

Pompano Beach Community Redevelopment Agency

Meeting

Commission Chamber

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



Agenda

Tuesday, February 17, 2026

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**

[26-203](#) CRA Board Meeting Minutes of December 16, 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. REGULAR AGENDA

- [26-202](#) 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 two unsolicited proposals for the construction of 4 townhomes on the CRA's 9,018 sq. ft. vacant lot located at 300 NW 27th Avenue (folio 484233041890). The two proposals were received from Frazier Elite Homes and Parrish and Associates. During the Selection/Evaluation Subcommittee's evaluation process, Frazier Elite Homes withdrew the proposal, thereby leaving Parrish and Associates as the recommended proposal to be considered. 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.

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.

This item was considered at the CRA Board Meeting of December 16, 2025 and received a vote of 3-3. This item is before the Board again for reconsideration as there are four (4) qualified homebuyers seeking to become new homeowners in the Collier City area.

Origin of request for this action: Staff

Fiscal impact and source of funding: \$220,000 Revenue from land sales

(Staff Contact: Nguyen Tran)

2. [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)

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 September 9, 2025. The property is deed restricted as affordable housing. The CRA Board accepted the unsolicited proposal and authorized staff to negotiate a Property Disposition and Development Agreement on December 16, 2025.

The Agreement requires Frazier Elite Homes, LLC construct a 2,290 sq. ft. 3-bedroom, 2-bath home with a two-car garage for their pre-qualified buyer and purchase the CRA's lot for \$50,000. The Declaration of Covenants and Restrictions maintains permanent affordability for buyers who earn 120% or less of the Area Median Income (AMI) for Broward County.

Origin of request for this action: Staff

Fiscal impact and source of funding: \$50,000 Revenue from sale of property

(Staff Contact: Cassandra LeMasurier)

C. ADDITIONAL AUDIENCE TO BE HEARD

D. REPORTS

- A. EXECUTIVE DIRECTOR
- B. CRA ATTORNEY
- C. NEXT MEETING DATE – MARCH 17, 2026
- D. CRA BOARD

[26-204](#)

Monthly Reports

- Financial Statements - December 2025
- East CRA Advisory Committee - February 5, 2026
- FPI Security Reports - December/January
- Professional Services Expenditures - December/January

E. 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.