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, June 16, 2026 | **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

26-404 CRA Board Meeting Minutes of May 19, 2026

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 AS

SUBMITTED. The motion carried by a unanimous voice vote.

A. AUDIENCE TO BE HEARD

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

Ed Phillips, 384 Northwest 19th Street, emphasized the need for fairness and humanity in politics. He voiced the importance of including African American for projects in the Northwest area and urged hiring local residents for the new downtown development rather than outsiders. He criticized the lack of meaningful outreach and suggested holding meetings at development sites to recruit locals. Addressing homelessness, he praised BSO's efforts but acknowledged their limitations. He also noted that $1.8 million to $5 million allocated for 18th Drive had not been disbursed and requested that the new City Hall feature cultural components and that local streets be paved.

B. REGULAR AGENDA

1. 26-410 Discussion on the Northwest CRA Incentive Programs
(Fiscal Impact: N/A)

(**Staff Contact:** Kimberly Vazquez)

Kimberly Vazquez, CRA Senior Project Manager, advised that at the last meeting, the Board had requested staff present a discussion regarding the Northwest CRA Incentive Programs. She reviewed a summary of the programs, including the Minor Commercial Exterior Program, Commercial Interior Buildout Assistance Program, Façade and Business Site Improvement Program, Strategic Investment Program (SIP), and Relocation and Development Incentive Program. A sixth program, the Real Estate Development Accelerator (REDA) expired September 20, 2025, and was no longer active. These programs are open to commercial businesses in the Northwest CRA district to help mitigate costs associated with property renovation or new development. She reviewed criteria considered and the general application process, and noted staff recommended a thorough review of the programs by the Northwest Advisory Committee to determine what is and is not working and recommend amendments.

Claudia McKenna, CRA Attorney, recommended, based on previous Board conversation, that a provision be added to all incentive programs that an applicant is ineligible to participate in the programs if they owe the City or CRA any moneys or has outstanding violations of the City Code.

Chair Hardin asked about the previous micro-loan program. Ms. Vasquez stated a handful of these loans remain in repayment, but micro-loans are no longer being issued.

Vice Chair Fournier stated she had met with staff to review the programs at length and discuss potential opportunities to ensure the allocated funding is being utilized by business owners. She highlighted matching funds as a hurdle, in addition to the need for upfront support to navigate the process. She noted the target areas should also be removed and commented that while a larger tax credit had been provided to Old Town Square, there may be smaller infill projects that could be incentivized. She added that she would like to learn more about the micro-loan program and whether that should be considered again.

Nguyen Tran, CRA Director, shared that there had been a successful micro-loan program at the beginning of the CRA which was made up of three (3) components, including a loan, technical assistance in building the business, and job placement, but with time it was determined it should have been considered more of a grant program than a loan program. He noted if the program was brought back in any form, more technical assistance to grow the business was needed.

Vice Chair Fournier commented that any changes made should be made with a view to getting funds out into the corridor and into local businesses with a focus on making the funding more accessible.

Comr. Smith agreed technical assistance was important for start-up businesses. She asked if the Northwest community had ever been asked what they needed. Ms. Vazquez responded that to her knowledge, no surveys had been completed, but based on the phone calls she received, there is a need for start-up funding. Comr. Smith suggested the Advisory Committee discuss talking to residents to bring forward products they can use.

Comr. Perkins stated different communities have different needs and agreed with the idea to bring back the micro-loan as a grant. She asked how effective the micro-loan program had been, and whether businesses received enough assistance. Mr. Tran advised it had taught a valuable lesson that everybody would like to be their own boss and run their own business, but not everybody can do that and succeed. He stated the program had not succeeded as it should have due to lack of follow-up. He noted the program could be brought up to date with digital support.

Comr. Perkins asserted businesses need to start with some type of roadmap as to where they are and where they are going to help them build their businesses.

Comr. Perkins asked if a micro-grant program would require someone to write grants, or if funding was set aside. Mr. Tran advised it would be TIF funded, but the City's grant writer could also look at some funding sources. Ms. McKenna clarified the level of specificity that would be required for a new businessowner to be eligible for a CRA-funded program, as dollars must be tied to an eligible activity under Statute.

