



City of Pompano Beach



Detailed Minutes - Final

City Commission / CRA

Rex Hardin, Mayor

Alison Fournier, Vice Mayor

Audrey Fesik, Commissioner

Beverly Perkins, Commissioner

Rhonda Sigerson-Eaton, Commissioner

Darlene Smith, Commissioner

Gregory P. Harrison, City Manager

Mark Berman, City Attorney

Kervin Alfred, City Clerk

Monday, October 20, 2025

9:00 AM

Cultural Center

Joint Workshop of City and CRA

50 West Atlantic Blvd.
Pompano Beach, FL 33060

CALL TO ORDER

The Honorable Rex Hardin, Mayor called the Joint Workshop of the City of Pompano Beach and the Pompano Beach Community Redevelopment Agency to order at 9:00 AM.

ROLL CALL

Present: Commissioner Audrey Fesik

Commissioner Beverly Perkins

Commissioner Rhonda Sigerson-Eaton

Commissioner Darlene Smith

Vice Mayor Alison Fournier

Mayor Rex Hardin

PLEDGE OF ALLEGIANCE

Led by Kervin Alfred, City Clerk

APPROVAL OF AGENDA

Mayor Hardin inquired with City Manager Harrison whether there were any changes to the Agenda. Mr. Harrison confirmed that there were none.

A motion was made by Vice Mayor Fournier, seconded by Commissioner Sigerson-Eaton, that the Agenda be APPROVED AS SUBMITTED. The motion carried unanimously by voice vote.

A. REGULAR AGENDA

1. 26-32 Discussion of the new Downtown Development Project

Mayor Hardin introduced the item, stating that it concerns the new downtown development project.

Greg Harrison, City Manager, stated he was unclear on the specific direction but welcomed open discussion.

Suzette Sibble, Assistant City Manager, explained that the development team had been gathering input from commissioners on the City Hall design and was prepared to present updated materials.

Vice Mayor Fournier stated that, although many meetings had taken place, the Commission had not been able to openly discuss ideas due to restrictions imposed by the Sunshine Law. She emphasized the need for direct dialogue on major issues, including local participation requirements, the future of the E. Pat Larkin Center, modifications to the MDA, Old Town parking, and whether a broader “civic complex” approach-including a police substation-should be considered. She listed multiple concerns and asked the Commission to work together to build consensus.

Comr. Perkins responded, clarifying that she had never slighted the Northwest community and that her support for keeping the existing Larkin Center stemmed from resident requests and historic and emotional significance. She emphasized that while the community held diverse views, the majority favored preserving the structure.

Vice Mayor Fournier reiterated the need for an honest discussion about whether renovation or replacement best served long-term community needs.

Comr. Perkins elaborated that history and personal connections to the Larkin family heavily influenced community sentiment. She expressed concern about documentation suggesting a future teardown despite current renovation plans.

Claudia McKenna, CRA Attorney, clarified that the current MDA language removed the new center and called for renovation of the existing building. Ms. Sibble added that both renovation and rebuild funds remained available, but extensive renovations risked triggering building-code requirements making new construction more practical. She underscored the emotional sensitivity of the issue and reaffirmed a willingness to continue community conversations before issuing any RFQ.

Mark Berman, City Attorney, noted that the current center would remain fully operational until a replacement opened, ensuring continuity of service.

Vice Mayor Fournier questioned whether the existing Larkin Center, even after renovation, could meet the community's needs for the next 30 years and asked whether expanded community-center space was required. Comr. Perkins confirmed the need for additional space, noting that the center was routinely booked months out. Ms. Sibble and the development team (Roca Point Partners) explained their conceptual vision for a larger, flexible facility, improved programming, and multi-generational use, while acknowledging budget constraints.

Mayor Hardin requested comparative data on all city community centers, event loads, and future CIP planning for upgrades.

Comr. Fesik suggested creative solutions, such as building around portions of the existing Larkin Center to preserve its history while adding modern facilities and integrating parking. She stressed that 7,000 additional square feet seemed insufficient to meet long-term needs and urged forward-looking planning.

Nguyen Tran, CRA Director, stated that the current site lacked adequate parking and that renovating on-site would render it unusable for extended periods. He explained that parking demand often exceeded available capacity.

Comr. Fesik continued to advocate for flexible design options, including structured parking, expanded uses, and space for future workforce training or after-school programming.

Ms. Sibble discussed potential VO-tech partnerships, emphasizing investments in scholarships and workforce training through existing institutions rather than duplicating facilities. She emphasized the importance of financial literacy programming and reiterated her openness to expanding the center's size if public financing were available, which would create greater budget flexibility.

Comr. Sigerson-Eaton expanded on public financing vs. private, explaining that municipal borrowing typically carries lower interest rates. She supported considering a larger center to accommodate future population growth, and emphasized that CRA TIF revenues-not increased taxes-would repay CRA-issued debt.

