

**POMPANO BEACH
COMMUNITY REDEVELOPMENT AGENCY**

**NORTHWEST CRA ADVISORY COMMITTEE
MEETING MINUTES**

**Monday, December 1, 2025
E. Pat Larkins Community Center - 6:00 p.m.**

A. CALL TO ORDER

Whitney Rawls called the meeting of the Northwest CRA Advisory Committee to order at **6:02 pm.**

B. ROLL CAL

Whitney Rawls – Chair
Velma Grant- Vice -Chair
Jay Ghanem
Shelton Pooler -Late 6:14p.m
Phyllis Smith
Keriann Worley
Danielle Elzahr

ABSENT

John Berger

C. ADDITIONS/DELETIONS/REORDERING

None.

D. APPROVAL OF MINUTES

1. November 3, 2025

Motion made by Phyllis Smith to approve the minutes of the NWCRA Advisory Committee Meeting of November 3, 2025. Seconded by Velma Grant. Motion was approved unanimously by voice vote. (John Berger Absent).

E. AUDIENCE TO BE HEARD

Lauren Holiday asked about attendance of the NWCRA Advisory Committee meetings. **Whitney Rawls** responded attendance may vary and can be impacted by the proximity to the holidays, as well as items on the agenda.

F. OLD BUSINESS

None.

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G. NEW BUSINESS

1. Unsolicited Proposals NWCRA Evaluation Subcommittee - 1910 NW 7th Street

Cassandra LeMasurier explained for clarity, the address 1910 NW 7th Street would be designated as Item G1. She provided an overview of the unsolicited proposals received for the construction of an income-restricted, single-family home at this location. A subcommittee consisting of Keriann Worley, Velma Grant, and Danielle Elzahr reviewed and scored proposals submitted by Frazier Elite Homes and Parrish and Associates, LLC. Based on the evaluation criteria, Frazier Elite Homes received the highest score. After the presentations by the developers on both of the sites, Mr. Leon Frazier disclosed for the record that he would provide the other lots to Parrish and Associates to construct the townhomes.

During discussion, advisory members asked questions regarding the companies and project details. **Jay Ghanem** asked why Frazier Elite Homes decided to step back from the other location and building the townhomes? Mr. Frazier explained he recognized Parrish and Associates as a great contractor, so he chose to allow them to proceed with the townhome proposal.

Velma Grant asked about the financial components of the proposals offered by the developers for the properties. **Ms. LeMasurier** explained all the financial terms will be detailed in a Property Disposition and Development Agreement if accepted by the CRA Board.

Motion made by Phyllis Smith to recommend approval for Frazier Elite Homes LLC to be awarded the unsolicited proposal for 1910 NW 7th Street for a single-family home. Seconded by Jay Ghanem. Motion was approved unanimously by voice vote (John Berger-Absent.)

2. Unsolicited Proposals NWCRA Evaluation Subcommittee - 300 NW 27th Avenue

Cassandra LeMasurier said item G2 is proposed as four (4) future townhomes at 300 NW 27TH Ave. **Ms. LeMasurier** reported the subcommittee reached a tie score between Frazier Elite Homes and Parrish and Associates. Frazier Elite Homes agreed to withdraw their proposal for the townhomes.

Keriann Worley clarified for the record the subcommittee evaluations were based on the scoring criteria and the presentations provided by both of the developers. The subcommittee was informed after the scoring was complete that Frazier Elite Homes wanted to withdraw their proposal on the two lots for the townhomes.

Motion made by Phyllis Smith to recommend approval for Parrish and Associates LLC to be awarded the unsolicited proposal for 300 NW 27TH Avenue for construction of four (4) townhomes. Seconded by Keriann Worley. Motion was approved unanimously by voice vote (John Berger – Absent.)

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Whitney Rawls thanked the subcommittee members for their review as well as Ms. LeMasurier for her efforts. He also praised the Pompano Beach CRA as one of the few cities that accepted unsolicited proposals, stimulating competition, and expressed his content for the two great builders that would have opportunities to build in the NWCRA.

H. DIRECTOR/STAFF REPORT

Nguyen Tran - Wished that everyone has a great holiday.

