, indicating a desire to shift priorities based on the district commissioner's needs, specifically advocating for the McNab park. However, Ms. McKenna stressed that despite the willingness to pursue solutions, the procedural requirements of amending the CRA plan would require more time than was available before the September 30 deadline. This would necessitate a series of public meetings involving the City Commission, which would further complicate the timeline.

Comr. Fesik raised points of confusion regarding the motion to hold a special meeting. She questioned how effective such a meeting could be, given the constraints already outlined by Ms. McKenna.

Chair Hardin noted the challenging position that the Board found itself in due to the rigid timeline.

Ms. McKenna reiterated the legal stipulations surrounding amendments to the CRA plan and the successive steps that must be taken, including notifying taxing authorities and internal committees that advise on such changes. She clarified that even with adjustments, each step involves thorough documentation and public notice, which complicates any swift action being taken before the deadline.

Vice Chair Fournier discussed the possibility of amending the plan, noting that there was a deadline until the 30th. She expressed concern about the implications of not meeting this deadline, specifically regarding Mr. Watters and the City's millage rates. She asked for clarification on the notice requirements related to the proposed amendment and whether the amendment and notice could be done simultaneously.

Chair Hardin inquired about the potential impacts on the City's budget if Ms. McKenna were able to find a way to implement changes to the McNab project, possibly reducing its costs from \$26 million to \$10 million, particularly seeking confirmation on how significant changes might affect the overall city budget, to which Mr. Watters maintained that the budget impact would primarily relate to other costs outside of the project. Comr. Fesik addressed Mr. Watters, requesting that when he sends out information regarding the interconnected aspects of the CRA plan, to keep the Board informed.

In response to the Vice Chair's question, Ms. McKenna informed the Board about the procedural necessities for amending the CRA plan, including the minimum notice required for a City Commission meeting, which is three days. She proposed tentative meeting dates to finalize the amended plan, suggesting either the 19th or the 22nd for CRA discussions and potentially scheduling a City Commission meeting on the 25th, assuming the

amendments receive approval.

Comr. Perkins highlighted that the City Commission's budget meeting is scheduled for the 22nd, followed by another meeting on the 23rd. Ms. McKenna acknowledged this timeline and emphasized the importance of receiving clear direction from the Board regarding the changes they wish to see in the CRA plan. She reiterated that Vice Chair Fournier expressed a desire for a shorter duration for the CRA's lifespan, suggesting a synchronization of expiration dates for two CRAs to ensure they sunset simultaneously.

Chair Hardin proposed taking a break from the ongoing discussion to continue with the meeting agenda and revisit the amendments to the CRA plan later. Ms. McKenna supported this idea and recommended that a motion be made to formally discuss the amendment to the CRA plan. She also emphasized that since the Redevelopment Trust Fund is a single entity, both budgets must be adopted together, stressing the necessity of a collective agreement on any amendments. Chair Hardin acknowledged her point but maintained a desire for an efficient process.

Chair Hardin restated the motion to set a date for a future meeting, suggesting instead to include an agenda item for today's meeting to discuss altering the CRA plan, following a recommendation from Ms. McKenna. Ms. McKenna proposed combining the motions by suggesting an amendment that would allow for a discussion on modifying the CRA plan while also considering a date for a potential amendment if consensus is reached. Comr. Perkins affirmed this by restating the motion as one to discuss amending the CRA plan alongside the possibility of setting a date for any agreed-upon modifications.

An amended motion was made by Commissioner Perkins, seconded by Chair Hardin, to discuss amending the CRA plan and setting a date if an amendment consensus is reached.

Comr. Sigerson-Eaton emphasized the important link between the ECRA budget and the Northwest CRA budget, suggesting that the failure of the ECRA budget could impede the approval of the Northwest CRA budget. Ms. McKenna clarified that although the Northwest CRA budget could still pass, it wouldn't be enacted without an adopted budget. She noted that trust fund funds depend on budget adoption and that having designated districts would help manage the financial aspects of the budgets. Comr. Sigerson-Eaton expressed her appreciation for this clarification, noting that she was previously unaware of this budgeting nuance.

Chair Hardin then moved the conversation back towards the amended motion, advocating for the addition of a discussion item to the agenda. He proposed that they discuss potential changes to the CRA plan and set a date for a future meeting aimed at finalizing any adjustments to the plan. Comr. Perkins supported this initiative, suggesting a motion to amend the CRA plan for further discussion.

Chair Hardin acknowledged the need to add a discussion item about the CRA plan to the agenda but noted that a separate meeting would be necessary for deeper discussion on amendments. He stressed the importance of reaching a consensus during the current meeting to facilitate future meetings for confirming changes.

Comr. Smith clarified that the current agenda item is solely for discussing future meetings and not for making any changes to the existing CRA plan. The focus is on whether there is consensus to discuss potential changes, not on modifying the plan in this meeting.

Chair Hardin concurred with Comr. Smith's sentiment, reiterating that the primary goal of today's discussion is to gauge interest in potential changes to the CRA plan. He warned that if no consensus is reached on making changes, there would be no purpose for a subsequent meeting, suggesting that the outcome of their dialogue today could significantly influence their next steps in the planning process.

