



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

Tuesday, February 17, 2026

1:00 PM

Commission Chamber

Meeting

CALL TO ORDER

Chair Hardin called the CRA Board meeting to order at 1:01 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

[26-203](#) CRA Board Meeting Minutes of December 16, 2025

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 Greg Harrison, Executive Director, 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 unanimously by 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 signed up to speak. Secretary Alfred responded that no speakers were signed up to speak.

B. REGULAR AGENDA

1. [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)

(Staff Contact: Nguyen Tran)

Nguyen Tran, CRA Director, explained that the item had been heard previously at the last CRA meeting where the CRA had received two unsolicited proposals - one from Frazier Elite Homes LLC and one from Parrish and Associates LLC. He noted that the Northwest advisory board formed a subcommittee to evaluate and score the proposals, which resulted in a tie, but Frazier Elite Homes subsequently withdrew their proposal. Mr. Tran detailed that Parrish and Associates requested the property be donated or, alternatively, offered to pay \$220,000 for the land, proposing to construct four residential townhouse units with three bedrooms, three and a half baths, and single-car garages totaling 1,705 square feet under air. He reported that the total construction cost estimate was around \$200 per square foot, totaling \$341,000 per unit, with a targeted sales price of about \$440,000. Mr. Tran mentioned that the Northwest advisory committee unanimously recommended approval with a 7-0 vote, and that Phyllis Smith from the Greater Collier City Civic Association, though unable to attend, expressed 100% support for the development. He noted the item had previously resulted in a 3-3 tie vote on December 16th.

Joshua Parrish of Parrish and Associates LLC thanked the board and apologized for not being prepared to speak in depth during the December 16th meeting. He provided a comprehensive presentation comparing his proposal to the withdrawn Frazier proposal, emphasizing that his proposal offered 1,705 square feet compared to Frazier's 1,544 square feet (161 square feet more), three and a half bathrooms versus two and a half, and additional outdoor space, including a covered front porch, rear deck, and balcony. Mr. Parrish presented detailed financial comparisons, showing his proposal at \$290 per square foot versus Frazier's \$310 per square foot, and construction costs of \$200 per square foot versus Frazier's \$208 per square foot. He explained two pricing routes: if land was donated, townhouses would sell for \$440,000 (\$258 per square foot), and if land was purchased, they would sell for \$495,000 (\$290 per square foot). Mr. Parrish also compared his proposal to the previously approved Solstice townhouses project, demonstrating that his units offered more space and bathrooms at a lower price per square foot. He concluded by emphasizing the proposal's value proposition and his company's experience in real estate development.

Chair Hardin sought public input on the matter. There being none, he closed public input and moved on to Board discussion.

Comr. Smith stated she had previously voted for the project because she believed it would be a great development for District 5 on 27th Avenue, adding to the positive improvements in the area. She requested meeting the pre-approved future homeowners who were present, and after brief introductions of the future homeowners - Nakia Smith, Terrence Henley, and Angel, she expressed her continued support for the project and welcomed the development to District 5.

Vice Chair Fournier expressed concern about why the item was back on the agenda without being requested and detailed her ongoing concerns about the process, including the tie vote and the withdrawal of the competing proposal. She revealed that she had received a call from Frazier Homes after the previous meeting, where they expressed fear of retaliation and explained why they felt compelled to back out, which she found disturbing and confirmed her process concerns. However, in the spirit of compromise, she stated she would defer to the district commissioner and support the project despite her concerns. She also praised the detailed presentation and requested similar detail from parking garage vendors for future decisions.

Comr. Perkins expressed confusion about why two separate projects were being compared during the presentation, noting she had never seen such comparisons in her political experience. After clarification from Mr. Tran about the two different properties and proposals, she stated that after visiting the lot, she felt it appeared too small and was concerned about the single-car garage rather than a two-car garage, citing parking problems in today's society. However, she indicated she would follow the lead of the district commissioner despite her questions about the project.

Comr. Fesik also expressed concerns about how quickly the item returned to the agenda while other items don't appear at all. She appreciated the detailed presentation and wished to see similar documentation regularly, asking about completion dates. After Mr. Tran explained the 18-month construction timeline following development agreement approval, Comr. Fesik acknowledged concerns about processes but stated she didn't want to take it out on people who desperately wanted houses. In the spirit of Lunar New Year and compromise, she agreed to support the district commissioner's position.

Comr. Sigerson-Eaton stated she would support the great project regardless of which district it was in.

