



# 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, April 21, 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

[26-315](#) CRA Board Meeting Minutes of March 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 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”. The following speaker was called to speak before the Board:

**Delvin King**, 2601 NW 12th Street, Pompano Beach, FL, addressed the commissioners about concerns regarding RMA, a consulting company. He informed them that the contract between the city of Boynton Beach and RMA had been terminated, effective April 14, 2026, following an investigation by the Ford Harrison law firm that found actions on April 9 violated CRA policies and could have warranted contract termination and disciplinary measures. Mr. King noted that RMA was currently serving as consultant for Pompano Beach's new Downtown Project and urged city commissioners to conduct their own review of RMA's contract. He mentioned that RMA had also previously lost its contract with the City of Coconut Creek. Mr. King expressed concerns about RMA’s resignation from Pompano Beach CRA, then brought back as a consultant on a multi-million-dollar project. He asked whether RMA had self-reported the contract termination to Pompano Beach officials.

Mr. Harrison responded that it had been self-reported. When Mr. King asked for details about why RMA’s contract with Boynton Beach was terminated, Mr. Harrison indicated he didn't have those details. Mr. King confirmed that RMA had not terminated their contract with Pompano Beach and stated he would conduct further research on the matter to bring back to the Board.

Vice Chair Fournier expressed concern after reading about the situation, noting patterns of behavior and potential legal exposure. She requested that Ms. McKenna obtain a copy of the memo from Boynton Beach and review it to assess any potential legal exposure for Pompano Beach arising from the accusations and findings of the Boynton Beach investigation.

**B. REGULAR AGENDA**

1. [26-310](#) Discussion of a Parking License Agreement between the Pompano Beach Community Redevelopment Agency and the First Baptist Church of Pompano Beach for the use of parking spaces located at 117 NE 1st Street.  
(Fiscal Impact: N/A)

**(Staff Contact:** Nguyen Tran/Cassandra LeMasurier)

Cassandra LeMasurier, Real Property Manager, began her presentation by explaining she wanted to provide two updates, starting with information about available parking in Old Town. She displayed a map included in a Commission memo from August 2025, noting that there had been updates since then, including the City's purchase of a vacant lot north of the First Baptist church parking lot. She detailed the current parking inventory: 215 on-street spaces (shown in green), 68 existing paved surface parking spaces (salmon pink), and 125 new temporary surface lot spaces (blue) where the Pompano pharmacy and supermarket were located, plus the city-purchased property, totaling 409 current parking spaces in Old Town. She then described future plans for

two additional parking garages that would provide 300-400 and 200-400 additional spaces, respectively, potentially bringing the total parking to 826-1126 spaces, depending on final garage capacity. She explained that the question about a CRA parking license agreement with First Baptist Church had been raised at the April 14 City Commission meeting, and she would follow up after CRA Attorney Claudia McKenna, who would provide legal information on the matter, and then she would share her conversation with the Church's business manager.

Ms. McKenna provided legal analysis, starting with statutory authority, explaining that the CRA was authorized to construct parking garages and had broadly construed that authority to include surface parking lots. She noted that their community redevelopment plan required infrastructure activities to be associated with specific development projects, and that, historically, CRA surface parking lot leases had been tied to redevelopment projects identified in the CRA plan. She advised that if the board wanted to lease this parking lot, which wasn't associated with a specific project, they should identify a project it supports and probably amend their CRA plan to call it out, though they could proceed differently than past practice.

Ms. LeMasurier continued by reporting her conversation with Tony Orlandi, the Church's business manager, from the previous Wednesday after the City Commission meeting. She explained that negotiations with the Church began in 2022 to develop their lot into a parking garage, but this became impossible when the charter amendment allowing contracts longer than five years failed in November 2024. They then negotiated a replacement agreement for the one that expired on May 31, 2025, but the Church had made clear that they would not accept special-event parking only or limited peak parking hours, would not agree to fee reductions, and would not agree to postponements or delays. She emphasized the Church would secure its parking lot with gates and make it unavailable for public parking if the agreement wasn't approved at second reading on April 28, stressing this wasn't meant as a threat but was their firm position. She noted the Church had allowed free use since their prior agreement expired and had been a good partner, but they would not wait for a CRA agreement to be drafted or plan amendments.