The amended motion to discuss amending the CRA plan and setting a date if an amendment consensus is reached carried by the following roll call vote:

Yes:Fesik

Perkins

Sigerson-Eaton

Smith

Fournier

Hardin

Enactment No: CRA RES. 2025-17

4. [25-573](#) A RESOLUTION OF THE POMPAÑO BEACH COMMUNITY REDEVELOPMENT AGENCY (CRA) APPROVING THE NORTHWEST FINANCING AND IMPLEMENTATION PLAN AND ADOPTING THE FINAL ESTIMATES OF REVENUE AND EXPENDITURES FOR THE FISCAL YEAR COMMENCING ON OCTOBER 1, 2025, AND ENDING ON SEPTEMBER 30, 2026, APPROPRIATING THE FUNDS SHOWN THEREIN AS MAY BE NEEDED OR DEEMED NECESSARY TO DEFRAY ALL EXPENDITURES AND LIABILITIES OF THE NORTHWEST DISTRICT OF THE CRA FOR SUCH FISCAL YEAR; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

(Fiscal Impact: N/A)

(Staff Contact: Kimberly Vazquez)

Kimberly Vasquez, CRA Project Manager, presented the FY 2026-2030 Northwest financial implementation plan, outlining a total district value of \$2.2 billion and an overall growth of 16%. The projected budget for 2026 totals \$56.7 million, with key revenue sources including tax increment at \$9.4 million and a final Interlocal project funding of \$750,000. Total expenditures include \$2.1 million for operations, \$1.6 million in debt service, and \$51 million for redevelopment projects. Notably, the budget accounts for a downtown master development agreement (MDA) approved in June 2024, with allocated incremental revenues and expenditures for infrastructure and land acquisition totaling over \$29 million. Additional funding will support various redevelopment initiatives, area stabilization programs, and property acquisition, reflecting a balanced approach to enhancing community infrastructure and addressing housing needs. The Northwest advisory committee approved the budget during a recent meeting after conducting a second session due to quorum issues. Ms. Vasquez sought formal approval of the Northwest CRA budget as presented.

Chair Hardin sought public input on the item.

Andrea McGee, 133 N. Pompano Beach Boulevard, Pompano Beach, FL, addressed accusations of defamation and misinformation regarding her nonprofit, the Historic Alliance of Pompano Beach, which aims to serve the entire community, especially the Northwest regions of the city. She praised the collaborative work of the CRAs since her tenure began in 2018 and emphasized the importance of passing the budget to support essential city projects. Ms. McGee expressed her dedication to Pompano Beach's growth across all neighborhoods and acknowledged challenges that required nonprofit support, reaffirming her commitment to the City's future.

Corey Thompson, 216 NW 4th Street, Pompano Beach, FL, expressed concerns about parking issues, particularly highlighting the lack of available beach parking on Labor Day and questioning whether the budget included plans for additional parking garages. He also raised concerns about the potential negative impact on the City's credit rating if the budget were not approved. In response, Chair Hardin confirmed that plans are in place to construct additional parking structures.

David Hall highlighted the negative consequences of not passing the budget, including loss of grant money, tax revenue, potential lawsuits for breach of contract, and a decline in the City's credit rating. Mr. Hall emphasized the financial implications of developing recreational spaces and the costs of renovating parks, stressing the need to pass the budget to ensure financial stability and the City's progress.

Wayne Oken, Palm Aire resident, supported Comr. Fesik's park proposal and justified funding for Comr. Perkins' district. He emphasized the need for more in Comr. Smith's area encouraged collaboration among commissioners and offered his help to promote teamwork, stressing the importance of respecting each district's needs for a balanced budget.

Melissa Hess, 551 SE 13th Court, Pompano Beach, FL, expressed concern about ongoing conflicts and suggested appointing a seventh person to improve collaboration among the Board members. She requests more consideration of the comments from those who made efforts to attend the meeting, emphasized her genuine care for the issues discussed, and asks for respectful communication, expressing that being called "minions" is unprofessional.

Comr. Fesik clarified that her reference to "minions" was not personal but rather a commentary on the overwhelming nature of social media discussions. If the situation were to impact her directly, she would feel compelled to speak out about it. Overall, her focus was on the madness of the social media landscape and its connection to the CRA.

Lauren McGee Weiss expressed her support for the project, which is important to Pompano Beach, emphasizing the need for equal attention to the Northwest area, as it was the City's entrance and essential for community connectivity. She highlighted her connection to the community and her previous involvement with Big Brothers, Big Sisters, advocating for spaces that benefited children and residents. Ms. Weiss expressed frustration over constant delays in project progress and stressed the importance of fulfilling past promises to the community.

Tundra King raised concerns about previous miscommunications and sought clarity on a project located in the

northwest. She specifically inquired about the status of the project at Apollo Park, asking if it remained part of the budget and current plans. Chair Hardin confirmed that the funding for the project was sourced from a General Obligation (G.O.) bond rather than from CRA funds. Furthermore, Ms. King expressed an interest in exploring additional funding opportunities for affordable housing in the northwest community.

Jocelyn Jackson expressed her support for the budget and highlighted her involvement in the northwest area, where she communicates with residents and the homeless. She commended the CRA for its efforts and emphasized the importance of keeping northwest funding separate from the city budget. Ms. Jackson shared her experiences walking through the community and urged officials to make informed decisions that benefit residents, appreciating the city staff for their hard work and efforts toward achieving a lower millage rate.

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

Comr. Fesik inquired about the \$32.3 million bond listed under infrastructure, specifically related to the 2026 bond series. Ms. Vasquez clarified that this is part of a \$64 million obligation from the CRA under the master development agreement, divided into two series, with one in 2026 and another in 2028.