Comr. Fesik asked that staff provide information on the budget for each of incentive programs and how much was used over the past five (5) years. She noted this would help to identify underutilized programs. Ms. Vazquez stated the biggest use was of the façade program, followed by the SIP.

Comr. Fesik commented that some of the parameters were too high of a hurdle for small businesses to take advantage of. She asked for clarification on what committee would review the programs. Ms. Vazquez stated it would be the Northwest Advisory Committee, as the focus at this time was only these programs, because more hurdles were being recognized in those areas.

Comr. Fesik referenced Ms. McKenna's recommendation that businesses with outstanding Code violations be excluded and asked what percentage of businesses who have applied may have been turned away when these programs may help with resolution of these violations. Ms. Vazquez stated she did not know of any. Mr. Tran added that there had been applicants seeking Code-related incentives, but those would be prohibited. Discussion continued regarding the issue of upfront costs and potential efforts to get buy-in for upgrades from shopping center owners by showing them what it could look like.

Comr. Fesik agreed that bringing back the micro-loan program may be an option and suggested working with local banks to determine what incentives they might offer. She commented that businesses come to the CRA when they are looking to grow, but there may be an opportunity for an incubator program on CRA property for those who do not yet have a brick-and-mortar location. Discussion continued regarding co-working spaces and potential partnership to assist people in testing their business ideas in the real world.

Comr. Sigerson-Eaton thanked staff for the incredible number of creative programs to help revitalize the Northwest community and the CRA.

Comr. Perkins commented that in the process of starting a business, the City must be more friendly and welcoming, noting a resident who had tried to start a business and left frustrated by the process. She asked if any African Americans had applied for the façade program. Ms. Vazquez discussed the Big Daddy Conch project which had been approved for $50,000 and explained staff was helping the owner through the process.

Chair Hardin noted the Minor Commercial Exterior Program pays up to $5,000 with no match. Ms. Vazquez confirmed this was correct. She stated staff had gone door to door approaching businesses, done social media campaigns, and put them in the newsletter. She suggested a survey of the Northwest businesses to see what hurdles they were facing that was keeping them from taking advantage of the programs.

Chair Hardin opened the item for public input.

Anne Bosworth, 4015 West Palm Aire Drive, stated announcing that a program exists may not be enough, as until it was put into a roadmap with people to help them accomplish the steps, it would not be utilized. She stated the CRA could find those willing to paint a business for $5,000 so there was not an additional balance and asserted the steps needed to be slow and organized so the money was staying in the Northwest and benefiting those families.

Leor Levine, Pompano Beach resident, commented that Pompano Beach has a shortage of 4,464 Workforce Housing units, and this was not being paid attention to. He stated businesses cannot be opened on vacant land and the CRA needs to help the people of the City. Comr. Fesik asked Mr. Levine to exchange contact information to allow for a longer conversation about his concerns.

Ed Phillips, Pompano Beach resident, stated he had seen Whiting-Turner go into neighborhoods to hire people from the neighborhoods. He commented that he hoped the funds would be tweaked to be not startup funds but enhancements, because business owners should at least have some money in the bank when starting, and their own money would give more of an incentive to follow through with a vision. He added that he was in support of the micro-loan program as a grant, as it had good intentions and applicants came from the neighborhood, but it was difficult to make enough money to pay the loan back. He stated this would lead to a wave of more positive things and emphasized the importance of a good faith effort toward hiring people who live locally.

Vicente Thrower, a Pompano Beach resident, recommended that the Advisory Board be allowed to weigh in before moving forward with the conversation.

Delvin King, 2601 NW 12th Street, asked if the micro-grant program would be for people who live in the Northwest neighborhood or if a business in the Northwest neighborhood would be required. Chair Hardin stated this was yet to be determined. Mr. King commented this would be a question of concern and asked if residents would be vetted and shifted based on their backgrounds and business practices. He stated this needed to be specifically listed in the application.

Chair Hardin closed public input and invited further Board discussion on the matter.