Chair Hardin indicated his support but expressed concern about the Vice Chair's revelation regarding phone calls from the other proposer claiming pressure or threats. After discussion with Mr. Tran, who stated he had no knowledge of pressure and that the proposer had indicated willingness to split before the evaluation committee, Chair Hardin sought legal guidance from Ms. McKenna. Ms. McKenna explained that without a formal protest from the affected party, there wasn't sufficient basis to halt the process, but acknowledged the seriousness of any pressure allegations. She suggested that more facts would be needed and the other proposer would need to come forward with specific information about any undue pressure claims. Chair Hardin then directed staff and legal to work with the Vice Chair to investigate the allegations thoroughly between now and when the development agreement returns, suggesting involvement of the OIG office if necessary for sworn testimony.

Vice Chair Fournier agreed to provide her notes from the conversation to legal counsel.

Comr. Perkins asked about Parrish's experience building similar units. Mr. Tran confirmed they had built townhouse developments and single-family homes in the city before, including recent work in the Ortanique area.

A motion was made by Vice Chair Fournier, seconded by Commissioner Sigerson-Eaton, that the Item for Consideration/Discussion be APPROVED. 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

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)

(Staff Contact: Cassandra LeMasurier)

Cassandra LeMasurier, Real Property Manager, gave a presentation on the unsolicited proposal from Frazier Elite Homes LLC for the 7,350-square-foot vacant lot, which is permanently deed-restricted for affordable housing. She explained that the Northwest CRA advisory committee had unanimously recommended acceptance of the proposal on December 1, 2025, and that the CRA Board had approved the ranking on December 16, 2025, authorizing staff to negotiate the agreement. She detailed that the lot was conveyed to the City by Broward County in 2002 and then to the CRA in 2003, with a current market value of just over \$100,000. Ms. LeMasurier outlined that Frazier Elite Homes would build a 2,290-square-foot, three-bedroom, two-bathroom home with a two-car garage for \$450,000 within 14 months, and that the CRA would convey the lot upon receipt of a \$50,000 payment and evidence of construction financing and building permits. She explained the standard covenants requiring the home to remain affordable for buyers earning 120% or less of the area median income, the CRA's \$50,000 deferred loan that would be forgiven after 10 years, and the reconveyance provision in the event the developer defaulted. She concluded by requesting board approval of the agreement.

Chair Hardin sought public input on the item. There being none, he closed public input and moved on to Board discussion.

Chair Hardin questioned whether this was the same developer the Vice Chair had been contacted about regarding pressure to back out of a previous item, to which the Vice Chair confirmed. **Chair Hardin then**

reiterated his concerns and made a motion to postpone the item for a month to allow staff to investigate the allegations. Comr. Sigerson-Eaton seconded the postponement motion.

A motion was made by Chairperson Hardin, seconded by Commissioner Sigerson-Eaton, that the CRA Resolution - Regular be POSTPONED for a month to allow staff to investigate the allegations mentioned by Vice Chair Fournier. The motion carried by the following roll call vote:

Yes: Commissioner Fesik, Commissioner Sigerson-Eaton, Commissioner Smith, Vice Chair Fournier, and Chairperson Hardin

No: Commissioner Perkins

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 March 17, 2026.

Comr. Fesik's Report:

Comr. Fesik delivered her report beginning with remarks about the Chinese New Year and setting intentions for improvement. She complained about the last-minute cancellation of their previous meeting and requested more advance notice for future cancellations. Comr. Fesik then outlined her focus on processes, expenditures, contracts, and procedures, emphasizing the need for transparency regarding taxpayer dollars. She distributed a list requesting regular reporting, including budget-to-actual spend reports, check registers, contract amendment logs, procurement reports, and professional services invoice summaries. Comr. Fesik explained she had been requesting this information for over a year through emails to Mr. Harrison and staff but was told she needed board approval. She then questioned Mr. Tran about the McNab Park project's spending and encumbrances, expressing concern that the project be moving forward without proper board oversight. After learning that staff considered budget approval as project authorization, Comr. Fesik made a formal motion to halt all new McNab-related expenditures until the board received a comprehensive "McNab control packet" with detailed

financial information, and the board voted to authorize next steps.

A motion was made by Commissioner Fesik, seconded by Vice Chair Fournier, to direct staff that, effective immediately, there will be no new McNab-related encumbrances, task orders, amendments, or change orders, and no cash-on-hand bridge spending, until the CRA Board receives a McNab Control Packet in the meeting backup and the Board votes to authorize next-step commitments.

The McNab control packet must include:

- 1) Contract register**
- 2) Invoice log**
- 3) Change order amendment log**
- 4) Funding status memo**

This does not affect existing executed obligations it stops new commitments

Mr. Tran responded to Comr. Fesik's questions about McNab Park, explaining that he didn't have spending figures readily available but could generate a report. He described ongoing design development work and clarified that staff authority came from the board's budget approval and project authorization, distinguishing between day-to-day maintenance operations and project advancement activities.