Comr. Fesik referred to the previous infrastructure bond that had been rejected for public financing. Ms. McKenna clarified that it is a different bond related to infrastructure, which could involve private financing or certificates of participation. Ms. Vasquez specified that the current focus is solely on a tax increment revenue bond designated for infrastructure.

Comr. Perkins inquired about the financial aspects of the downtown project. Ms. Vasquez explained that the total budget for the entire initiative is approximately \$56 million, with \$42 million allocated specifically for the downtown area. Comr. Perkins noted that efforts to secure public funding for downtown had previously failed, prompting inquiries about the implications of this failure. Ms. Vasquez clarified that the responsibility for infrastructure, bonding, and property acquisition falls under the CRA as part of their obligations in the MDA for the project, confirming that the downtown budget for the current fiscal year stands at \$42 million.

Vice Chair Fournier emphasized the significant financial implications of the proposed debt for the downtown area, highlighting that the Commission and CRA board are being asked to issue bonds totaling approximately \$64 to \$66 million for infrastructure projects, including City Hall and civic purposes. She mentioned that there are two tranches of bonds, one in the current year and another in 2028, which will be serviced through CRA TIF funds or potential land sales. Additionally, she pointed out the ongoing payments to Roca Point, estimated at \$70 to \$80,000 monthly, and the allocated \$300,000 for consultants this year. Vice Chair Fournier expressed her concerns regarding the cumulative debt, amounting to several hundred million dollars, being undertaken by the CRA and City within a relatively short timeframe, stressing the importance of considering the long-term impact of such financial decisions despite the stable revenue bond structure.

Comr. Perkins asked for details about the bonds mentioned by the Vice Chair. Ms. Vasquez confirmed that they are proposing a tax increment revenue bond issuance of \$64 million, divided into two series: one in 2026 and the other in 2028. The funds will be used for infrastructure, and repayment will be through tax increment revenue.

Vice Chair Fournier explained that CRAs primarily function as bonding entities that finance projects through guaranteed TIF. Currently, the Northwest CRA is paying off approximately \$1.26 million in bonds issued in 2022 for infrastructure improvements on Atlantic Boulevard, including lane reductions and landscaping. The CRA covers a vast area of 3,084 acres, but investments are primarily focused on two key regions: the area east of Dixie Highway and parts of downtown. This targeted investment approach has led to community feedback expressing concerns that certain neighborhoods feel overlooked by the CRA. Overall, the CRA is mainly utilized for issuing bonds and managing significant infrastructure projects, while addressing individual neighborhood issues remains a challenge.

Comr. Perkins inquired about the project's cost related to fire and water, which they are uniquely involved with, wondering if it exceeded \$1,000,000. Chair Hardin responded, stating that the cost was approximately \$300,000.

Comr. Perkins expressed her concerns about the downtown project, emphasizing that it had not adequately considered the needs of District 4, which she represented. She alleged that certain consultants had been hired to undermine her efforts and create division within her community. Comr. Perkins asserted that she had been trying to advocate for her district's interests, including addressing crime and allocating funds for schools and the homeless, but felt sidelined in the planning process. Despite facing criticism and personal attacks, she remained committed to fighting for her constituents and ensuring that their voices were heard.

Vice Chair Fournier expressed deep concern about the increasing division in the city, attributing it to a lack of transparency and accountability from city leadership, particularly regarding the management of the significant \$2 billion project. She criticized the influence of various consulting firms and special interests that created confusion and undermined elected officials. The Vice Chair emphasized the need for respectful communication and cooperation among city leaders, warning that the previous environment could have led to state intervention if trust and collaboration were not restored.

Comr. Fesik expressed frustration with the challenges she faced in her role, describing a lack of support from the city manager and the burden of dealing with complicated processes. Despite her efforts to accommodate residents' needs, she felt undermined by inefficiencies and inadequate communication. She criticized the reliance on consultants, particularly RMA, for running city affairs and lamented the disparity between their resources and her own, as she and her team struggled to advocate for the community amidst bureaucratic challenges.

Ms. McKenna emphasized that the Downtown Project has been approved, and any changes require a vote, as the contract is already in place. She noted that the proposed amendments focused on Comr. Perkins' district did not move forward due to the absence of public financing. Since the project will proceed with private financing, the budget excludes additional items. Similarly, the McNab project is also approved, and any modifications would necessitate a majority interest and negotiations with the developer, reinforcing that residents should be informed that the project is legally confirmed.

Chair Hardin expressed his strong support for the budget and the Downtown Project, defending the City's progress against negative criticisms. He emphasized that the City's improvements were the result of decisions made by the Commission, which represented the residents of Pompano Beach. Chair Hardin acknowledged differing opinions on various projects but insisted that the City had achieved significant advancements under the

current leadership and suggested that, rather than starting over, the focus should be on refining existing plans with more public input.

Comr. Sigerson-Eaton expressed concerns about feeling bullied by city commissioners who threatened to withhold budget votes if they didn't get their way on specific projects. She emphasized that this behavior affected the whole city and suggested that the commissioners' egos led them to prioritize their interests over the community's needs.

