



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 17, 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

[25-415](#) Joint Special Workshop of City and CRA Minutes of April 22, 2025

Chair Hardin requested a motion to approve the Joint Special Workshop of City and CRA minutes from April 22, 2025.

Comr. Fesik requested corrections to the minutes, noting that the 9:00 AM Joint Special Workshop took place at the cultural center instead of the commission chamber. She also pointed out that audio concerning the referee process selection was missing. She offered to supply the missing audio for the minutes, but Secretary Alfred confirmed he would include the updates himself.

A motion was made by Vice Chair Fournier, seconded by Commissioner Sigerson-Eaton, that the Minutes be APPROVED AS

AMENDED. The motion carried by a unanimous voice vote.

25-413 CRA Board Meeting Minutes of April 15, 2025

Chair Hardin requested a motion to approve the CRA Board Meeting Minutes of April 15, 2025.

Comr. Fesik pointed out corrections in the minutes, particularly on pages 4 and 5, where "2200 LLC" was incorrectly reported instead of "2300 LLC." Additionally, she said there were names missing from Sunbiz, and there might be some inaccuracies concerning Matthew Walsh's statement. Mr. Alfred acknowledged these corrections and mentioned that he would follow up with Comr. Fesik for any further clarification.

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

25-414 Joint Special Meeting of City and CRA Minutes of April 7, 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 about any changes to the Agenda, and Mr. Harrison affirmed that there were none.

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

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.

Chair Hardin announced that there was no items under the Consent Agenda.

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:

Jean Teneus, 1141 Northeast 23rd Terrace, Apartment 2, Pompano Beach, FL, expressed his gratitude for the warm welcome he received as a new resident. He mentioned that he had never attended a city meeting before and came to deliver a thank-you letter to Comr. Perkins due to the beautification work in the area. He noted that his own district commissioner is Comr. Fesik, but said he felt very happy and proud to be part of the city.

Michael Skversky, 1630 Southwest 5th Avenue, Pompano Beach, FL, criticized the number of reserved parking spots at City Hall, stating that it made parking difficult and contributed to unnecessary plans for a new building. He questioned the need for a new police study, suggesting the City could use the results of a previous study. He expressed concern over a rise in police costs. He recounted how, during COVID food drives, he observed an excessive number of police officers on site, leading him to believe the City may have too many officers or that resources are not appropriately allocated.

Mary Phillips, 384 Northwest 19th Street, Pompano Beach, FL, announced an upcoming forum on education, crime, employment, and business scheduled for June 26. She highlighted that the event would include information on financial aid, record expungement, job opportunities, and business grants, and would be moderated by attorney Chris Smith. She encouraged the city to revisit the enterprise zone and consider expanding it to support development near Atlantic Boulevard. She suggested that a courtyard be included in the new City Hall plans to host public events, and reminded the audience about an upcoming tree giveaway, promoting environmental awareness.

Jocelyn Jackson shared details about a Father's Day event held at Ely High School and emphasized it was a private event. She expressed frustration about the lack of fair treatment for cultural events and highlighted the emotional pain felt in the northwest community. She addressed Comr. Perkins directly, stating that any concerns about the event should have been brought to her so they could be resolved collaboratively. She stressed her long-standing support and love from the community, and challenged remarks made by Vice Mayor Fournier regarding a community figure, arguing for better understanding and communication from city leadership.

Comr. Perkins responded to Jocelyn Jackson's remarks by clarifying that she does not organize or control all events taking place in District 4 or the Northwest area. She emphasized that many events occur independently of her involvement.

Ed Phillips, 384 Northwest 19th Street, Pompano Beach, FL, expressed disappointment that the meeting did not begin with a prayer. He voiced strong support for the E. Pat Larkin Center project and opposed the idea of a police substation, saying it would wrongly imply that the neighborhood suffers from high crime rates. He urged the City to consider using resources for surveillance instead. He criticized the CRA for failing to support Black-owned businesses and Black construction workers and called for renewed focus on local economic development. He praised the affordable housing model of Saint Joseph as an example to follow and called for the CRA to stay true to its mission.

