



# 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*

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Tuesday, March 17, 2026

1:00 PM

Commission Chamber

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### 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

[26-252](#) CRA Board Meeting Minutes of February 17, 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 CRA Director Nguyen Tran whether there were any changes to the Agenda. Mr. Tran confirmed that there were none.

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

**SUBMITTED. The motion carried by a unanimous voice vote.****A. AUDIENCE TO BE HEARD**

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

**B. REGULAR AGENDA**

1. [26-200](#) A RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY (CRA), APPROVING AND AUTHORIZING THE PROPER OFFICIALS TO EXECUTE A PROPERTY DISPOSITION AND DEVELOPMENT AGREEMENT BETWEEN THE CRA AND FRAZIER ELITE HOMES, LLC. RELATING TO ONE (1) VACANT CRA OWNED PARCEL OF LAND LOCATED AT 1910 NW 7TH STREET TO BE DEVELOPED AND UTILIZED FOR AFFORDABLE HOUSING; PROVIDING AN EFFECTIVE DATE.

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

**POSTPONED FROM FEBRUARY 17, 2026**

(**Staff Contact:** Cassandra LeMasurier)

Claudia McKenna, CRA Attorney, provided an update on her review following the last meeting, explaining that she had interviewed Mr. Frazier for about 30 minutes and reviewed the selection committee recording. She confirmed that an advisory committee member had incorrectly told both Mr. Frazier and Ms. Parrish that they could only win one lot, even though the board had not established such a policy. She determined that this was an inadvertent mistake and that nothing in the process would preclude approval of the development, while reminding everyone of proper procurement procedures.

Cassandra LeMasurier, Real Property Manager, briefly mentioned the development agreement presented at the February meeting and offered to answer questions, along with Mckenna Frazier.

Chair Hardin sought public input on the item.

Thomas Brown, 773 NW 15th Court, Pompano Beach, FL, spoke in support of Mr. Frazier, stating he had been born and raised in Pompano and had been dealing with Mr. Frazier for some time. He praised Mr. Frazier as doing good work for the community, helping unfortunate people, and described him as a young entrepreneur doing a good job with his whole family.

Maurice Dicks identified himself as a subcontractor working with Ms. Frazier and praised her as very organized, keeping the job on time and everyone happy. He described her as loving building and making the community great again, calling her one of the best contractors he had worked for in a long time.

Mckenna Frazier, 621 NW 8th Avenue, Pompano Beach, FL, stated that this moment was about her vision

that she had worked toward since age 12. She described her lifelong dream of being a contractor, starting young by helping in the community and working on construction sites. She mentioned becoming a licensed roofing contractor and home inspector, proposing community events to help elderly residents with free home improvements, and establishing a program with Blanche Ely High School to speak to students interested in construction careers.

Delvin King, 2601 NW 12th Street, Pompano Beach, FL, expressed frustration that processes weren't being followed properly, stating they wouldn't be there if they were. He criticized Mr. Tran for not always doing things right and sometimes doing "shady work" that made it hard for the Commission to vote on giving properties to people. He called for holding city staff accountable, referencing his own experience where "all his business" was put out when he sought a property. He asked about the applicants' legal backgrounds and pointed out inconsistencies in the information provided to the Commission for different applicants. Despite his concerns, he encouraged the Board to move forward and give the applicants what they came for, noting the strong support they had.

Ms. LeMasurier clarified that litigation searches were conducted on both companies and their principals, which were disclosed during the selection committee meeting as part of the standard process, though only proposals were provided to the Commission.

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

Chair Hardin defended Mr. Tran, stating for the record that he made no mistakes in the process.

Comr. Perkins questioned the Chair's statement about no mistakes, **then made a motion to donate the land to lower buyers' costs due to the cost of living, citing past land donations as precedent, which was seconded by Comr. Fesik.**

Chair Hardin sought public input on the motion.

Delvin King returned to praise the idea of giving away the land, calling it a great project for District 5, and expressed surprise while waiting to hear from other commissioners, particularly Comr. Smith as the District 5 representative.

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

Comr. Fesik supported working with a local builder who was giving back to the community, acknowledging that construction costs had risen significantly over recent years. She expressed a desire to ensure the savings from the dollar amount would be passed on to keep housing affordable and wanted a commitment from the builder.