A motion was made by Vice Chair Fournier, seconded by Commissioner Sigerson-Eaton, to approve the Northwest CRA plan as presented. The motion failed by the following roll call vote:

Yes:Sigerson-Eaton

Smith

Hardin

No:Fesik

Perkins

Fournier

Ms. McKenna emphasized the legal requirement that the City adopt a balanced budget by September 22. She noted that achieving a balanced budget was not possible without the approval of East and NW CRA budgets. She stressed the serious implications of this issue, reminding the Board of its obligation to fulfill this mandate.

Enactment No: CRA RES. 2025-18

5. [25-473](#) A RESOLUTION OF THE POMPAÑO 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)

A motion was made by Vice Chair Fournier, seconded by Commissioner Sigerson-Eaton, that the CRA Resolution - Regular be ADOPTED. Commissioner Fesik nominated Sonya Finney, and Chair Hardin nominated Keriann Worley (Incumbent). The motion failed by a 3 to 3 vote, and the results were as follows:

Votes for Sonya Finney:

Fesik
Perkins
Fournier

Votes for Keriann Worley:
Sigerson-Eaton
Smith
Hardin

C. ADDITIONAL AUDIENCE TO BE HEARD

There were no additional speakers signed up to speak under Audience to be Heard.

[26-100](#) Discussion item to amend the Northwest and East CRA Plans and set a date if consensus is reached.

Chair Hardin suggested holding an early meeting on the 22nd, before the budget meeting, to address current issues. Comr. Sigerson-Eaton agreed, emphasizing the need for a cooling-off period.

Ms. McKenna indicated that they could not amend the CRA plan without prior agreement on how to do so, highlighting the importance of finding consensus. She noted the need for caution regarding the Northwest plan in relation to the MDA.

Chair Hardin mentioned possible changes to the Northwest and East CRAs, as well as the associated budget. He mentioned that while the title of the item referred specifically to the East project, both projects could be discussed.

Ms. McKenna raised concerns about the City's budget situation. As someone unfamiliar with budgeting, she was worried about the requirement for a balanced budget by Monday, given the State's strict advertising and notice regulations. She requested input from the budget director.

Joshua Watters, the City's Budget Director, stated that Miss McKenna was not wrong regarding a requirement in state statute, Chapter 166 of the Florida Statutes, which necessitated that municipalities adopt a balanced budget before the start of the fiscal year. He mentioned that the second and final budget meeting was scheduled for Monday, September 22, at 6:00 PM, based on the information voted on the previous night. He explained that there was an advertising requirement to announce the budget hearing two to five days prior to the meeting, which needed to include the proposed millage rate and the tentative city budget for consideration. Mr. Watters had signed off on an advertisement to be published in the Sun Sentinel on September 19. He discussed the interconnectedness between the City's budget and the CRA budgets, explaining that the city appropriated funds from TIF to the CRAs through non-departmental accounts for both the ECRA and the Northwest CRA. Revenue also returned to the city in the form of internal service charges for central services provided to the CRAs. He detailed that administrative and internal service charges amounted to \$457,045 for the Northwest CRA and \$121,419 for the ECRA. The total personnel costs were \$930,000 for the Northwest CRA and

about \$515,000 for the ECRA, with city employees being paid for with CRA dollars under various arrangements. Mr. Watters emphasized that the City had to pass a balanced budget where revenues equaled expenditures and that passing the CRA budget was essential prior to the City's budget approval.

Chair Hardin inquired if a budget for the CRA was needed by the 22nd, and Mr. Watters affirmed that it was indeed necessary.

Vice Chair Fournier asked if the 22nd was a deadline or just a meeting date, to which Mr. Watters replied that they legally had until the 30th, but the advertisement for the budget hearing had already been published for the 22nd.

Chair Hardin stated that unless they had a CRA budget by the 22nd, they would not be able to approve the city budget. He believed it would not be a balanced budget. He added that it would be dishonest to certify it, as they did not have the CRA funds coming in, which would jeopardize both the CRA budgets and the city budget. Ms. McKenna then expressed that she was trying to find solutions and had just spoken to Mr. Alfred. She recommended adopting the budgets and adding a resolution to the agenda. The resolution would ensure that they didn't spend any conflicting money until the issues were resolved. She suggested managing the budget in a way that would raise everyone's comfort level and finding common ground. It would involve amending the CRA plan, and they would adopt the budgets to avoid jeopardizing the city budget while also discussing the necessary amendments. Ms. McKenna aimed to create a resolution addressing all concerns and ensuring legal compliance while allowing some breathing room for further discussion.

Comr. Fesik commented on the budget numbers, emphasizing the importance of ensuring the City's budget could continue despite any impasse on the plan details. Ms. McKenna acknowledged that while budgets could be amended, it was crucial to adopt them by the 22nd, suggesting a flexible approach to naming line items in the budget to facilitate adoption without changing the approved projects, although any alterations would require a vote. Comr. Fesik then proposed a plan to freeze spending except for essential staff costs until an agreement was reached, advocating for freezing funds not needed to meet Mr. Waters' obligations. Ms. McKenna, however, expressed skepticism about this approach, noting the necessity of managing ongoing obligations and recommending instead that the focus be on specific budget objections, such as reconsidering the sunset date for the ECRA.

Vice Chair Fournier expressed her concerns about the suggestion to rename the park while maintaining the existing approved plan, questioning how it would truly resolve the underlying issues, given the previous deadlock and lack of trust among Board members. Ms. McKenna acknowledged the need for a resolution to secure funding and recommended adopting an immediate resolution to address these issues while still allowing for future discussions on the amended CRA plans. The Vice Chair remained skeptical about reaching a genuine consensus, feeling that the history of distrust made it difficult to move forward in good faith.