B. REGULAR AGENDA

1. [25-428](#) A RESOLUTION OF THE POMPAÑO BEACH COMMUNITY REDEVELOPMENT AGENCY (CRA) ESTABLISHING RULES OF CONDUCT AT CRA MEETINGS; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.
(Fiscal Impact: N/A)

(Staff Contact: Nguyen Tran/Claudia McKenna)

Claudia McKenna, CRA Attorney, explained that the resolution was essentially a copy of the City's 35-year-old code of conduct, with the terminology updated to apply to the CRA. She noted that an additional provision was added concerning the enforcement and removal of individuals violating the rules, including escalating suspensions for repeat offenses.

Chair Hardin sought public input on the item.

Mike Skversky, 1630 Southwest 5th Avenue, Pompano Beach, FL, supported the enforcement of rules against foul language during public comments. He shared that while he isn't always careful with his language in private, he ensures that he speaks appropriately when addressing the Board and believes others should do the same.

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

Vice Chair Fournier emphasized the importance of enforcing rules once adopted, noting that disruptions and personal attacks during meetings have become common. She recounted a recent instance where she felt personally threatened during a meeting and questioned the value of rules that aren't enforced. She also inquired about the process of removing individuals and whether a designated sergeant-at-arms was in place for CRA meetings. Ms. McKenna responded that the rules empower the Mayor or a majority of the Commission to request the removal of disruptive individuals, and that BSO deputies serve as sergeants-at-arms on a rotating basis. She affirmed that warnings must precede removal, and that repeated violations could lead to long-term suspensions.

Vice Chair Fournier voiced concern about ongoing disruptions, referenced Jocelyn Jackson's behavior during the current meeting, and reiterated that enforcement must be consistent. She acknowledged the goal of behavior modification through consistent enforcement and suggested the Commission adopt the rules but begin implementing them more uniformly. Ms. McKenna agreed, explaining that the agenda now includes a summary of the rules to ensure attendees are on notice and can be held accountable.

Comr. Fesik thanked those who worked on the resolution, recognizing the effort to improve decorum. However, she felt the new resolution might be redundant since the City's code already covers decorum. She noted the need for clearer definitions on what constitutes disruptive behavior and questioned the unilateral authority given to the mayor to adjourn meetings. She suggested simplifying and clarifying the written rules, offering to provide a more concise version, and proposing a verbal reminder of decorum at the beginning of meetings.

Comr. Perkins expressed concern over fairness in enforcement. She cited instances where the Mayor was lenient with some attendees and harsh with others, sometimes incorrectly identifying the source of disruptions. She suggested that better communication between staff, elected officials, and the city manager could prevent many of the issues. She also criticized the handling of a city consultant who publicly targeted commissioners, placing blame on the City Manager for allowing it to continue.

Comr. Smith supported the resolution, stating that while the CRA and City Commission are technically the same body, adopting clear rules for the CRA meetings helps ensure consistency and clarity for all participants.

Comr. Fesik added that while she supported enforcement, she found the current resolution somewhat overreaching and possibly unnecessary. She pointed out inconsistencies in behavior and tone during recent meetings and emphasized that existing rules could suffice if properly enforced.

Vice Chair Fournier agreed with Comr. Perkins' concerns and read aloud a clause from a city contractor agreement requiring contractors to maintain a cooperative and professional relationship with the City. She questioned how contractors who violate this clause by disparaging commissioners are held accountable. Ms. McKenna replied that it is the City Manager's responsibility to address contractor conduct.

Greg Harrison, Executive Director, acknowledged that Jocelyn Jackson had a license agreement with the CRA and that he had failed to clarify her relationship with the City during a prior conversation. He accepted responsibility for the confusion and assured the Commission that he would address Ms. Jackson's conduct following the meeting.