Ms. LeMasurier reminded the board that the lot was income-restricted by deed with a pre-qualified buyer meeting income restrictions. She explained that donating the land would require significant changes to the agreement, which contemplated not only a purchase price but also a promissory note and a mortgage deed, totaling an additional \$50,000 beyond the offered purchase price.

Ms. McKenna confirmed that as long as the board authorized her to ensure the donation was reflected in the agreement, it was a simple change that wouldn't require bringing the item back to the board.

Comr. Sigerson-Eaton asked for clarification about the property details.

Ms. LeMasurier clarified that this was for a single-family home on a vacant lot directly east of Jesus Supernatural Church, with Broward County-imposed income restrictions requiring it to remain permanently affordable housing.

**The board then voted unanimously to approve donating the land, and Ms. McKenna requested that the motion be amended to approve the development agreement as modified by the land donation.**

**A motion was made by Commissioner Perkins, seconded by Chairperson Hardin, that the CRA Resolution - Regular be ADOPTED AS AMENDED, to approve the agreement with the land donation amendment. 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. 2026-09**

2. [26-246](#) A RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY (CRA), APPROVING AND AUTHORIZING THE PROPER OFFICIALS TO EXECUTE A PROPERTY DISPOSITION AND DEVELOPMENT AGREEMENT BETWEEN THE CRA AND PARRISH & ASSOCIATES, LLC RELATING TO ONE (1) VACANT CRA OWNED PARCEL OF LAND LOCATED AT 300 NW 27TH AVENUE TO BE DEVELOPED AS FOUR TOWNHOMES; PROVIDING AN EFFECTIVE DATE.

(Fiscal Impact: \$220,000 Revenue from sale of property)

**(Staff Contact:** Cassandra LeMasurier)

Cassandra LeMasurier, Real Property Manager, stated that the CRA board had previously approved acceptance of the unsolicited proposal from Parish and Associates LLC in February, and that the Northwest CRA advisory committee had unanimously recommended accepting the proposal. She detailed that the property is a 9,018-square-foot vacant lot purchased by the CRA in 2008 for \$95,000, currently valued at \$180,360, and zoned for community business. She outlined the agreement terms requiring Parish to build four townhomes with specific specifications within 24 months, with a proposed sales price of \$495,000 each, and that the CRA would receive \$220,000 for the parcel. She explained the covenant requirements for five-year owner occupancy and reconveyance provisions, then requested board approval.

Chair Hardin sought public input on the item.

Delvin King, 2601 NW 12th Street, Pompano Beach, FL, asked whether litigation information had been provided to the Board in the backup materials. Chair Hardin responded that they hadn't received it in the backup and asked staff to confirm. Ms. LeMasurier clarified that litigation had been checked for both the company and principals, and they had disclosed any litigation in their proposal submission. Mr. King asked about following a process for providing litigation information to the Board going forward. Ms. LeMasurier then clarified that the litigation statement was actually included as Exhibit B in the property disposition agreement provided to the Board.

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

Comr. Smith clarified that agenda item one pertains to a property located in District 4, while this item pertains to a property on 27th Avenue in District 5.

**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. 2026-10**

3. [26-249](#) A RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY (CRA) APPOINTING ONE CITY RESIDENT OR BUSINESS OWNER TO THE NORTHWEST DISTRICT ADVISORY COMMITTEE OF THE CRA FOR A TERM OF TWO (2) YEARS; SAID TERM TO EXPIRE ON MARCH 17, 2028; 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. Chair Hardin nominated Velma Flowers and Commissioner Perkins nominated Sonya Finney. The motion failed by a 3 to 3 vote, and the results were as follows:**

**Vote for Velma Flowers:**

**Sigerson-Eaton**

**Smith**  
**Hardin**

**Vote for Sonya Finney:**

**Fesik**  
**Perkins**  
**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, reported that the Northwest 6th Avenue refurbishment project had been completed, including the removal of roundabouts and the replacement of raised tables at the intersections of 6th, 8th, and 10th Streets. He noted that the contractor had finished striping and paving, with only a study from Broward County needed to determine if four-way stop signs could be installed at the 6th and 8th intersections.