Vice Chair Fournier responded that it sounded like a "take it or leave it" situation with no room for discussion. She compared the situation to buying a premium, unlimited gym package and using it only once a month, since the parking lot was vacant most of the time. She had visited Old Town twice recently and found street parking easily available, questioning the value of paying for something needed only 1% of the time for events like Untapped. She confirmed with Ms. LeMasurier that there was no room for renegotiation, flexibility in timing, or for the gates to be unlocked.

Vice Chair Fournier then asked about the 19 existing spaces the CRA leased, and Ms. LeMasurier explained that this was a ground lease from 2015-2016, during which the CRA paid for parking lot design and construction, expiring September 30, 2027, and used by Flagler Avenue businesses and Ward's employees.

Ms. McKenna inquired whether there was a public purpose in their CRA plan for that lot, believing it was associated with a specific redevelopment project. Nguyen Tran, CRA Director, confirmed it was originally intended for South Bar and Kitchen's valet and additional restaurant parking when they engaged that business.

Vice Chair Fournier asked if that was called out in their plan, and Mr. Tran said he'd need to check their records. She then confirmed they currently had 409 parking spaces without First Baptist and asked about surge

capacity needs for Untapped.

Ms. LeMasurier explained that December Untapped had the highest attendance, which was why they implemented shuttle service using City Hall and cultural center parking lots. She noted that even with First Baptist's lot, parking spilled into neighborhoods during popular events, with up to 3,000 attendees potentially requiring 750-1,000 parking spaces, assuming 3-4 people per vehicle. Between Old Town's current spaces and shuttle locations, they could meet demand but required shuttling.

Vice Chair Fournier asked whether 409 spaces were adequate for regular business operations, and Ms. LeMasurier responded that they should be adequate for regular business, but special events or multiple simultaneous events could create shortages. She noted the challenge was also location preference, as people didn't want to park blocks away from their destinations.

Ms. McKenna answered the Vice Chair's earlier question about their CRA plan, noting that Section 2.2 allows offering incentives to attract and retain businesses, including parking structures and off-street spaces. However, since they didn't have a specific business target, they'd want to amend the plan to include "construct and lease" rather than just "construct."

Comr. Fesik asked whether the Old Town general provision would qualify as supporting development or redevelopment. Ms. McKenna called this a policy decision requiring a finding and record demonstration that the surface lot would support a particular project.

Ms. LeMasurier interjected that even with plan amendments, the Church had made their position clear with no opportunity for CRA agreement entry and no further term negotiations. She noted that as more businesses opened, like the wash house and Old Town Square restaurant space, parking demand would increase, but projecting true demand was difficult without knowing specific uses and seat counts.

Comr. Fesik asked whether they currently had enough parking for the wash house and if they were putting the cart before the horse by not tying this to the wash house or future vacant space development. Ms. LeMasurier explained it would depend on the Wash House's development footprint and seating capacity, and whether it remained single-story or added an upper deck. She noted potential conflicts between the Wash House, the Vault, and Baca during special events on weekend nights.

Comr. Fesik asked who had participated in parking conversations, and Ms. LeMasurier listed herself, Suzette Sibble, Jeff Lantz (parking manager), Mr. Tran, Mr. Harrison, and City Attorney Mark Berman as participants in the negotiations.

Comr. Fesik asked about their parking consultant, and after some discussion, Ms. LeMasurier identified Paul Kissinger as the individual, though he had changed companies. Mr. Tran clarified that they used Desmond (Peter Flats from Michigan) for CRA-side garage design work for the wash house and fountain area.

Ms. LeMasurier explained they had asked Mr. Kissinger's company to analyze existing and future parking demand projections, with the future scenario of two parking garages meeting full build-out occupancy needs in Old Town.

Comr. Fesik asked about the city consultants' involvement, and Mr. Harrison confirmed RMA's Chris Brown was also involved. She then asked whether the Church could independently gate its property and charge for parking during events, and Ms. LeMasurier confirmed that this was allowed, provided proper business tax receipts and zoning compliance were met.

Ms. McKenna updated her earlier answer, noting that if the Wash House was a specific project this parking lot could support, they could reasonably lease it temporarily until other parking became available, with proper record documentation.