Comr. Sigerson-Eaton proposed amending the budget to rename the McNab Botanical Garden project, allowing for public input on the matter and emphasizing the importance of community engagement. Ms. McKenna clarified that the intention was simply to reallocate funds under the McNab project without altering its approved form, as any changes would require approval from the City Commission. Comr. Sigerson-Eaton expressed concern about the lack of public review and professional input at such a late stage, feeling pressured

and suggesting that a meeting be scheduled to discuss the project and ensure transparency in the decision-making process for the benefit of the city.

Further discussion ensued among the Chair, Vice Chair, and Comr. Sigerson-Eaton. Chair Hardin committed to having meetings to discuss various concerns, but emphasized the urgency of passing a budget this evening and on the 22nd. Vice Chair Fournier expressed her frustration over the approved plan, noting that they lacked the votes to amend it, which made the current situation feel like a hostage crisis where their input had been ignored for months. Comr. Sigerson-Eaton challenged the Vice Chair's claims about past discussions regarding the botanical garden financing, questioning her public stance, while the Vice Chair reminded her that her objections were well-known in debates and previous votes.

Ms. McKenna acknowledged Vice Chair Fournier's concerns, emphasizing that the proposals mentioned needed to be formally presented to the Board. She clarified that while opinions could be shared, any changes to financing required a motion and sufficient support to be implemented.

The Vice Chair recalled having a previous discussion about the "pay as you go" approach. Ms. McKenna reiterated that motions needed to be made for the benefit of all members if any changes were desired from the current situation.

A motion was made by Vice Mayor Fournier, seconded by Commissioner Fesik, to amend the ECRA plan to sunset the plan in 2031 when the matching funds from the County and hospital district expire.

Comr. Smith expressed her inability to support the motion at the last minute. She emphasized the need for careful consideration and further study of the bonds related to the projects before making a decision.

Comr. Fesik expressed her long-standing concerns regarding the plan, stating that she believed it should have sunset in 2031 before she even joined the board. She voiced her objections to its extension last year, emphasizing her familiarity with the ECRA and the project overall.

Chair Hardin then moved the discussion forward, asking if there were any additional comments before calling for a roll-call vote. Seeing none, he called for the vote.

The motion to amend the ECRA plan to sunset the plan in 2031 failed by the following vote:

Yes:Fesik

Perkins

Fournier

No:Sigerson-Eaton

Smith

Hardin

Chair Hardin initiated the discussion regarding ECRA and acknowledged Ms. McKenna's request to provide clarification.

Ms. McKenna clarified her focus on the actual budget rather than specific items, pointing to the presentation made by Ms. Vasquez. She emphasized her request for overall budget information and mentioned the slide on the McNab Project from the PowerPoint presentation. She suggested an alternative year for the sunset of the plan, proposing a timeframe that allows for the issuance of bonds without extending too far into the future, thereby alleviating concerns related to potential delays.

Comr. Sigerson-Eaton expressed her intention by making a motion to sunset the ECRA in 2049. Mayor Hardin acknowledged the motion, seeking a second for it. However, the motion died for lack of a second.

Comr. Fesik shared her thoughts, reflecting on her extensive notes and the discussions that had occurred. She proposed a public commitment to 2031 but acknowledged the potential difficulty in implementing new expenditures beyond a certain date. Comr. Fesik indicated that trust issues around management and consultants were significant factors influencing the discussion.

Continuing, Comr. Fesik emphasized the importance of addressing leadership within the CRA. She expressed the need to ensure that the executive director or city manager was capable of providing necessary answers and fulfilling their role.

A motion was made by Commissioner Fesik, seconded by Vice Chair Fournier, to terminate the executive director.

Vice Chair Fournier stated that the present leadership had contributed to ongoing issues and expressed disappointment in the Mayor's leadership approach. She urged the need for unifying efforts rather than allowing divisiveness to prevail, indicating her frustration with the lack of progress under the city manager.

Comr. Sigerson-Eaton sought clarification from the Vice Chair, inquiring if her stance implied a refusal to vote for the budget unless changes were made regarding the city manager. Chair Hardin responded, stating that the Vice Chair was not directly linking her comments to that condition.

Following this, he called for the vote to be taken in regard to the motion to terminate the executive director.

The motion to terminate the executive director failed by the following vote:

Yes:Fesik

Perkins

Fournier

No:Sigerson-Eaton

Smith

Hardin

Comr. Fesik referenced an email dated June 9 from RMA, discussing the complexities of vertical development in the downtown and the implications of annual assumptions on long-term projects. This correspondence

suggested that a lack of transparency undermines trust within the commission. Comr. Fesik stressed the importance of addressing these issues.

A motion was made by Commissioner Fesik, seconded by Vice Chair Fournier, to terminate RMA from both projects immediately.

Chair Hardin reiterated the motion to terminate RMA's involvement in both the McNab project and the Downtown Project.

Ms. McKenna responded to the motion by clarifying the contractual obligations tied to RMA, indicating that there are contracts with both the CRA and the City. She emphasized that the termination must be handled through a City Commission meeting due to the separate City contract. Ms. McKenna warned of a contractual provision requiring a notice period and severance pay of six months, making it clear that these financial obligations must be accounted for in the budget.