Chair Hardin sought public input on the motion. There being none, he closed public input and moved on to Board discussion.

Comr. Smith asked for clarification on Comr. Fesik's motion, particularly regarding the "McNab control packet" details, and suggested quarterly rather than monthly reporting, while expressing concern about stopping ongoing maintenance activities.

Secretary Alfred read back the motion details twice when requested, outlining the specific reporting requirements Comr. Fesik was requesting in the control packet.

Vice Chair Fournier supported the discussion, sharing her own concerns about the McNab House Project after reading CRA Advisory Committee minutes. She explained that she had been requesting a cash-on-hand execution plan for years but had never received one, despite learning that the project was now using cash reserves. The Vice Chair requested a comprehensive plan showing how cash on hand would be utilized over time.

Comr. Sigerson-Eaton opposed the motion, arguing that commissioners seeking to slow the botanical garden project were using backdoor tactics. She stated that all public information was readily available upon request and that she had always received answers to her questions. **Comr.** Sigerson-Eaton characterized the motion as redundant and an attempt to cast dispersion on staff, expressing excitement about the botanical garden project and its potential as a city asset.

Comr. Fesik responded to Comr. Sigerson-Eaton's criticism, emphasizing her request was made in a spirit of

community and compromise, not to stop progress. She detailed her efforts to obtain information through public records requests and meetings, explaining that despite receiving data dumps, many questions remained unanswered. Comr. Fesik argued that basic financial reporting should be standard for any organization and noted the project had grown from \$2.7 million to over \$27 million without adequate public discussion or updates.

Comr. Smith sought clarification about stopping project activities, preferring to see what staff could provide as a control packet before halting work, and suggesting quarterly rather than monthly reporting due to the administrative burden.

Comr. Sigerson-Eaton reiterated her belief that the proposal was designed to halt the botanical garden project and require commission approval for every CRA action. She demonstrated that reports could be easily requested by asking Mr. Tran if he could provide a progress report for the next meeting.

The motion failed by a 3-3 vote (Fesik, Perkins, and Fournier voting yes; Sigerson-Eaton, Smith, and Hardin voting no).

Comr. Fesik continued her report, reiterating her transparency concerns and indicating she had additional issues with management processes and procedures beyond the McNab project. She requested similar reporting for the new downtown project and expressed hopes for improved openness and honesty in serving residents.

Comr. Perkins' Report:

Comr. Perkins requested an update on the new downtown project, noting that Assistant City Manager Suzette Sible's monthly status reports were confusing and lacked financial details. She listed completed items such as architect procurement and space planning, but noted she had no information on costs, contractors, or decision-making processes. Comr. Perkins expressed frustration about not being informed of community programs and requested regular meetings with detailed financial breakdowns.

Ms. McKenna apologized to Comr. Perkins, explaining that there had been a miscommunication about scheduling regular meetings. She committed to arranging weekly meetings with Comr. Perkins and Ms. Sible to provide comprehensive project updates, offering to meet virtually when necessary while ensuring Ms. Sible would always be available in person.

Comr. Perkins accepted the meeting arrangement but emphasized her need for detailed financial information with numbers rather than just status updates. She concluded her remarks with condolences to Reverend Jesse Jackson's family and a tribute to his civil rights legacy.

Comr. Sigerson-Eaton's Report:

Comr. Sigerson-Eaton recognized Pompano Proud for their 12th annual Plants and People Day at the Sample MacDougall House, particularly thanking Stephanie for organizing the successful community event with numerous vendors.

Comr. Smith's Report:

Comr. Smith requested a copy of the control packet details from Mr. Alfred for her review and thanked the Commission for their compromise on the District 5 townhome project on 27th Avenue.

Vice Chair Fournier's Report:

Vice Chair Fournier extended condolences to Reverend Jesse Jackson. She then expressed similar frustrations with obtaining information. She detailed her email exchanges with Ms. McKenna about the MDA and downtown project, requesting an updated timeline since the original MDA timeframes no longer applied. Vice Chair Fournier also asked for updates on lease conditions and the ongoing parking lot situation that had been discussed at every meeting.

Mr. Tran provided an update on the parking lot issue, explaining that Public Works was addressing wheel stop installation but had discovered safety concerns with the remaining foundations, which would require either removal or sectioning off unsafe areas.

Chair Hardin's Report:

No report.

[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

The Informational Report was RECEIVED AND FILED.

E. ADJOURNMENT

The meeting adjourned at 2:16 PM.