Vice Mayor Fournier clarified that only CRA infrastructure debt was repaid with TIF; City Hall and garage debt relied on land-sale projections and posed financial risk if those sales underperformed. Mr. Tran responded by noting parallels to the successful beach redevelopment model, where private investment leveraged public improvements.

Ms. Sibble highlighted strategies for mitigating financial risk, including delayed debt service, establishing a reserve fund, and utilizing public financing for cost savings. She also described broader goals, including addressing socioeconomic challenges, supporting affordable housing through down-payment and rental assistance programs, expanding financial literacy, and creating long-term upward mobility.

Comr. Smith asked whether the decision to pursue public financing could be revisited. Ms. Sibble confirmed it could and stated it would return on October 29. Comr. Smith emphasized the importance of that conversation for securing funding for the desired improvements.

During the discussion of police presence, Comr. Fesik advocated for incorporating a police substation or, at the very least, enhancing visibility to improve community safety and officer working conditions. Mr. Harrison corrected the record regarding building maintenance concerns raised about the existing BSO office space.

Comr. Perkins emphasized that BSO should have planned earlier for staffing and operations of the new substation in her district. Ms. Sibble stressed commitment to downtown security, likely through security patrols funded jointly by businesses and the city, and reiterated that decisions on police substations should await the ongoing policing study.

Comr. Sigerson-Eaton recommended requiring developers to implement technology-integrated safety infrastructure.

Vice Mayor Fournier then raised concerns about homelessness, overdevelopment, housing affordability, and public skepticism, noting residents' desires for basic city services such as road paving and police patrols. She asked for renderings of the Larkin Center concepts and inquired about proposed MDA amendments. Ms. Sibble explained that discussions continued and reiterated ideas for attacking affordability through down-payment assistance, rental assistance, and partnerships for small-scale housing solutions such as tiny homes.

Discussion then shifted to workforce-housing requirements. Mr. Tran defined the 15% workforce housing commitment at 120% AMI. Commissioners expressed concern that the income thresholds were too high to have a meaningful impact on affordability. Mr. Tran noted that deeper affordability (e.g., 60% AMI) would require major subsidies or tax-credit financing.

Patrick Leonard, Roca Point Partners, presented earlier conceptual renderings for a new Larkin Center, including multi-use space, ballrooms, and outdoor areas, noting the designs were paused pending community direction.

Discussion followed regarding whether 20,000 sq ft was the correct size, whether the existing site was suitable, and whether the parcel across MLK offered greater options and parking opportunities.

Mayor Hardin expressed personal support for a new Larkin Center, stating that it should match the quality of the new downtown area.

Comr. Perkins reiterated her concerns that the City Hall project appeared to overshadow investment in the Larkin Center, and stressed the need for deeper community engagement and transparency.

Ms. Sibble reaffirmed willingness to revisit sizing and funding, and emphasized that dropping interest rates could improve feasibility if public financing were approved.

Comr. Smith reiterated concerns about staffing substations, stressed the importance of designing for elderly accessibility, and expressed optimism that redevelopment would expand beyond the project boundaries.

The discussion then transitioned into a presentation on City Hall design. Mr. Leonard reviewed remaining concept options, noting general commissioner support for a particular façade featuring vertical design elements. The Commission provided input on aesthetics, shade structures, transparency, and functional layout, including the location of the one-stop shop. They expressed appreciation for revisions that eliminated vehicle access through the civic plaza and affirmed that the chambers would have a flat floor to accommodate community events.

Mayor Hardin sought public input on the topic being discussed.

Stacy Boynton, a local Architect, emphasized the importance of preserving the legacy of the Larkins Center, urged transparent discussions of consequences related to renovation versus relocation, and recommended

structured community workshops to determine program needs and appropriate square footage.

Keriann Worley, a District 1 resident, suggested naming the new City Hall after E. Pat Larkins as an alternative way to honor his legacy.

Sarahca Peterson emphasized local participation, stating other communities had intentionally incorporated local labor and talent. She warned that perceived underinvestment in the Northwest could damage Commissioner Perkins' legacy and urged required financial-literacy training as a condition of receiving subsidies.

Jocelyn Jackson supported a new Larkins Center, stressing the community's unmet demand for event and gathering space. She urged transparency, accurate delivery on design commitments, and consideration of local architects.

Patricia Williams, resident at 1565 NW 7th Avenue, expressed her gratitude to the commissioners for their in-depth discussion, encouraged them to listen to residents, and emphasized the importance of selecting public financing to safeguard taxpayers. She praised the workshop as the best she had attended, conveying her pride in the commissioners' conversations.

There being no further speakers, Mayor Hardin concluded public input and adjourned the workshop.

No official action was taken at this Workshop.

B. ADJOURNMENT

The meeting adjourned at 11:12 AM.

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Kervin Alfred

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Kervin Alfred, City Clerk

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Rex Hardin

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Rex Hardin, Mayor