Comr. Perkins asked if any of the businesses that took advantage of the micro-loan program previously were still existing today. Ms. Vazquez confirmed. Comr. Perkins inquired as to whether there was a specialist in the City tasked with going to the businesses to ask about conditions and assist. Ms. Vazquez stated not at this time.

Chair Hardin stated that, based on consensus, the next step would be for staff to take the item to the Advisory Committee for further discussion.

NO ACTION TAKEN ON THIS ITEM.

2. 26-411 Discussion of the Reallocation of FY 2026 Roving Ambassador Program Funds ($353,808) for Northwest CRA District Projects and Programs.
(Fiscal Impact: N/A)

(**Staff Contact:** Kimberly Vazquez/Nguyen Tran)

Kimberly Vazquez, CRA Senior Project Manager, advised that at the last meeting, the Board had voted down the contract for the Roving Security Ambassador Program, which had funding availability of $353,808. She opened discussion as to how to reallocate the funds to programs or projects.

Comr. Perkins noted there was no information in the backup and asked for clarification on how the funds could and could not be used. Ms. Vazquez stated this was TIF funding which could be reallocated in the FY27 budget when it is brought forward in July. Comr. Perkins noted that at the May meeting it was stated the funds could not be used for the homeless. Ms. Vazquez confirmed the funds could not be used for social service programs, but staff was in discussion with the Homeless Coordinator on programming, potentially the safety portion under Innovative Policing.

Comr. Perkins asked if some of the funds could be used for the new tech center to assist students with technology and how to become business owners. Ms. Vazquez stated the funds could be used for anything recognized in the Northwest Area Plan. Ms. McKenna expressed concern this would move away from the bricks and mortar eligibility concept under the Statute. She noted this would be an appropriate City project. She clarified eligible activities.

Comr. Perkins commented on the need for a botanical garden, landscaping or outdoor recreation at the Senior Activity Center, potentially a space for wedding receptions outside. Ms. Vazquez confirmed the funds could be used for this purpose.

Comr. Fesik agreed with Comr. Perkins regarding lack of backup and stated there should have been a presentation on opportunities. She suggested the money be put in a fund, so it was available for gaps identified. Ms. McKenna provided additional details on Innovative Community Policing versus safety.

Comr. Fesik asserted she would like more time. She asked if the funds had a required timeframe for use or if they could be rolled into the next fiscal year. Ms. Vazquez advised the funds could be rolled forward or reallocated to programs or projects.

Comr. Fesik reiterated that she would like to see ideas from staff. She asked if the TIF had been modeled under potential changes in November. Ms. Vazquez stated some modeling had been conducted, and this would be part of the budget discussion. Comr. Fesik suggested it would be irresponsible to reallocate the funds without stress testing and due diligence. Mr. Tran advised staff was in the process of looking at this for both the CRA and the City. He noted there was discussion on the likelihood that property tax reform would pass, and the CRA needed to be looking at revenue generating projects which would grow the tax base for the City.

Comr. Fesik asked that staff present different models of the TIF allocation split between the CRA and City based on potential property tax reform, so the funds were allocated according to needs in the Northwest and throughout the City. She stated forward thinking was needed. Mr. Tran stated the City had not yet seen the full effect of multi-million-dollar projects that were not yet on the tax rolls. He advised that the impact of the tax reform would be shown in the CRA's five (5) year budget.

Vice Chair Fournier stated she disagreed with the "you versus us" narrative of the CRA versus the City, because it was all taxpayer dollars. She noted basic services had to be covered, and if that was not happening, taxes would need to be increased and other funding sources explored, as this was the first job of both the City and the CRA. Discussion continued regarding the future of the CRA districts.

Vice Chair Fournier raised concerns that most of the money put into the Northwest CRA was leaving the district through consultants and property owners who are not residents. She stated if this was a virtuous circle where all the money was staying in the Northwest CRA, it would be a different discussion.

Comr. Sigerson-Eaton commented that she was not against getting the numbers, but once the money put into the CRA comes back to the City, the City cannot do the same things that the CRA does, such as business incentives, façade improvements, and micro-loans to eliminate slum and blight and assist businesses. She stated innovative policing patrols have made businesses more successful because people feel safer. She acknowledged that the City would be facing challenges over the coming years and stated no one wanted to cut services or raise taxes. She agreed the funds should be put aside for the rainy day that was coming.

