

Pompano Beach Community Redevelopment Agency

Meeting

Commission Chamber

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



Agenda

Tuesday, December 16, 2025

1:00 PM

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

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

RULES OF CONDUCT FOR CRA MEETINGS

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

CALL TO ORDER

*The Honorable Rex Hardin
Chairperson, Presiding*

ROLL CALL

Kervin Alfred, CRA Secretary

PLEDGE OF ALLEGIANCE**APPROVAL OF MINUTES**

- | | |
|-------------------------------|--|
| <u>26-137</u> | Joint Special Workshop of City and CRA Minutes of October 20, 2025 |
| <u>26-139</u> | CRA Board Meeting Minutes of October 21, 2025 |
| <u>26-138</u> | Joint Special Meeting of City and CRA Minutes of October 29, 2025 |
| <u>26-141</u> | CRA Board Meeting Minutes of November 18, 2025 |

APPROVAL OF AGENDA**CONSENT AGENDA DISCUSSION**

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

A. AUDIENCE TO BE HEARD

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

B. CONSENT AGENDA

1. [26-94](#) A RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY (CRA) APPROVING AND AUTHORIZING THE PROPER OFFICIALS TO EXECUTE A SERVICE CONTRACT BETWEEN THE CRA AND PFM ASSET MANAGEMENT TO PROVIDE INVESTMENT ADVISORY SERVICES; PROVIDING AN EFFECTIVE DATE.
(Fiscal Impact: 3.5 bps of CRA Investment)

Summary Explanation/Background:

A formal solicitation was issued on May 8, 2025 by the City for Investment Advisory Services by RFP25-045. A provision within the RFP provided for the successful

vendor services to also be utilized by the CRA. The City Commission on November 13, 2025 approved a contract with PFM Asset Management to provide advisory and management services by Ordinance No. 2026-05.

Staff is recommending approval of a contract with PFM Asset Management LLC providing investment advisory services for the CRA under the same terms and conditions as the City contract.

Origin of request for this action: Staff

Fiscal impact and source of funding: Professional Services
150-1910-539.31-60/160-1920-539.31-60.

(Staff Contact: Allison Feurtado/Kimberly Vazquez)

C. REGULAR AGENDA

2. [26-140](#)

A RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY (CRA), APPROVING AND AUTHORIZING THE PROPER OFFICIALS TO EXECUTE A SUBLEASE AGREEMENT BETWEEN THE CRA AND GREATER POMPANO BEACH CHAMBER OF COMMERCE, INC., RELATING TO PROPERTY LOCATED AT 100 NW 8TH STREET, SUITE 102, POMPANO BEACH, FLORIDA, AFTER NOTICE PURSUANT TO SECTION 163.380(3)(a) FLORIDA STATUTES; PROVIDING AN EFFECTIVE DATE.

(Fiscal Impact: Annual Sublease Revenue of \$46,620)

Summary Explanation/Background:

The Pompano Beach Community Redevelopment Agency (“CRA”) entered into a lease with Sonata Apartments Ltd. effective July 20, 2023 (Resolution 2023-39) for 3,108 square feet of commercial space with the intent to sublease the premises. Previously, the CRA Board approved a sublease with Crockett Foundation, Inc. on September 19, 2023 to sublease this space for office use. Due to the timeframe that the Developer took for interior buildout of the office space, the CRA received a request from the Crockett Foundation, Inc. to terminate the sublease based upon the terms of their Grant funding. The interior buildout of this space has recently been completed and is ready for occupancy. The CRA has negotiated a sublease with the Greater Pompano Beach Chamber of Commerce, Inc. for use as a temporary office location until the new City Hall is constructed and completed in the Downtown.

The Initial Term of the sublease will be four (4) years, with two (2) one-year renewal options. The Sublease Commencement Date will be January 1, 2026. CRA will allow a three (3) month “Improvements Period” for Sublessee to make Improvements required for Sublessee’s use of the Premises and no rent will be due during the Improvements Period. The Sublease annual rent is \$46,620 payable in monthly installments of \$3,885, plus prevailing sales tax, currently at 6.5% for a total monthly rent due of \$4,137.53. The rent will increase annually by 3% beginning with the

second year of the sublease.

Origin of request for this action: Staff

Fiscal impact and source of funding: Annual Sublease Revenue of \$46,620

(Staff Contact: Nguyen Tran)

3. [26-135](#)

Consideration of unsolicited proposals from Frazier Elite Homes, LLC and Parrish & Associates, LLC to construct an income restricted single family home on the CRA property located at 1910 NW 7th Street, Pompano Beach, FL.

(Fiscal Impact: \$50,000 Revenue from land sale)

Summary Explanation/Background:

CRA staff received an unsolicited proposal from Frazier Elite Homes, LLC for the construction of a single-family home, for an income restricted buyer on the CRA's 7,350 sq. ft. vacant lot located at 1910 NW 7th Street (folio 484234080470) on June 18, 2025. The property is deed restricted as affordable housing.