Comr. Smith expressed interest in hearing more about proper wording and made several comments about the church parking benefits. She highlighted the limited number of handicap parking spaces in Old Town and how the church lot provides accessibility for residents who need them. She viewed the lease as providing parking during the transition to building their own parking garages, not a permanent arrangement. She expressed concern about maintaining momentum and business interest in Old Town, particularly for the Wash House, and worried that the lack of parking would harm progress and excitement about Old Town development.

Ms. McKenna confirmed they could make a motion that day, given the Wash House discussion, but noted they didn't have a resolution since this was just a discussion item. She explained they'd need to create a CRA lease agreement and could hold a special meeting to expedite the process if desired.

Ms. LeMasurier clarified that the Church was not open to that scenario and recommended that the City Commission consider it at its April 28 meeting. She noted that the City had already budgeted for this through the parking enterprise fund, whereas the CRA hadn't included this expense in its budget.

Mr. Harrison stated the most direct approach was the City Commission agenda item scheduled for the following week.

Comr. Smith asked about getting out of the agreement after six months and potentially transferring the lease later from the City to the CRA. Ms. LeMasurier corrected that the City could terminate with 60 days' notice (while the Church needed 120 days), and they could discuss future CRA arrangements, though she couldn't speak to the Church's openness to that.

Comr. Smith encouraged securing the parking to maintain momentum and avoid losing the Wash House opportunity, suggesting they could negotiate changes later with the 60-day notice option.

Comr. Sigerson-Eaton emphasized the vital importance of parking to successful redevelopment and praised the Church's willingness to work with them. She called the agreement a viable short-term solution to their parking shortage and expressed hope that the Vice Chair wouldn't turn her back on businesses, artists, future business attraction, and residents. She highlighted their success in Old Town revitalization and questioned Vice Chair Fournier's objections to the agreement.

Comr. Perkins asked about funding sources, and Ms. LeMasurier clarified that City agreement funding came from the parking enterprise fund, while CRA agreement funding would come from the Northwest CRA budget.

Comr. Perkins stated she wouldn't support Northwest CRA funding, but was okay with city parking enterprise funding.

Vice Chair Fournier corrected Comr. Sigerson-Eaton's earlier comment, stating she had actually supported the item at their last commission meeting. She explained her general objection to paying for something they didn't need most of the time, while acknowledging they'd managed parking well during the agreement uncertainty. She had tried to find other justifications, such as enabling Wash House development, and mentioned her discomfort at hearing Paul Kissinger's name, whom she blamed for the Atlantic Dixie Lane reduction projects that created the current traffic gridlock, hoping a different parking consultant was involved.

Comr. Fesik shared Vice Chair Fournier's concerns about Paul Kissinger and added concerns about Chris Brown and RMA's involvement in east and west parking projects, referencing issues Mr. King had raised that Ms. McKenna would investigate. She requested information about total taxpayer costs (CRA and City) spent on this church parking topic over the years, including consultant fees, to be provided before the Tuesday meeting.

Ms. LeMasurier responded that actual hard costs beyond staff time included only an appraisal (a couple of thousand dollars), which was included in their backup. She noted that the parking demand analysis was conducted holistically for Old Town rather than specifically for First Baptist, making cost allocation difficult.

Comr. Fesik asked Ms. McKenna about the funding allocation for parking consultants, and McKenna explained that CRA-retained consultants were paid through CRA budgets, while city-retained consultants for city-wide parking studies were paid through the parking enterprise fund, depending on the scope.

Comr. Fesik requested greater transparency in spending disclosures and clearer funding-source clarity in future presentations, similar to practices in other cities and CRAs.

Mr. Harrison clarified for the record that Joaquin Vargas with Drafttech was the lead traffic consultant on the Atlantic and Dixie projects, working with Kimley-Horn, not Paul Kissinger.

Chair Hardin put on record that Mr. Kissinger was the lead individual behind the redevelopment of their beach area, thanking him for his services to the City and CRAs.