Chair Hardin then asked whether the resolution was necessary, considering the rules are already outlined in the City's code of ordinances. Ms. McKenna explained that while the rules technically apply to the CRA under the city code, adopting a CRA-specific resolution helps reinforce their importance and increases public awareness. She noted that the new removal provisions are unique to the CRA resolution and not yet included in the general city code.

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

No: Commissioner Fesik, and Commissioner Perkins

Enactment No: CRA RES. 2025-09

2. [25-411](#) A RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY (CRA), APPROVING AND AUTHORIZING THE PROPER OFFICIALS TO EXECUTE A FAÇADE AND BUSINESS SITE IMPROVEMENT PROGRAM GRANT AGREEMENT BETWEEN THE CRA AND LFT IRREV TR RELATING TO THE PROPERTY LOCATED AT 110-130 NORTH OCEAN BOULEVARD; PROVIDING AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.
(Fiscal Impact: \$200,000.00)

(Staff Contact: Kimberly Vazquez)

Kimberly Vasquez, CRA Project Manager, explained that the project involved extensive exterior improvements to a largely vacant property last updated in 1972. Planned upgrades included new windows and doors, metal cladding, stucco, paint, lighting, and landscaping. The total project cost was \$750,000, with a CRA reimbursable amount of \$200,000. The East CRA Advisory Committee recommended full approval, and the CRA would need to transfer \$20,000 from a different line item to meet the funding.

Chair Hardin sought public input on the item.

Mike Skversky, 1630 Southwest 5th Avenue, Pompano Beach, FL, questioned the commissioners' eligibility to vote on the item due to perceived relationships with the applicant. He argued that the applicant did not need the money and criticized the City's focus on funding business improvements over resident needs.

Tundra King, 124 Northwest 15th Street, Pompano Beach, FL, asked whether the applicant had obligations to give back to the city and expressed concern that the grant was too large. She suggested that the business should match at least half of the funding, and emphasized that many seniors in the community were in greater need.

Danielle Flansch, 820 Northeast 10th Avenue, Pompano Beach, FL, asked for clarification on why commissioners' support for or association with the applicant would be a conflict of interest. She agreed with previous speakers that the business should contribute more toward the costs, but also praised the positive tone of the meeting.

Jackie Moreland, 1526 Northwest 7th Lane, Pompano Beach, FL, supported helping businesses but expressed concern that smaller businesses and nonprofits had not received similar support. She emphasized that Galuppi's had operated for years without exterior improvements and had made substantial profits from the community.

Dominique Louis, 400 Northeast 2nd Street, Pompano Beach, FL, asked whether the City had reviewed the applicant's financial need and whether the process was equitable for all businesses. He encouraged more transparency and consistency in how grants are distributed, noting that the business seemed lucrative and owned multiple properties.

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

Vice Chair Fournier clarified that the property in question was not Galuppi's restaurant at the golf course but a separate building on Ocean Boulevard. She stated that the building had long been an eyesore and supported the grant as an investment to improve the area. She and Ms. Vasquez discussed other properties that had received facade grants and clarified that the amount requested was based on the number of storefronts. Ms. Vasquez explained that the grant covered up to \$20,000 per storefront, and the building had more than ten. She also confirmed that the funds were reimbursable and disbursed only after completion.

Chair Hardin asked if any commissioners were ineligible to vote due to a conflict of interest. Ms. McKenna responded that state law defines conflicts based on personal benefit, and no conflict existed here.

Ms. Vasquez confirmed that nonprofits typically do not qualify for this grant because they don't pay property taxes, which are used to assess the program's return on investment.

Comr. Sigerson-Eaton confirmed that such facade programs are common across CRAs and legal under Florida statutes. She supported the grant, saying the property had remained rundown since she moved to the area in 1989 and needed revitalization to attract tenants and improve the area.

Comr. Fesik agreed that the building was an eyesore and welcomed its renovation. She asked whether the trust or associated parties had received other CRA funding and if the property had outstanding code violations. Ms. Vasquez stated there were no known issues on the specific property.