Comr. Fesik confirmed that the budget would accommodate the required severance payment for terminating RMA's contracts. Chair Hardin then opened the floor for Board discussion on the motion to terminate RMA from all CRA projects, ensuring clarity that the motion pertains specifically to the CRA contract.

Secretary Alfred sought clarification regarding the motion, and it was confirmed that it specifically refers to the RMA contracts within the CRA context, and that the City's contract with RMA would need to be addressed in a separate meeting.

The motion to terminate RMA from both projects failed by the following vote:

Yes:Fesik

Perkins

Fournier

No:Sigerson-Eaton

Smith

Hardin

D. 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 **October 21,**

2025.

Comr. Fesik's Report:

Comr. Fesik expressed her surprise at the abrupt closure of discussions regarding the budget, urging for further dialogue instead of ending the conversation prematurely. Mr. Cole conveyed sympathy for the differing perspectives among board members and proposed a compromise to amend the budget by removing specific references to the McNab House and Gardens, suggesting this would allow for continued discussions while protecting board members from financial commitments. Comr. Fesik sought to explore the possibility of not naming any project at all and placing it in a holding escrow account until a decision was made, highlighting the lingering distrust stemming from past experiences.

Ms. McKenna emphasized the necessity of keeping the name McNab in the CRA plan, as it had not been amended to remove it, thereby putting the City in a precarious position if a resolution wasn't brought forth quickly. Comr. Fesik noted Ms. McKenna's point about the lack of amendment to the plan and proposed a motion to temporarily remove the McNab project. However, Ms. McKenna clarified that such an amendment couldn't be made without adhering to statutory provisions, which stated that project funds could not be altered unless the project was amended or redesigned.

Comr. Fesik expressed concern about the current impasse and questioned whether it was possible to revisit the matter later or if they were already too far in the process, indicating a struggle to navigate the legal and procedural complexities. Mr. Cole expressed that while amending the plan immediately wasn't feasible due to required notice and procedures, the Board could collectively agree to pause the project's progress until a consensus was reached on the issue at hand. Comr. Fesik sought clarification before making any motions, inquiring whether it was possible to propose an amendment to the budget by removing or lowering the potential bond. Ms. McKenna reminded everyone that the bond was merely a placeholder in the budget and that the related documents would be revisited in the future.

Comr. Perkins' Report:

Comr. Perkins sought suggestions from the executive director on how to proceed. Greg Harrison, the Executive Director, agreed with the advice from Mr. Cole, recommending that they itemize any concerns about the ECRA and approve the budget to ensure it was balanced by Monday. Comr. Perkins expressed her concern about the possibility of a tied vote if they set items aside, which would leave her without the outcomes she desired. Mr. Harrison reiterated that the goal was to get the budgets approved without stalling the City's progress.

Nguyen Tran, the CRA Director, discussed the approval process for the bond related to the McNab Project. He explained that even if the bond is approved, the project requires further votes and decisions before moving forward. The implementation plan for financing is just a recommendation, and the project cannot proceed without the necessary votes.

Ms. McKenna recommended reconsidering public financing and suggested revisiting the First Amendment related to the funding needs. She believed that by reintroducing public financing, they could secure the

additional funds necessary to address issues that private financing could not cover.

Comr. Perkins expressed skepticism about public financing, citing her concerns regarding the Downtown project and the substantial payments to the developer despite limited progress. She reflected on her frustrations with how the project had been handled, calling it unnecessarily complicated and disrespectful. Ultimately, she acknowledged that despite differing approaches, everyone cared deeply about the City's well-being.

Comr. Sigerson-Eaton's Report:

Comr. Sigerson-Eaton expressed her thoughts on the necessity of funding and the approval process for the bond issue related to the McNab House Project. She highlighted the importance of flexibility in the project's terms while discussing the potential impact of public financing and lower interest rates compared to private financing through Roca Point. She emphasized that the savings from better interest rates could support community benefits outlined in a previous meeting and cautioned against inaction, likening it to being adrift without direction. The commissioner suggested changing the wording in the ECRA budget to include the McNab Project, which she believed would open the floor for additional debate and fairness among differing opinions. She was prepared to make a motion to add this as a discussion item on the agenda but wanted to allow others to voice their thoughts first.

A motion was made by Commissioner Sigerson-Eaton, seconded by Chair Hardin, to remove the words "House and Garden" from the line item for the McNab project in the ECRA budget.

Comr. Sigerson-Eaton mentioned that she will not address the Northwest budget in this motion.

Chair Hardin sought Board input on the motion.

Vice Chair Fournier expressed her concerns about the proposed plan, which lacked sufficient detail and transparency in funding. She criticized the idea of simply changing a name, arguing it wouldn't lead to meaningful negotiations. Additionally, she expressed skepticism about the timing of the bond issuance, suggesting it might occur shortly after an election, which could imply a strategic political maneuver involving consultants and special interest groups. Lastly, she proposed considering a moratorium on the CRA's social media activities as part of the discussion.

Comr. Fesik expressed her agreement with the concerns raised, reflecting on her experience of feeling overwhelmed after being elected. She recalled watching meetings and reviewing emails about the Annie Weaver center, which revealed a rushed decision-making process. Comr. Fesik noted that there seemed to be a deliberate effort to expedite the plans before a specific deadline, with various communications suggesting a master plan to push things through. Ultimately, she felt that certain details remained unresolved even after her election, reinforcing her concerns in the process.