Comr. Smith stated the CRA and City had a big job to do to prepare for the job and asserted the Board should not interfere with that process as staff works through the unknown.

Comr. Perkins asked that the reallocation of the Roving Ambassador Program funds be brought back as a discussion item at this meeting because in the past, when funds were to be held, staff would use them, and she wanted to make sure this money stayed in the Northwest. She stated she would meet with staff to come up with ideas. Ms. Vazquez clarified these funds were part of the Projects and Operations Funds for the district and would stay in the Northwest.

A motion was made by Commissioner Fesik, seconded by Commissioner Perkins, to evaluate the options of the TIF allocation split. The motion carried by the following roll call vote:

Yes: Commissioner Fesik, Commissioner Perkins, Commissioner Sigerson-Eaton, Vice Chair Fournier

No: Commissioner Smith and Chair Hardin

Vice Chair Fournier stated she had discussed this with staff because she had been looking for years for something more like a Clean and Safe Program that touched other parts of the Northwest and could fall under Innovative Policing. She noted other projects that could be used as models and stated she would like the CRA to take a long look at that before spending this money.

Comr. Sigerson-Eaton stated she did not believe the CRA should be spending any money until the budget process. She noted she supports having the Roving Ambassadors, potentially with a different firm, as it was important for the success of the CRA and they helped a great deal in the east and the west. She asserted once people know there is no one patrolling the area, there would be an influx of issues.

Comr. Smith agreed the money should be put aside until an innovative idea is presented. She noted she would like to hear more about the programs Vice Chair Fournier had referenced. She stated neighborhood stabilization and safety were extremely important and it would be wise to put the money aside for that.

Chair Hardin recognized Michael Skversky for originally bringing up the idea of putting the homeless to work on the streets. He stated it sounded as though the consensus was to hold the money at this time.

Comr. Perkins noted an existing program in Miami to employ the homeless to clean up and protect the streets and advised that she had brought it up to staff in 2018 when she toured the program.

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3. 26-346 A RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY (CRA) APPROVING THE FORM PROFESSIONAL/CONSULTING CONTINUING SERVICES CONTRACT FOR ARCHITECTURAL SERVICES ATTACHED AS EXHIBIT “A” (THE FORM CONTRACT) AND AUTHORIZING THE PROPER OFFICIALS TO EXECUTE THE FORM CONTRACT WITH THE PROFESSIONAL CONSULTANTS IDENTIFIED IN EXHIBIT “B;” PROVIDING AN EFFECTIVE DATE.
(Fiscal Impact: N/A)

(**Staff Contact:** Cassandra LeMasurier)

Cassandra LeMasurier, Real Property Manager, advised the next four (4) agenda items were tied together, as there were individual solicitations for each discipline. She provided a brief overview of the Consultants' Competitive Negotiation Act (CCNA) under Statute, which covers the acquisition of professional architectural, engineering, landscape architectural, or surveying and mapping services, and various projects the CRA had used continuing contracts for. She discussed the process for how continuing contracts are used, the benefits of continuing contracts, and the procurement process and impact of solicitation for each professional service if continuing contracts are not in place.

Continuing, Ms. LeMasurier advised the City and CRA jointly issued solicitation to establish continuing contracts for professional architectural services on an as-needed basis, and the selection/evaluation committee recommended entering into contracts with the top five (5) ranked firms:

- Currie Sowards Aguila Architects, Inc.
- Design Kollaborative Architects Planners, Inc.
- Design2Form, LLC
- The Tamara Peacock Company Architects of Florida, Inc.
- Walter Zackria Associates, PLLC

She explained staff also recommended the CRA enter into continuing contracts with the following responsive and responsible firms due to their qualifications and performance on past CRA projects:

- Gallo Herbert Architects, LLC
- Justin Architects, P.A. (f/k/a Cartaya and Associates)
- Song + Associates, Inc.
- STUDIO-US DESIGN LLC

Ms. LeMasurier stated the contract term would be five (5) years, and contracts would be fully executed upon Board approval. She reviewed the materials included in the backup briefly.

