Pompano Beach
Community Redevelopment Agency

Meeting

Commission Chamber

100 W. Atlantic Blvd.
Pompano Beach, Florida 33060

POMPANO BEACH
COMMUNITY REDEVELOPMENT AGENCY

Agenda

Tuesday, March 17, 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

Led by Kervin Alfred, CRA Secretary

APPROVAL OF MINUTES

26-252 CRA Board Meeting Minutes of February 17, 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. 26-200 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)

POSTPONED FROM FEBRUARY 17, 2026

Summary Explanation/Background:
CRA staff received an unsolicited proposal from Frazier Elite Homes, LLC for the construction of a single-family home, for an income restricted buyer on the CRA's 7,350 sq. ft. vacant lot located at 1910 NW 7th Street (folio 484234080470) on September 9, 2025. The property is deed restricted as affordable housing. The CRA Board accepted the unsolicited proposal and authorized staff to negotiate a Property Disposition and Development Agreement on December 16, 2025.

The Agreement requires Frazier Elite Homes, LLC construct a 2,290 sq. ft.

3-bedroom, 2-bath home with a two-car garage for their pre-qualified buyer and purchase the CRA's lot for $50,000. The Declaration of Covenants and Restrictions maintains permanent affordability for buyers who earn 120% or less of the Area Median Income (AMI) for Broward County.

Origin of request for this action: Staff
Fiscal impact and source of funding: $50,000 Revenue from sale of property

(**Staff Contact:** Cassandra LeMasurier)

2. 26-246

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 PARRISH & ASSOCIATES, LLC RELATING TO ONE (1) VACANT CRA OWNED PARCEL OF LAND LOCATED AT 300 NW 27TH AVENUE TO BE DEVELOPED AS FOUR TOWNHOMES; PROVIDING AN EFFECTIVE DATE.
(Fiscal Impact: $220,000 Revenue from sale of property)

Summary Explanation/Background:
The CRA Board approved acceptance of an unsolicited proposal from Parrish & Associates, LLC at the February 17, 2026 for the construction of four (4) townhomes on the CRA's 9,018 sq. ft. vacant lot located at 300 NW 27th Avenue (folio 484233041890) and authorized staff to negotiate a Property Disposition and Development Agreement.

The Agreement requires Parrish & Associates, LLC to construct four (4) townhomes; each townhome will include 3-bedrooms, 3 full bathrooms, one half bathroom and a 1-car garage totaling 2,006 sq. ft. with 1,705 sq. ft. of air-conditioned living space for their pre-qualified buyers and purchase the CRA's lot for $220,000. The current Broward County Property Appraiser market value of the lot is $180,360.

The Declaration of Covenants and Restrictions requires each townhome be owner occupied for a period of five (5) years. The Agreement for Re-conveyance of Property will be pursued in the event that the Developer fails to construct the townhomes within twenty-four (24) months of the effective date of the Agreement.

Origin of request for this action: Staff
Fiscal impact and source of funding: $220,000 Revenue from Sale of Property

(**Staff Contact:** Cassandra LeMasurier)

3. 26-249

A RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY (CRA) APPOINTING ONE CITY RESIDENT OR BUSINESS OWNER TO THE NORTHWEST DISTRICT ADVISORY COMMITTEE OF THE CRA FOR A TERM OF TWO (2) YEARS; SAID TERM TO EXPIRE ON MARCH 17, 2028; PROVIDING AN EFFECTIVE DATE.
(Fiscal Impact: N/A)

Summary Explanation/Background:
The term of Velma Flowers - District 4, member of the Northwest CRA District Advisory Committee, will expire April 16, 2026. The expiration of the term will create a vacancy in the "City Resident or business owner" membership category. The applicants listed below fulfill the membership category of "CRA Resident or business owner."

Applicants:

Velma Flowers	District 4 (Incumbent)
R. Anne Bosworth	District 5
Miguel Cruz	District 4
Felton Davis	District 5
Sonya Finney	District 4
Danielle Flanscha	District 3
Michelle Grooms	District 4
John Jones Jones	District 4
Claretha Kimber	District 4
Tauhidul Khan	District 1
Sajan Kurian	District 5
Geraldine Mentor	District 5
Jackie Moreland	District 4
P W Phillips	District 4
Laura Saravia	District 3
Yamne Rossi	District 4

Origin of request for this action:
Fiscal impact and source of funding: N/A
(**Staff Contact:** Gabriela Gencyigit)

C. ADDITIONAL AUDIENCE TO BE HEARD

D. REPORTS

A. EXECUTIVE DIRECTOR
B. CRA ATTORNEY
C. NEXT MEETING DATE – APRIL 21, 2026
D. CRA BOARD

26-248

Monthly Reports

- Northwest CRA Advisory Committee - March 2, 2026

- FPI Security Reports - February 2026
- Professional Services Expenditures - February 2026

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.