

Pompano Beach Community Redevelopment Agency

Meeting

Commission Chamber

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



Agenda

Tuesday, May 19, 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**

[26-371](#) CRA Board Meeting Minutes of April 21, 2026

APPROVAL OF AGENDA**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

1. [26-366](#) Request by Office of Housing and Urban Improvement (OHUI) to convey three (3) CRA owned parcels to the City of Pompano Beach for development as affordable housing and consideration of three (3) unsolicited proposals for such parcels received in response to legal advertisement for the Notice of Intent to Dispose of Property.

(Fiscal Impact: N/A)

Summary Explanation/Background:

The City's Office of Housing and Urban Improvement (OHUI) requested the CRA convey ownership of the CRA's property located at 801 NW 18th Ave. (folio 484234040580) & 801 NW 18th Ave. (rear) (folio 484234040590) and 785 NW 18th Ave. (folio 84234040601) to the City for the construction of affordable housing. One of the lots is a replacement lot for 1860 NW 8th Street that was conveyed to the CRA March 2023, instead of to the City, as a result of the City's foreclosure case for municipal liens of approximately \$3.7 million. In 2025 OHUI constructed and sold four (4) single-family homes for income restricted buyers directly north of the CRA lots and has no remaining vacant lots to build new homes on for income restricted buyers.

Although Florida Statutes do not require intergovernmental transfers be advertised, in order to be transparent, a 30-day notice was advertised in Sun Sentinel on January 30, 2026, inviting additional proposals from developers or persons interested in undertaking the development of the property as affordable housing. Three (3) unsolicited proposals were received in response to the notice.

Should the CRA Board choose to accept an unsolicited proposal staff recommends

conveyance of 785 NW 18th Avenue to the City to be developed as affordable single-family home and acceptance of an unsolicited proposal from Parrish and Associates, LLC for the front and rear lots at 801 NW 18th Avenue to be unified as one buildable site to be developed as affordable housing for their prequalified buyer. Alternatively, staff recommends conveyance of all 3 parcels to the City.

Origin of request for this action: Staff

Fiscal impact and source of funding: N/A

(Staff Contact: Cassandra LeMasurier)

2. [26-367](#)

A RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY (CRA), APPROVING AND AUTHORIZING THE PROPER OFFICIALS TO EXECUTE A STRATEGIC INVESTMENT PROGRAM GRANT AGREEMENT BETWEEN THE CRA AND LFT IRREV TR RELATING TO THE PROPERTY LOCATED AT 110 NORTH OCEAN BOULEVARD; PROVIDING AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

(Fiscal Impact: \$150,000.00)

Summary Explanation/Background:

The CRA received an incentive program application from Grant Galuppi of LFT IRREV TR, Capalobo, Richard M Trstee, for the Strategic Investment Program (Program) offered through the CRA for the property located at 110 N Ocean Boulevard. The Program is available for site, building and tenant improvements for existing commercial buildings for restaurant, retail or commercial uses.

The improvements proposed under the Strategic Investment Program application includes interior improvements to three (3) bays (116, 118, 120 N Ocean Blvd), common area hallway, replacement or repair of the elevator and roof. Specific interior buildout improvements eligible under this program include demolition, HVAC System, flooring, electrical, plumbing, painting, mechanical, lighting, structural, drywall, fire suppression system and elevator repair or replacement. Exterior improvements include roof replacement and repair and minor landscaping.

The total estimated cost of the improvements is \$1,040,000. Based on the formula, the applicant qualifies for the maximum allowed under the program of \$150,000 in reimbursement cost.

Origin of request for this action: Staff

Fiscal impact and source of funding: \$150,000 from Account 160-1920-539.83-42 Incentive Programs

(Staff Contact: Kimberly Vazquez)

3. [26-358](#) A RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY (CRA) APPROVING AND AUTHORIZING THE PROPER OFFICIALS TO EXECUTE AN AGREEMENT FOR PROFESSIONAL SERVICES BETWEEN THE CRA AND FPI SECURITY SERVICES, INC. FOR UNARMED ROVING SECURITY GUARD SERVICES IN THE NORTHWEST CRA DISTRICT; PROVIDING AN EFFECTIVE DATE.
(Fiscal Impact: \$353,808.00)

Summary Explanation/Background:

A request for proposals (RFP) 26-027 was issued to select a firm to establish a contract with the Community Redevelopment Agency (CRA) to provide Unarmed Roving Security Guard Services. Twenty (20) responses were received to the solicitation and evaluated by a Selection Committee who determined, FPI Security Services, Inc. as the highest ranked firm. The rankings will be presented to the CRA Board on May 19, 2026 and if approved this contract is for services for the Northwest CRA District.

Origin of request for this action: Staff

Fiscal impact and source of funding: \$353,808.00 from 150-1910-539.34-30 Roving Ambassadors

(Staff Contact: Kimberly Vazquez)

4. [26-360](#) A RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY (CRA) APPROVING AND AUTHORIZING THE PROPER OFFICIALS TO EXECUTE AN AGREEMENT FOR PROFESSIONAL SERVICES BETWEEN THE CRA AND FPI SECURITY SERVICES, INC. FOR UNARMED ROVING SECURITY GUARD SERVICES IN THE EAST CRA DISTRICT; PROVIDING AN EFFECTIVE DATE.
(Fiscal Impact: \$157,248.00)

Summary Explanation/Background:

A request for proposals (RFP) 26-027 was issued to select a firm to establish a contract with the Community Redevelopment Agency (CRA) to provide Unarmed Roving Security Guard Services. Twenty (20) responses were received to the solicitation and evaluated by a Selection Committee who determined, FPI Security Services, Inc. as the highest ranked firm. The rankings will be presented to the CRA Board on May 19, 2026, and if approved this contract is for services for the East CRA District.

Origin of request for this action: Staff

Fiscal impact and source of funding: \$157,248.00 from 160-1920-539.34-30 Roving Ambassadors

(Staff Contact: Kimberly Vazquez)

C. ADDITIONAL AUDIENCE TO BE HEARD

D. REPORTS

- A. EXECUTIVE DIRECTOR*
- B. CRA ATTORNEY*
- C. NEXT MEETING DATE – JUNE16, 2026*
- D. CRA BOARD*

[26-370](#)

Reports

- East CRA Advisory Committee - May 7, 2026
- CRA Financial Statements - March
- FPI Security Reports - April
- Professional Services Expenditures - April
- McNab House & Botanical Gardens - Report of Activities
- Downtown Pompano Project Update - March
- Redevelopment Management Associates - Detail of Services

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.