Chair Hardin opened the item for public input.

Vicente Thrower, Pompano Beach resident, stated he supported the item based on staff's ability to move forward ethically. He added that if the City's Engineering Department was involved in the process in any way, he would encourage the Board to vote against it. He asserted change was needed.

Anne Bosworth, 4015 West Palm Aire Drive, suggested a contract term of three (3) years rather than the five (5) years proposed, or a checkpoint at 2.5 years. She stated the Board should develop a rubric separate from that of procurement to increase confidence in the vendors.

Thomas Thebo Jr., Kansas City, Missouri, stated the system of life is the perfect system, and any decision should look at connecting people with that system on a higher level. He urged a critique of the perspective on how to help people build a better connection. He stated he had a proposal to bring forward. Chair Hardin suggested Mr. Thebo speak with his State Representative.

Chair Hardin closed public input and invited further Board discussion on the matter.

Ms. LeMasurier clarified that under the Statute, contracts must contain termination provisions. She noted these were included in the form contract with and without cause for the contract in total and also for individual work authorizations under the contract. She advised the evaluation criteria utilized was also taken from Statute and noted there were restrictions as to what and could not be asked.

Vice Chair Fournier referenced the images of past projects in the presentation and asked if the Engineering Department had any role. Ms. LeMasurier stated the City's Engineering Department was not typically needed in the CRA process, but they were not specifically excluded. Mr. Tran stated Engineering was not involved in the contract, but they were among the reviewing entities in the projects.

Vice Chair Fournier noted ongoing work in the downtown and asked how firms like Keith & Associates were being paid currently. Ms. LeMasurier explained the Civil Engineering solicitation and stated the CRA receives invoices. She noted other projects where the CRA had conducted solicitation directly.

Vice Chair Fournier asked if any of the CRA's continuing contracts were being used for downtown projects. Ms. LeMasurier advised they were on a limited basis. Mr. Tran provided additional details on how the contracts would be utilized.

Vice Chair Fournier asked why the CRA had recommended the four (4) additional firms when the City had not. Ms. LeMasurier stated the CRA had different projects than the City and were familiar with the work for some smaller firms and firms that had previously done CRA projects. Vice Chair Fournier inquired as to who added these recommendations. Mr. Tran advised the recommendation had come at his direction, and noted the process allowed for these firms to be added to the list without additional solicitation costs.

Comr. Sigerson-Eaton noted these firms are selected every five (5) years based on qualifications, experience, and competency, not by price. She mentioned that if something needed to be redesigned, this pool of firms would be already approved and vetted for negotiation of price. She stated this would save time and money for both the CRA and the firms.

Comr. Fesik commented that the downtown was moving forward in a very quick way without a lot of oversight, and these contracts were for five (5) years. She stated she understood there was a termination agreement, but the community was concerned their opportunities to participate were drying up. She noted local companies might be interested in bidding on smaller contracts and advised that while she appreciated these contracts cut down on red tape and bureaucracy, it was also a double-edged sword as it takes away oversight and competitive bidding. She stated she also had an issue with the number of these issues that would be handled in-house and pointed out that Engineering was involved in the selection committees. She stated there had been a lot of concerns brought to her recently which had brought her to request information related to the conduct of consultants, staff, and city officials.

Chair Hardin asked whether Comr. Fesik was relaying allegations about senior CRA officials. Comr. Fesik stated she had made the CRA Attorney aware of the concerns and needed documentation to resolve the issues before moving forward. Chair Hardin encouraged that if any information was received regarding anyone on the dais or working for the City, that this be brought to the proper authorities.

Comr. Perkins stated she was also concerned with the five (5) year contracts, and which projects would be associated with the services. She advised that she did not want to support this without knowing the amount of funding that would be spent on the projects. Mr. Tran provided an example based on NW 6th Avenue and the tactical urbanism plan which had been discussed, including the removal of the roundabouts. He advised that locking hourly costs for a five (5) year contract would represent savings.

Comr. Smith added that the CRA was protected with pricing and had the ability to get out of the contract with no cause. She stated this was a smart move.