The motion to remove the words "House and Garden" from the line item for the McNab Project failed by the following vote:

Yes: Sigerson-Eaton

Hardin

No: Fesik

Perkins

Smith

Fournier

Mr. Cole noted that the Vice Mayor mentioned they were getting closer to a compromise and suggested that further discussions were needed about the additions required for the commissioner's motion. He also requested the budget director to provide some language for the resolution that would ensure the approved plan wouldn't proceed without the necessary approvals. Additionally, he suggested including a clause in the resolution to acknowledge that the bond funds would only be available if at least four members approved them, believing these additions would provide the necessary comfort.

Mr. Watters discussed potential language with Mr. Cole and Ms. McKenna that aimed to clarify the budget resolution for the McNab project. He proposed a revision stating that a specific dollar amount, appropriated in the fiscal year 2526 budget, would not be spent or obligated until the Board adopted a subsequent resolution to authorize such expenditures. Ms. McKenna noted that the language was very definitive and would be included in the budget resolution.

Comr. Smith's Report:

Comr. Smith expressed her disappointment regarding the budget vote, sharing that the outcome did not contribute to resolving the issue at hand. She was saddened that the City was being let down and feared the actions taken would lead to turmoil for various entities and projects. Comr. Smith wished they could have voted on the budget initially and addressed concerns later, but found it challenging to identify common ground with the three commissioners who opposed the budget. Rather than feeling angry, she simply felt sad that they missed the opportunity to improve the budget and address the resolutions subsequently.

Vice Mayor Fournier's Report:

Vice Chair Fournier expressed her disappointment that the three individuals who consistently voted in favor of motions did not support any of the proposals aimed at addressing key issues. She felt frustrated by the lack of compromise and noted the many unresolved problems, particularly regarding the downtown project. Despite having requested a workshop months prior, it was only scheduled for the end of October, which she believed hindered progress and reflected poorly on the city manager's leadership. She highlighted that the delayed workshop could have provided an opportunity to discuss and resolve downtown issues, instead emphasizing the continued conflicts without sufficient dialogue. Additionally, she criticized the suggestion to revisit public financing, deeming it inappropriate given its contentious history, and expressed concerns about moving forward on the northwest matters without adequate discussion.

Continuing, Vice Chair Fournier expressed her strong belief that a more robust civic complex was necessary for their vision of the future, arguing against skimping on important aspects and emphasizing the need to invest in a premium product, even if it required public financing. She reflected on the lack of progress regarding their

previous requests and decisions, questioning the accountability of those involved and highlighting her willingness to share her views openly. While she acknowledged the potential for a motion that incorporated suggestions from Mr. Watters, she felt this would not adequately address the underlying issues they faced.

Ms. McKenna urged the group to determine a dollar amount to freeze, following Mr. Watters' language, as a means to provide immediate protection and prevent potential negative consequences. She suggested, for discussion's sake, that they could agree not to spend unencumbered funds for McNab at that time. She emphasized the importance of clarifying that both budgets were prepared in accordance with Florida law, which mandated the presentation of appropriations made years prior. While acknowledging the lack of agreement on the budget, she stressed the need to incorporate Mr. Watters' suggested language into the resolution, potentially extending beyond just the McNab project if necessary.

Vice Chair Fournier expressed concerns about the increased tension surrounding the city projects, particularly regarding the volume of social media activity related to the McNab house. She proposed the idea of instituting a moratorium on CRA social media posts to address these concerns, but hesitated, unsure if that would be overstepping her bounds in directing the city manager's actions. Furthermore, she expressed a desire for transparency and accountability, suggesting that all consulting contracts associated with the CRA should be presented to the CRA board for approval, given the city manager's significant spending authority.

Ms. McKenna suggested making a motion to reduce spending, but Vice Chair Fournier expressed concern about needing to bring a resolution for that action. Ms. McKenna clarified that they couldn't reduce it without a resolution, but assured the Vice Chair that she would draft a resolution with Mr. Alfred, who would finalize it, emphasizing their goal of finding a solution that would enable her to support the budgets.

Vice Chair Fournier proposed a motion for the Board to approve every consulting contract, citing concerns about being undermined by unexpected contracts signed by the executive director, which created confusion among consultants who seemed to waver between criticism and support of him. Ms. McKenna pointed out the unintended consequences of a recent motion, highlighting that professional service agreements, even for small amounts like \$5,000 or \$10,000, needed to be reviewed by the CRA. The Vice Chair mentioned that although they had requested a comprehensive data dump of these contracts in the past, they had not yet received it, which prompted her to express her willingness to examine the information. The Board considered whether it was possible to reduce the city manager's spending authority within its capacity as the CRA board.

A motion was made by Vice Chair Fournier, seconded by Commissioner Perkins, to bring all professional services and consulting contracts before the Board for approval.

Ms. McKenna had thought that the discussion focused on professional service contracts, questioning whether they really needed to consider every contract. Vice Chair Fournier clarified that she was specifically discussing consulting contracts but expressed her willingness to review all contracts. Ms. McKenna stated that the Board meets once a month, but the Vice Chair pointed out that the meetings had been frequently canceled, hindering their opportunity to communicate effectively. She recognized the need to hold frequent meetings since requests had been made, but ultimately went unaddressed.