### **NO ACTION TAKEN.**

2. [26-309](#) A RESOLUTION OF THE POMPAÑO BEACH COMMUNITY REDEVELOPMENT AGENCY (CRA) APPOINTING ONE BUSINESS OWNER AND OPERATOR OF A BUSINESS TO THE EAST CRA DISTRICT ADVISORY COMMITTEE FOR A TERM OF TWO (2) YEARS; SAID TERM TO EXPIRE ON APRIL 21, 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 CRA Resolution - Regular be ADOPTED. Chair Hardin nominated to appoint David Mingus. The motion to appoint David Mingus carried by a unanimous voice vote.**

**Enactment No: CRA RES. 2026-11**

- 3. [26-244](#) 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 APRIL 21, 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 CRA Resolution - Regular be ADOPTED. Commissioner Fesik nominated Gigi Doubek, and Chair Hardin nominated Judith Niswonger. The motion failed by a 3 to 3 vote, and the results were as follows:**

**Vote for Gigi Doubek:**

- Fesik**
- Perkins**
- Fournier**

**Vote for Judith Niswonger:**

- Sigerson-Eaton**
- Smith**
- Hardin**

**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 May 19, 2026.

**Comr. Fesik's Report:**

Comr. Fesik expressed interest in learning about other cities' practices and concerns about consultant roles. She mentioned Mr. Harrison's earlier reference regarding RMA, which he described as "self-reported," and wished she had heard about it from him first. She voiced serious concerns about Board operations and information access, requesting regular financial updates and project information rather than having to search through other meeting minutes. She cited discovering the McNab house centennial planning and other McNab house/botanical gardens updates through CRA advisory board minutes, rather than direct board updates. She requested regular updates on their two largest projects - one for each CRA area - including the new downtown project RFPs, emphasizing the need for transparency and public awareness through their televised meetings.

**Comr. Perkins' Report:**

Comr. Perkins asked about the downtown project and the E. Pat Larkin community center, noting that residents attended community meetings where they said they didn't want the building demolished. Ms. Sibble explained they were obligated to continue under their master development agreement unless the Commission voted to terminate it. She described the spring roundtable discussions and March architect presentations with community input on conceptual designs, noting that they were selecting a new architect to restart community engagement while adhering to the binding contract requirements.

Comr. Perkins questioned why they were continuing when the community opposed demolition and referenced the Senior Activity Center experience, where community input was ignored. A tense exchange developed between Comr. Perkins and Ms. Sibble discussed communication style and process, with Comr. Perkins ultimately requested that a different staff member work with her on the downtown project due to concerns about her attitude. Mr. Harrison agreed to serve as her staff contact. Comr. Perkins then praised the Jazz Fest event, calling it well-attended and well-planned, and the only city event she looked forward to annually, commending Ty Tabing and the Cultural Arts Department.

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

No report.

**Comr. Smith's Report:**

No report.

**Vice Chair Fournier's Report:**

Vice Chair Fournier addressed meeting conduct, noting resident and business owner feedback about disrespectful treatment and staff appearing personally invested in projects like the downtown development. She expressed concerns about two recent RFPs for City Hall/parking garage and infrastructure, questioning the 30-day response timeframe and whether Roca Point had predetermined contractors. She was particularly concerned about parking garage approval, noting they'd never seen detailed renderings or approved the design specifically, and worried about administrative relief processes for code compliance issues, especially regarding vehicle stacking at the problematic Atlantic/Dixie intersection. She requested clarification about whether relief items would come before the board and criticized being blindsided by RFP press releases rather than being included as MDA partners.

Ms. LeMasurier provided a detailed explanation of the public purpose adjustment process, established in September 2019 for City/CRA projects, with 19 adjustments completed for various projects. She showed parking garage ground-floor plans, explaining how vehicle stacking concerns were addressed through an alternative design with limited first-floor parking (31 spaces, including 9 ADA, 2 EV charging, and 11 city staff reserved) and a drop-off area to prevent backup at the entrance.

Vice Chair Fournier maintained concerns about the parking garage design approval process and questioned the quick RFP turnaround times. Mr. Tran confirmed that infrastructure costs would be split between CRA and the City, with the entire first phase primarily CRA-funded, except for City Hall and parking structure-related costs, which would remain within their pay-as-you-go approach rather than the original bonding plan.

**Chair Hardin's Report:**

Chair Hardin concluded by praising the Jazz Fest and stating he wanted employees to be personally invested in their work for Pompano Beach, preferring staff who cared about their projects over those who didn't, encouraging continued good work.

[26-311](#)

## Monthly Reports

- East CRA Advisory Committee - April 2, 2026
- FPI Security Reports - March 2026
- Professional Services Expenditures - March 2026

**The Informational Report was RECEIVED AND FILED.**

**E. ADJOURNMENT**

The meeting adjourned at 2:20 PM.