Chair Hardin asked if the contracts could be changed to three (3) years instead of five (5). Ms. LeMasurier stated she believed the duration of the contracts was included in the solicitation. She noted issuing a contract was not a guarantee of work to any of these firms. She reviewed how pricing is determined per task, monthly invoicing, and limitations. She noted changes to the Statute related to Diversity, Equity, and Inclusion (DEI) which restricted preference for small and minority businesses.

Chair Hardin agreed that locking prices in for five (5) years made more sense.

Vice Chair Fournier reiterated her concern with the spending authority and stated she would feel more comfortable with items like this if the Board made changes to limit this. Ms. LeMasurier provided clarification on the threshold of spending authority.

Vice Chair Fournier stated if the City Manager's spending authority was reduced to $75,000, she could support this item. Ms. LeMasurier advised this action would need to be done by the City, not the CRA Board, as the CRA followed the City's procurement process by Statute.

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

Yes: Commissioner Sigerson-Eaton, Commissioner Smith, and Chairperson Hardin

No: Commissioner Fesik, Commissioner Perkins, and Vice Chair Fournier

4. 26-347 A RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY (CRA) APPROVING THE FORM PROFESSIONAL/CONSULTING CONTINUING SERVICES CONTRACT FOR CIVIL ENGINEERING SERVICES ATTACHED AS EXHIBIT "A" (THE FORM CONTRACT) AND AUTHORIZING THE PROPER OFFICIALS TO EXECUTE THE FORM CONTRACT WITH THE PROFESSIONAL CONSULTANTS IDENTIFIED IN EXHIBIT "B;" PROVIDING AN EFFECTIVE DATE.
(Fiscal Impact: N/A)

(**Staff Contact:** Cassandra LeMasurier)

Cassandra LeMasurier, Real Property Manager, stated she had reviewed the solicitation to confirm that under Terms of Agreement, it was specified that the contracts would have five (5) year terms with no renewals. She advised the City and CRA jointly issued solicitation to establish continuing contracts for professional civil engineering services on an as-needed basis, and the selection/evaluation committee recommended entering into contracts with the top eight (8) ranked firms:

- Arcadis U.S., Inc.
- Baxter & Woodman, Inc.
- KEITH and Associates, Inc.
- Kimley-Horn and Associates, Inc.
- McKim & Creed, Inc.
- Munson Design & Consulting, Inc.
- Thompson & Associates, Inc.

Ms. LeMasurier stated the contract term would be five (5) years, and contracts would be fully executed upon Board approval. She reviewed the materials included in the backup briefly.

Chair Hardin opened the item for public input, seeing none, closed public input.

Chair Hardin asked if it was fair to paraphrase that the item was designed to save money, expedite the process, and get work done in the City of Pompano Beach which has been approved by the CRA Board. Ms. LeMasurier confirmed. Chair Hardin stated these contracts allowed staff to carry out the instructions of the CRA Board. Ms. LeMasurier agreed. She provided brief examples.

Vice Chair Fournier asked what would happen if a project was awarded for $199,000. Ms. LeMasurier reviewed an example, noting once the scope of work was identified, staff would issue the work authorization, which would then be reviewed by Purchasing. Vice Chair Fournier clarified this would not come back to the Board. She asked what happens if there is a change that increases the amount. Ms. LeMasurier explained if the change order exceeded the threshold, the project would go back to the CRA Board. Vice Chair Fournier asked if there were adequate controls in place to ensure this happened. Ms. LeMasurier stated staff is monitoring this through project expenditure, and the process is audited by Purchasing and the independent auditor.