As required by Florida Statutes Section 163.380, a 30-day notice was advertised in Sun Sentinel on July 6, 2025, inviting additional proposals from developers or persons interested in undertaking the development of the property. In response to the advertisement Parrish & Associates, LLC submitted a proposal on August 4, 2025. The NW CRA Advisory Committee was informed at the September 2, 2025 meeting that more than one unsolicited proposal had been received. The Committee determined the fairest way to proceed was for members of the NW CRA Advisory Committee to form a Subcommittee to evaluate and score the proposals based upon pre-defined criteria.

The NW CRA Advisory Selection/Evaluation Subcommittee met on November 4, 2025 to evaluate and score the proposals. The Subcommittee was provided the proposals, scoring forms and conflict of interest forms, similar to a formal RFP, prior to meeting. Each proposer was given thirty minutes for their presentations, with a thirty-minute question-and-answer period immediately following. After totaling the scoring the result was that Frazier Elite Homes, LLC was ranked as the top proposer with a score of 276 points, with Parrish and Associates, LLC receiving a score of 242 points. The Subcommittee recommended Frazier Elite Homes, LLC be awarded a contract to build the single-family home.

Frazier Elite Homes, LLC proposal is to construct a 2,290 sq. ft. 3-bedroom, 2-bath home with a two-car garage to their buyer who is pre-qualified for a \$450,000 mortgage. The proposal includes a payment of \$50,000 to the CRA for the property. The current Broward County Property Appraiser market value of the lot is \$102,900.

The Northwest CRA Advisory Committee reviewed the Selection/Evaluation Subcommittee's recommendation on December 1, 2025 and recommended approval with a unanimous vote of 7 - 0.

Origin of request for this action: Staff

Fiscal impact and source of funding: N/A

(Staff Contact: Cassandra LeMasurier)

4. [26-136](#)

Consideration of an unsolicited proposal from Parrish & Associates, LLC to construct 4 attached single-family townhomes on the CRA property located at 300 NW 27th Avenue, Pompano Beach, FL.

(Fiscal Impact: \$220,000 Revenue from land sales)

Summary Explanation/Background:

CRA staff received an unsolicited proposal from Frazier Elite Homes, LLC on June 18, 2025 for the construction 4 townhomes on the CRA's 9,018 sq. ft. vacant lot located at 300 NW 27th Avenue (folio 484233041890). The proposal for the townhomes from Frazier Elite Homes, LLC was presented to the NW CRA Advisory Committee at the July 7, 2025 meeting.

As required by Florida Statutes Section 163.380, a 30-day notice was advertised in Sun Sentinel on July 6, 2025, inviting additional proposals from developers or persons interested in undertaking the development of either property. In response to this advertisement Parrish & Associates, LLC submitted a proposal for on August 4, 2025. Their proposal was presented to the NW CRA Advisory Committee at the September 2, 2025 meeting. The Committee determined the fairest way to proceed was for members of the NW CRA Advisory Committee to form a Subcommittee to evaluate and score the proposals based upon pre-defined criteria.

The NW CRA Advisory Selection/Evaluation Subcommittee met on November 4, 2025 to evaluate and score the proposals. Each proposer was given thirty minutes for their presentations, with a thirty-minute question-and-answer period immediately following. After totaling the scoring the result was a tied score of 245 for both proposers. Frazier Elite Homes, LLC offered to withdraw their proposal to allow Parrish & Associates, LLC the opportunity to be awarded the project due to the tied score. The Subcommittee recommended accepting the unsolicited proposal from Parrish & Associates, LLC.

The development proposal from Parrish & Associates requested that the property be either donated so the savings could be passed on to the home buyers or alternatively, a purchase price in the amount of \$220,000 be given for the land. The proposal is to construct two attached single-family homes for a total of 4 residential units. The townhouse type units will comprise of 3 bedrooms, 3 ½ bathrooms and a single car garage totaling 1,705 sq. ft. under air. The total construction cost is estimated to be \$200,00 per sq. ft. totaling \$341,000 per unit and the targeted sales price will be \$440,000 per unit.

The property was purchased by the CRA from Calvary Financial, Inc. on December 19, 2008 for \$95,000. According to the Broward County Property Appraiser's Office, the property has a Market Value of \$180,360 for 2025.

The Northwest CRA Advisory Committee reviewed the Selection/Evaluation Subcommittee's recommendation on December 1, 2025 and recommended approval with a unanimous vote of 7 - 0.

Origin of request for this action: Staff

Fiscal impact and source of funding: N/A

(Staff Contact: Cassandra LeMasurier)

D. ADDITIONAL AUDIENCE TO BE HEARD

E. REPORTS

A. EXECUTIVE DIRECTOR

B. CRA ATTORNEY

C. NEXT MEETING DATE – JANUARY 20, 2026

D. CRA BOARD

[26-142](#)

Monthly Reports

- Financial Statements - September and October

-Northwest CRA Advisory Committee - November 1, 2025
December 1, 2025

- FPI Security Reports - November 2025

- Professional Services Expenditures - November 2025

F. ADJOURNMENT

NOTICE:

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