Grant Galuppi clarified that he was not the property owner or trust beneficiary, but had been encouraging the improvements for over a decade. He confirmed that some code issues had been resolved and expressed enthusiasm for the planned work.

Comr. Perkins noted her previous belief that the program was a matching grant and asked how outreach was conducted for businesses in the Northwest CRA. Ms. Vasquez explained that outreach included newsletters, phone calls, and in-person visits.

Comr. Perkins suggested extending the required ownership period beyond two years to better protect public investment.

Comr. Fesik asked about the CRA's tracking of tax revenue benefits. Ms. Vasquez confirmed that a spreadsheet tracked property values and increases following improvements, although results could take up to two years to reflect in appraisals.

Comr. Fesik suggested revisiting and potentially revamping the facade program, especially given the amount of development and investment in the East CRA. She made a motion to bring back the topic for further review.

Comr. Perkins questioned whether the program applied only to commercial businesses, Vice Chair Fournier confirmed.

Mr. Harrison reminded the Board that the program must comply with state statutes. Comr. Fesik and Vice Chair Fournier agreed but felt there was room for legal adjustments.

Comr. Smith noted the original motion on the grant still needed a vote.

The motion for the presentation was withdrawn, and the Board returned to the grant item.

Comr. Perkins emphasized that a formal motion ensures that staff follow up with a presentation.

Ms. McKenna advised proceeding with the original grant vote first.

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. 2025-10

3. [25-338](#) A RESOLUTION OF THE POMPAÑO BEACH COMMUNITY REDEVELOPMENT AGENCY (CRA), APPROVING AND AUTHORIZING THE PROPER OFFICIALS TO EXECUTE A FIRST AMENDMENT TO PROPERTY DISPOSITION AND DEVELOPMENT AGREEMENT BETWEEN THE CRA AND BIG TREE BBQ, INC. RELATING TO FIVE (5) VACANT CRA OWNED PARCELS OF LAND LOCATED ON THE WEST SIDE OF POWERLINE ROAD, BETWEEN NW 4TH COURT AND NW 5TH STREET; PROVIDING AN EFFECTIVE DATE.
(Fiscal Impact: N/A)

(Staff Contact: Kimberly Vazquez)

Kimberly Vasquez, CRA Project Manager, explained that the new completion date would be June 30, 2026, and the additional land would help address ingress and egress issues on the south side. She clarified that a clerical error in the parcel number had been corrected and that the legal advertisement was accurate.

Chair Hardin sought public input on the item and, receiving none, he moved on to Board discussion.

Comr. Perkins expressed support for Big Tree Barbecue, calling it a welcome business for the Northwest area, even though it was not located within her district. She emphasized the importance of this being the final extension and voiced enthusiasm for the project's progress.

Chair Hardin echoed support for the business and questioned why the small southern parcel had not been included in the original agreement.

Ms. Vasquez responded that the omission may have been due to the need for a completed site plan review to fully understand the project's requirements.

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. 2025-11

4. [25-351](#) A RESOLUTION OF THE POMPAÑO BEACH COMMUNITY REDEVELOPMENT AGENCY (CRA) APPROVING AND AUTHORIZING THE PROPER OFFICIALS TO EXECUTE A THIRD AMENDMENT TO THE PROPERTY DISPOSITION AND DEVELOPMENT AGREEMENT BETWEEN THE CRA AND SOLSTICE TOWNHOMES LLC, RELATING TO LAND LOCATED ON THE WEST SIDE OF NORTH DIXIE HIGHWAY, BETWEEN NW 15TH COURT AND NW 15TH PLACE, TO EXTEND THE CONSTRUCTION COMPLETION DATE TO MARCH 30, 2026; PROVIDING AN EFFECTIVE DATE.
(Fiscal Impact: N/A)

(**Staff Contact:** Nguyen Tran)

Nguyen Tran, CRA Director, explained that although construction was progressing, the developer requested the extension to avoid being in technical default. He noted that the project had already gone through two prior amendments, including a transfer of the agreement from FD Construction to Solstice Town Homes.