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

Yes: Commissioner Sigerson-Eaton, Commissioner Smith, and Chairperson Hardin

No: Commissioner Fesik, Commissioner Perkins, and Vice Chair Fournier

5. 26-348 A RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY (CRA) APPROVING THE FORM PROFESSIONAL/CONSULTING CONTINUING SERVICES CONTRACT FOR PROFESSIONAL ENVIRONMENTAL TESTING ATTACHED AS EXHIBIT "A" (THE FORM CONTRACT) AND AUTHORIZING THE PROPER OFFICIALS TO EXECUTE THE FORM CONTRACT WITH THE PROFESSIONAL CONSULTANTS IDENTIFIED IN EXHIBIT "B;" PROVIDING AN EFFECTIVE DATE.
(Fiscal Impact: N/A)

(**Staff Contact:** Cassandra LeMasurier)

Cassandra LeMasurier, Real Property Manager, stated the City and CRA jointly issued solicitation to establish continuing contracts for professional environmental testing services on an as-needed basis, and the selection/evaluation committee recommended entering into contracts with the top three (3) ranked firms:

- Professional Service Industries, Inc.
- Terracon Consultants, Inc.
- UES Professional Services, LLC (f/k/a Universal Engineering Sciences, LLC)

Ms. LeMasurier stated the contract term would be five (5) years, and contracts would be fully executed upon Board approval. She reviewed the materials included in the backup briefly.

Chair Hardin opened the item for public input, seeing none, closed public input.

Chair Hardin asked if it was correct that approving this item allowed staff to move forward on executing what the CRA Board has directed them to do. Ms. LeMasurier confirmed.

Ms. LeMasurier sought to incorporate her previous presentation regarding the process and restrictions.

Chair Hardin stated approving this would allow staff to move forward in the most efficient and expeditious manner possible to execute on the directives of the CRA Board to staff. Ms. LeMasurier advised the CRA staff is a lean, small staff that is cognizant of costs and confirmed this approval did not eliminate oversight.

Vice Chair Fournier clarified that if there was something in the CRA Board with members of this Board dissenting, this would still be in the CRA plan and would still be in the scope of the contracts. Ms. LeMasurier advised the item would also have to have budget funds associated with it.

Chair Hardin asked counsel to confirm that no individual member of this Board could direct staff. Ms. McKenna confirmed.

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

Yes: Commissioner Sigerson-Eaton, Commissioner Smith, and Chairperson Hardin

No: Commissioner Fesik, Commissioner Perkins, and Vice Chair Fournier

6. [26-349] A RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY (CRA) APPROVING THE FORM PROFESSIONAL/CONSULTING CONTINUING SERVICES CONTRACT FOR STRUCTURAL ENGINEERING SERVICES ATTACHED AS EXHIBIT “A” (THE FORM CONTRACT) AND AUTHORIZING THE PROPER OFFICIALS TO EXECUTE THE FORM CONTRACT WITH THE PROFESSIONAL CONSULTANTS IDENTIFIED IN EXHIBIT “B;” PROVIDING AN EFFECTIVE DATE.
(Fiscal Impact: N/A)

(**Staff Contact:** Cassandra LeMasurier)

Cassandra LeMasurier, Real Property Manager, stated the City and CRA jointly issued solicitation to establish continuing contracts for professional structural engineering services on an as-needed basis, and the selection/evaluation committee recommended entering into contracts with the top four (4) ranked firms:

- EAC Consulting, Inc.
- HBC Engineering Company
- Kimley-Horn and Associates, Inc.
- R.J. Behar & Company, Inc.

Ms. LeMasurier stated the contract term would be five (5) years, and contracts would be fully executed upon Board approval. She reviewed the materials included in the backup briefly.

Chair Hardin opened the item for public input, seeing none, closed public input.

Chair Hardin stated this item allows staff to move forward with the direction given by the CRA Board in the most expeditious, efficient, and cost-effective manner possible, and would be saving taxpayer dollars. Ms. LeMasurier confirmed this was correct.

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

Yes: Commissioner Sigerson-Eaton, Commissioner Smith, and Chairperson Hardin

No: Commissioner Fesik, Commissioner Perkins, and Vice Chair Fournier

C. ADDITIONAL AUDIENCE TO BE HEARD

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

D. REPORTS

Executive Director’s Report:

Nguyen Tran, CRA Director, stated he had no report and extended Father's Day wishes to all fathers.