Kimberly Vazquez – Reported the Untapped event will be on Friday, December 5th. The event will feature a tree lighting and other holiday activities in Old Town.

Cassandra LeMasurier - Mentioned the City reported a record attendance at the Light Up MLK event on November 22nd.

I. KEY PROJECTS

1. G.O. Bond Updates

Nguyen Tran reported Whiting-Turner (WT), the City's contractor has substantially completed most of the work known as Segment #2 except for areas within FEC R.O.W., the improvements at the main intersection of Atlantic Blvd & Dixie Highway, final paving/stripping and miscellaneous finishes. The FEC agreements, approved by the City Commission on October 14, 2025, are still awaiting executed return from FEC. Staff is monitoring this closely so that payments and procurement occur on time, allowing the at-grade crossing improvements—including new tracks, gate arms, overhead trusses, and signal systems—to begin in summer 2026.

In Segment 3 (Dixie Highway), construction continues to progress ahead of schedule. Crews began work in March 2025, spanning from NE 10th Street to Copans Road. All median construction and protective bicycle lane curbing are complete, along with ADA ramp retrofits and most roadway pavement installation. The project is approximately 80% finished and projected to be completed months before the original December 2026 date. Final striping and signage are expected to be completed by year-end, with punch-list and close-out anticipated around February 2026.

Despite high traffic volumes, maintenance of traffic (MOT) has had minimized disruption. A dedicated outreach team continues supporting nearby businesses with access during construction.

2. The Downtown Project

Nguyen Tran reported the joint meeting was on October 29th and there was a 3-3 vote for the for the Public financing and CRA infrastructure Bond. There is a private financing component approved for the City through the MDA for the City Hall and parking garage. The CRA obligations for financing the infrastructure and the drainage waterway feature remains a concern.

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3. Grisham Properties

Nguyen Tran reported no changes. A re-issuance of a solicitation will be required.

4. Sonata

Nguyen Tran explained the CRA took over the sublease on November 1, 2025 and there is a potential tenant looking to occupy the space which is the Greater Pompano Beach Chamber of Commerce.

5. Hunter's Manor

Nguyen Tran said Hunter's Manor is under construction of the homes.

6. 11 NE 1st Street - Wash House

Nguyen Tran stated there is interest in the location but nothing has been submitted for review.

7. NW 6th Ave Tactical Urbanism Plan

Nguyen Tran reported contractor is on board and the anticipated start date is December 7. The preconstruction meeting is scheduled for tomorrow.

8. Big Tree BBQ

Nguyen Tran reported Big Tree BBQ is working along with their architect. They will address previous comments through the resubmittal on the design this Wednesday to the DRC Board. The project is moving forward through the City's process.

Whitney Rawls asked if Bigg Daddy Conch Restaurant can be added to the key projects report. Mr. Nguyen said yes, they can be added to the report. **Kimberly Vazquez** pointed out they may be complete before the next meeting. Mr. Rawls said it will be nice to have their progress followed in case they will not complete their site improvement by January of next year as anticipated.

J. COMMITTEE MEMBER REPORTS

Shelton Pooler – Wished everyone Happy Holidays and Merry Christmas.

Keriann Worley – Wished everyone Happy Holidays and Merry Christmas.

Phyllis Smith- Announced the BSO substation at 4th Court and 27th Ave is now open. The

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Greater Collier City Civic Association Christmas party is scheduled for December 17th at the Jan Moran Collier City Learning Library, and attendees are asked to bring a dish for the party. On January 28th, the association's meeting will be held at the substation.

Jay Ghanem – Wished everyone a Happy New Year and encouraged the two companies to fulfill their promises and success would follow.

Danielle Elzahr – No report.

Velma Grant – Thanked everyone and particularly Mr. Shelton Pooler for donating for Youth on the Move at the Light Up MLK event.

Whitney Rawls – Thanked the committee members for their dedication and expressed wishes for a great holiday season.

**K. NEXT MEETING – Monday, March 2, 2026 – 6:00 p.m. – E. Pat Larkins
Community Center**

L. ADJOURNMENT

There being no other business, the meeting of the Northwest CRA Advisory Committee adjourned at **6:45 p.m.**