**CRA Attorney's Report:**

Claudia McKenna, CRA Attorney, provided a brief report clarifying that their record was clear regarding Mr. King's concern about backup documentation for proposals. She explained that litigation information was provided only in response to a board member's question about why a proposal hadn't moved forward, and that such documentation wasn't required by statute or normally distributed in packets.

**Next Meeting Date:** Chair Hardin announced that the next meeting would be on April 21, 2026, at 1:00 PM.

**Comr. Fesik's Report:**

Comr. Fesik addressed Mr. King's situation, expressing that it could have been handled differently and apologized for how it transpired. She expressed frustration with the meetings' lack of substantive oversight, noting they didn't receive cost, contract, or detailed financial information. She criticized the monthly status updates for lacking numerical data and expressed concerns about fiscal responsibility and oversight. She mentioned that she wouldn't make a motion this time since three people had voted against her previous motion, and concluded by wishing everyone a safe St. Patrick's Day.

**Comr. Perkins' Report:**

Comr. Perkins inquired about the executive director's absence, learning he had a doctor's appointment. She asked about the ribbon-cutting for the landing monument on Saturday, noting it had not come before the

Commission. After learning from Sandra King that it was approved unanimously by the City Commission at least two years ago, Comr. Perkins requested the specific date. She then addressed protocol concerns about district commissioners not being acknowledged or allowed to speak at events in their districts, citing an example where she had ensured the mayor was included in a program in her district. She reported on a new video showing community concerns about an alleged pedophile in the Northwest 8th Avenue area and requested a BSO update on the situation. She concluded by announcing a street cleanup in her district on March 19.

Comr. Perkins also commented on Northwest 6th Avenue, stating that despite the completion of the refurbishment project, conditions still weren't adequate. She requested meetings with staff to address ongoing issues with trash containers and dumping by apartment owners, asked for pressure cleaning of sidewalks, and urged Broward County to expedite the stop sign study, considering it an emergency due to traffic confusion after the roundabout removal.

Mr. Tran responded that he was available to meet and discuss the matter. He mentioned ongoing conversations with Code Compliance Director Mario Sotolongo about the rollout trash problems, explaining that until the City mandates dumpsters for complexes, the roll-out bin system will remain problematic.

**Comr. Sigerson-Eaton's Report:**

Comr. Sigerson-Eaton praised the Sons of the American Revolution monument event, calling it an incredible privilege and honor for the City. She noted that passersby were already showing interest in the monument and thanked former Comr. Barry Moss for initiating the project years ago. She also wished everyone a happy St. Patrick's Day.

**Comr. Smith's Report:**

Comr. Smith echoed Sigerson-Eaton's comments about the monument ribbon cutting, describing it as a moving experience. She particularly noted how volleyball players on the beach stopped during the Star Spangled Banner, showing respect even though they weren't part of the event. She thanked city staff for their involvement.

**Vice Chair Fournier's Report:**

Vice Chair Fournier expressed concerns about the MDA and downtown project, particularly regarding a recently issued RFP for civic buildings. She questioned whether they were truly partners in the project since they hadn't seen the RFP beforehand. She criticized the 30-day response deadline as too short for such a large project and noted that construction drawings weren't complete. She pointed out that the board had never seen a final concept for the parking garage, despite supposedly approving design concepts in October. She requested follow-up on the parking garage design and questioned the adequacy of the financing documentation, specifically an outdated 2024 letter of support. She engaged in an extended discussion with Attorney McKenna about lease conditions and financing terms, expressing frustration about being "completely blind" regarding potential lenders. She concluded by noting BSO's absence and wishing everyone a happy St. Patrick's Day.

**Chair Hardin's Report:**

Chair Hardin sought clarification from Attorney McKenna regarding the financing letter Vice Chair Fournier had referenced, confirming that the letter had not expired, had satisfied the lease conditions as required, and remained applicable for its intended purpose.

[26-248](#)

## Monthly Reports

- Northwest CRA Advisory Committee - March 2, 2026
- FPI Security Reports - February 2026
- Professional Services Expenditures - February 2026

**The Informational Report was READ AND PRESENTED INTO THE RECORD.**

**E. ADJOURNMENT**

The meeting adjourned at 1:56 PM.