CRA Attorney’s Report:

Claudia McKenna, CRA Attorney, addressed the Board regarding recent public statements concerning McNab Park. She stated that it was important to ensure that the public record accurately reflected the property's legal and factual history. Ms. McKenna explained that, under Chapter 163, Florida Statutes, the City Commission serves as the governing body responsible for approving the CRA Plan, while the CRA Board makes recommendations. She reviewed provisions of the adopted CRA Plan describing the relocation of the historic McNab House, its planned adaptive reuse as a restaurant, creation of the McNab House and Botanical Gardens, future parking improvements, and the acquisition of adjacent properties to support the redevelopment project. Ms. McKenna stated that these activities, including property acquisition, constitute capital improvements contemplated by both the CRA Plan and the lease agreement between the City and the CRA.

Ms. McKenna further explained that legal interpretation of the lease requires consideration of the document as a whole and the parties' intent, rather than of isolated provisions. She stated that City Attorney Mark Berman had previously concluded that the CRA had satisfied the lease's capital improvement obligations and emphasized that land acquisition was an intended component of the approved redevelopment plan.

Addressing questions regarding the designation of McNab Park, Ms. McKenna clarified that the property remains a public park under the City's Code of Ordinances. She cited the City's zoning regulations governing institutional open-space uses and explained that botanical gardens, community gardens, parks, and plazas are recognized as public open-space uses. She stated that the McNab House and Botanical Gardens project remains consistent with those permitted uses and does not alter the property's status as a public park.

Ms. McKenna also summarized historical title research concerning McNab Park. She explained that the original 1924 Pinehurst subdivision plat identified the property as an unnumbered parcel dedicated as a park and that historical records demonstrated the City had continuously maintained and improved the property for public use. She further stated that review of probate records for the original dedicators revealed no conveyance of ownership of the park property to private heirs. Based on that research, title insurance had been issued confirming the City's ownership interest. Ms. McKenna also cited a recent Florida appellate decision involving the City of Parker, which reaffirmed the legal principle that a park identified on a recorded subdivision plat constitutes a public dedication. She concluded that the legal record supports the City's ownership and the CRA's redevelopment activities, which are consistent with the adopted CRA Plan.

Chair Hardin thanked Ms. McKenna for her presentation.

Next Meeting Date: Chair Hardin announced that the next scheduled CRA meeting is set for July 21, 2026.

Comr. Fesik's Report:

No report. The commissioner left before the meeting adjourned.

Comr. Perkins' Report:

Comr. Perkins thanked Chair Hardin and Vice Chair Fournier for attending the ribbon-cutting ceremony for Providence Place in Golden Acres, recognizing completion of the 100-unit senior housing development. She also announced a community meeting on June 18, hosted by the Pompano Beach Housing Authority, to discuss the future redevelopment of the Blanche Ely Estates property. She expressed concern about delays in completing the Annie Gillis parking lot project and installing a traffic signal on Martin Luther King Jr. Boulevard, noting that both projects had been in procurement for several years. Comr. Perkins further reported that, following discussions with the Broward Sheriff's Office, businesses located near Northwest 6th Avenue and Northwest 15th Street had agreed to begin closing at 11:00 p.m. in an effort to reduce criminal activity in the area. She concluded by extending Father's Day wishes to the Mayor and all fathers.

Comr. Sigerson-Eaton's Report:

Comr. Sigerson-Eaton had no report and extended Father's Day greetings to all fathers.

Comr. Smith's Report:

Comr. Smith thanked CRA Attorney McKenna for her research and detailed legal presentation regarding McNab Park and stated that she appreciated the clarification provided for the public record.

Vice Chair Fournier's Report:

Vice Chair Fournier had no report and extended Father's Day wishes to all fathers.

Chair Hardin's Report:

Chair Hardin recognized the recent Providence Place ribbon-cutting ceremony and noting that the project marks the first of several planned senior housing developments in the community. He stated that expanding affordable senior housing opportunities is an important accomplishment for the City and commended the Housing Authority for its continued efforts. Chair Hardin also wished all fathers a Happy Father's Day before concluding the meeting.

26-405

Monthly Reports

- CRA Financial Statements - April 2026
- FPI Security Reports - May 2026

- Professional Services Expenditures - May 2026

The Informational Report was RECEIVED AND FILED.

E. ADJOURNMENT

The meeting adjourned at 4:06 PM.