Comr. Fesik expressed her concerns about the complexity of the City's governance structure, noting that it was

uncommon for a city manager to also serve as an executive director in other cities. She highlighted the complications arising from the City's MDA and the partnership with the CRA, which created overlapping responsibilities among shared staff. Comr. Fesik cautioned that this situation could lead to confusion regarding contracts, particularly for downtown projects, as it was uncertain who would ultimately bear the financial responsibility, and she wanted to ensure that important matters were not overlooked.

Comr. Sigerson-Eaton sought clarification on the motion, which Ms. McKenna confirmed that all contracts would require board approval.

Comr. Sigerson-Eaton inquired whether the contracts would undergo legal vetting before reaching the Board, to which Ms. McKenna affirmed that they typically do, as they are reviewed prior to going to the CRA director. Ms. McKenna also mentioned that she usually did not review smaller contracts, such as a \$5,000 contract for mowing services, but was willing to examine any contract if requested. She highlighted that all contracts would be presented to the Board after her review and approval.

Comr. Fesik raised a question regarding whether certain agreements, like real estate contracts, were included under the CRA directives, mentioning past challenges with how these issues were authorized. Ms. McKenna inquired if Comr. Fesik intended to add a request for all Purchase and Sale contracts to be presented to the Board. The commissioner expressed her desire for this addition but noted that the final decision rested with the Vice Chair, as it was her motion, while Vice Chair Fournier clarified that it encompassed all contracts, including consulting, tangible goods, and real estate.

Chair Hardin questioned whether the motion might lead to violations of the MDA. Ms. McKenna clarified that the contracts the developer would enter into directly wouldn't require board approval, as they were considered the developer's business. Chair Hardin expressed concerns about the necessity of contract submissions, and while Ms. McKenna acknowledged the need to review the agreement, she indicated that such contracts would go to the city contract administrator instead. The Vice Chair pointed out the Westview contract, discussing its approval process, while Chair Hardin reminded everyone that they had previously agreed to review all contracts and emphasized that any demolitions should occur only after proper procedures were followed.

Chair Hardin questioned whether separate resolutions were needed or if everything could be grouped together. Ms. McKenna insisted on grouping all items, stating that nothing had been approved yet. The Mayor acknowledged that a break would be necessary afterward for Ms. McKenna to compile a rough draft of the resolution.

Comr. Smith expressed her concerns regarding the budget approval process, questioning whether the discussions would lead to a definitive approval from the Board. She sought clarification from the three individuals involved, noting that without a clear direction, progress seemed stalled. Comr. Smith pointed out that, as the Vice Chair mentioned, they were delving too deeply into details instead of focusing on the critical issue at hand, which was the necessary approval of the budget.

Vice Mayor Fournier expressed her concerns about a pervasive lack of trust and feelings of being undermined within the group. She mentioned her intention to propose a motion regarding social media in hopes of fostering a more comfortable environment and addressing problematic behaviors. Despite acknowledging that Mr.

Watters' language might be more acceptable to some, she emphasized that simply changing language without altering behavior was insufficient, as they had repeatedly observed a lack of improvement and an escalation of issues.

Chair Hardin questioned whether she had officially made the motion regarding social media, and the Vice Chair clarified that her goal was ultimately to enhance comfort and trust among the members.

Chair Hardin acknowledged that a motion was on the floor and confirmed with Ms. McKenna whether she understood that it encompassed all contracts, stating that she would compile the results of other actions at the end. He opened the floor for any further discussion, and after noting the absence of additional comments, proceeded to call for the vote.

The motion carried by the following vote:

Yes:Fesik

Perkins

Fournier

Hardin

No:Sigerson-Eaton

Smith

Vice Chair Fournier proposed a motion to impose a one-month moratorium on social media posts from the CRA, expressing concerns about the spread of propaganda and emphasizing the need for factual information only. She suggested that this pause could provide an opportunity for discussions about future strategies with the CRA staff, despite her belief that they might not be willing to engage.

Ms. McKenna sought clarification on whether the Vice Chair intended to impose a blanket moratorium on social media announcements, while Vice Chair Fournier expressed her discomfort with the use of social media for propagating information rather than merely sharing facts about meetings. Ms. McKenna asked if these motions would lead to the approval of the budget with certain changes, thereby reaching a compromise; otherwise, they would not reach the finish line. To this, the Vice Chair responded that she would consider her motions based on her comfort level and ultimately decide whether to make a motion on the budget.

Comr. Sigerson-Eaton accused the discussion of being driven by bullying tactics, but the Vice Chair defended her stance, stating her intention was to foster a constructive dialogue rather than maintain the current situation. Ultimately, the conversation concluded abruptly with the Vice Chair indicating that her report was complete.

Ms. McKenna expressed the critical need to adopt a budget, emphasizing the potential legal repercussions for the City and asked that the meeting be recessed. The Board struggled to determine a suitable time to reconvene the meeting, leading to suggestions from various board members. After much back-and-forth, with several members expressing concerns about scheduling conflicts, they finally agreed on an 8:30 AM meeting the following Thursday, September 18.

Mayor Hardin's Report:

Mayor Hardin stated that he has no report and announced a recess of the meeting until 8:30 on Thursday, September 18, for budget discussions.

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Monthly Reports

- Financial Statements - June 2025
- Northwest CRA Advisory Committee - July 7, 2025
- FPI Security Reports - July/August
- Professional Services Expenditures - July/August

The Informational Report was RECEIVED AND FILED.

E. RECESS

The meeting was recessed at 7:28 PM and will reconvene at 8:30 AM on Thursday, September 18.