Chair Hardin sought public input on the item and, receiving none, he moved on to Board discussion.

Comr. Perkins expressed support for the project, acknowledging that although it was not in her district, the developers had met with the community. She supported the extension and encouraged the possibility of considering affordable housing in future projects near the site.

Comr. Fesik also supported the extension but used the opportunity to reflect on broader housing policy. She discussed the City's 2021 adoption of a mixed-income housing policy, which she believed contributed to the lack of affordable housing. She expressed concern that redevelopment policies might displace families and erode opportunities for generational wealth. She called for the City to revisit these policies to avoid disproportionate impacts on lower-income residents while still supporting new development.

Comr. Perkins asked Mikelage Olbel, the project's developer, whether any units in the development were set aside as affordable.

Mr. Olbel clarified that the project consisted of townhomes, not apartments, and emphasized his deep personal ties to the community. He described charitable contributions and investments his group had made, including a commitment of over \$50 million to Pompano Beach. He also highlighted their efforts to make the townhomes more accessible by offering \$25,000 in down payment assistance and collaborating with lenders to support first responders and young professionals.

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

5. [25-318](#) A RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY (CRA) APPOINTING ONE CITY RESIDENT OR BUSINESS OWNER, TO THE EAST DISTRICT ADVISORY COMMITTEE OF THE CRA FOR A TERM OF TWO (2) YEARS; SAID TERM TO EXPIRE ON JUNE 17, 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. Chair Hardin nominated to appoint Danielle Flansch. The motion to appoint Danielle Flansch carried by a unanimous voice vote.

Enactment No: CRA RES. 2025-13

6. [25-320](#) A RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY (CRA) APPOINTING ONE NW CRA RESIDENT OR WITHIN A ONE (1) MILE RADIUS TO THE NORTHWEST CRA DISTRICT ADVISORY COMMITTEE FOR A TERM OF TWO (2) YEARS; SAID TERM TO EXPIRE ON JUNE 17, 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 Resolution / Regular Agenda be ADOPTED. Commissioner Perkins nominated Shelton Pooler and Commissioner Fesik nominated Dominique Louis. The motion carried by the following roll call vote to appoint Shelton Pooler.

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

No: Commissioner Fesik

Enactment No: CRA RES. 2025-14

7. [25-319](#) A RESOLUTION OF THE POMPAÑO BEACH COMMUNITY REDEVELOPMENT AGENCY (CRA) APPOINTING ONE BANKER, FINANCIER OR OTHER MANAGEMENT LEVEL REPRESENTATIVE OF A FINANCIAL INSTITUTION OR RELATED INDUSTRY PROFESSIONAL TO THE NORTHWEST CRA DISTRICT ADVISORY COMMITTEE FOR A TERM OF TWO (2) YEARS; SAID TERM TO EXPIRE ON JUNE 17, 2027; PROVIDING AN EFFECTIVE DATE.
(Fiscal Impact: N/A)

(**Staff Contact:** Gabriela Gencyigit)

Chair Hardin nominated John Berger for the position and Comr. Perkins nominated Dominique Louis, but there was uncertainty about Mr. Louis' eligibility due to a lack of reviewed background information.

Nguyen Tran, CRA Director, noted that Mr. Louis' application was only received that morning, and he did not get a chance to review it. Therefore, the Board decided to postpone the appointment to the next CRA meeting.

A motion was made by Vice Chair Fournier, seconded by Commissioner Perkins, that the CRA Resolution - Regular be POSTPONED to the July 15, 2025 CRA Board meeting. The motion carried by a unanimous voice vote.

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:**

No report.

CRA Attorney's Report:

No report.

Next Meeting Date: Chair Hardin announced that the next scheduled CRA meeting is set for July 15, 2025

Comr. Fesik's Report:

A motion was made by Commissioner Fesik, seconded by Vice Chair Fournier, that the presentation regarding the façade improvement program be revisited at the next meeting.

The motion carried by a unanimous voice vote.

Comr. Fesik inquired about CRA property acquisitions, seeking clarity on the consultants' role and the internal administrative process.

Cassandra LeMasurier, Real Property Manager, explained the evaluation and acquisition process, noting that properties were prioritized in collaboration with the master developer and involved negotiation with willing sellers. She emphasized that purchases followed a structured process, including memos and approvals from CRA officials.

Comr. Fesik asked about how purchase prices were determined.

Ms. LeMasurier explained that factors included comps, seller willingness, and future property value.

Ms. McKenna added that purchases had to stay within a \$25 million budget cap.

Ms. LeMasurier confirmed that only a portion of that cap had been used so far and that it applied specifically to the downtown area.

Comr. Fesik also asked for more frequent updates on the project, suggesting biweekly or monthly updates.

Ms. McKenna responded that monthly updates might be more feasible.

Mr. Harrison agreed to provide monthly updates moving forward.

Comr. Fesik also requested an explanation from Ms. McKenna on how the \$100 million public financing estimate was determined, and clarification on the total dollar cap authorized for the downtown project.

Ms. McKenna initially mentioned \$127 million, but Mr. Harrison corrected it to \$137 million. He announced his departure for an agenda review meeting, which occurs on Tuesdays before the following Tuesday for City Commission meetings. Comr. Perkins questioned Mr. Harrison's leaving during the meeting, highlighting the importance of the City Manager's attendance and expressing concern about scheduling conflicts.

Chair Hardin informed the Board that Mr. Tran would address any questions while Mr. Harrison was unavailable.

Comr. Fesik sought clarification regarding the total approved budget for the downtown development project, emphasizing her interest in understanding the overall budget cap and the detailed financial breakdown. In response, Ms. LeMasurier explained that the total budget figures could be found in the sources and uses exhibit of the master development agreement. She provided details about the budget breakdown, which includes components related to civic elements, infrastructure, and land acquisition. Additionally, it was noted that Ms. Sibble was absent from the meeting due to her attendance at the Government Finance Officers Association Conference.

Comr. Perkins' Report:

Comr. Perkins raised several concerns. She asked for assistance addressing standing water at the E. Pat Larkins Center and highlighted the City's limited shelter options during hurricane season. She also requested that a joint meeting be scheduled to address amendments to the master development agreement. She asked for an update on the police study and questioned the City's communication practices, suggesting that many resident concerns go unanswered. She asked about the role of a realtor within the city.

Ms. LeMasurier clarified by stating she was a real property manager, not a licensed realtor, and no city staff held a realtor title.

Comr. Perkins questioned the dual roles held by Mr. Harrison and expressed concern over his absence during the meeting.

Comr. Sigerson-Eaton's Report:

No report.

Comr. Smith's Report:

Comr. Smith shared a quote from Henry Ford about preparation and credited the CRA for their diligent work in advancing the City's success.

Vice Chair Fournier's Report:

Vice Mayor Fournier expressed disappointment that Mr. Harrison had left the meeting early for another commitment. She questioned the CRA's continued spending on consultants, pointing out that RMA received \$30,000 monthly despite not performing visible work.

Mr. Tran explained that RMA was on a fixed-fee contract.

Vice Mayor Fournier also inquired about whether Papamigos had received CRA funds.

Mr. Tran clarified they had not, as they did not complete a build-out.

Vice Mayor Fournier requested that staff share the permits received for the FEC crossing at Atlantic Dixie to better understand project delays.

Comr. Perkins confirmed the monthly RMA payment and pressed for clarification on their engagement, even when no work was performed.

Comr. Fesik requested an update on the McNab House project at the next meeting.

Chair Hardin's Report:

No report.

[25-419](#)

Monthly Reports

- Financial Statements - March/April
- East CRA Advisory Committee - June 5, 2025
- NW CRA Advisory Committee - June 2, 2025
- FPI Security Reports - April/May
- Professional Services Expenditures - April/May

The Informational Report was RECEIVED AND FILED.

E. ADJOURNMENT

The meeting adjourned at 3:11 PM.