

Pompano Beach Community Redevelopment Agency

Meeting

Commission Chamber

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



Agenda

Tuesday, July 21, 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**

[26-461](#) CRA Board Meeting Minutes of June 16, 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. CONSENT AGENDA

1. [26-464](#) A RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY (CRA) ADOPTING THE UPDATED INVESTMENT POLICY APPROVED BY THE CITY COMMISSION PURSUANT TO RESOLUTION NO. 2026-129 ON JULY 14, 2026; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.
(Fiscal Impact: N/A)

Summary Explanation/Background:

On July 14, 2026, the City Commission adopted an updated Investment Policy pursuant to Resolution No. 2026-129. The policy establishes the standards and guidelines governing the investment of public funds in accordance with Section 218.415, Florida Statutes.

Because the Community Redevelopment Agency (CRA) invests public funds in accordance with Florida law and follows the investment policies adopted by the City of Pompano Beach, it is in the best interest of the CRA to formally adopt the City's updated Investment Policy. Adoption of the updated policy will ensure consistency between the City's and the CRA's investment practices, promote the prudent management of public funds, and maintain compliance with applicable statutory requirements.

Origin of request for this action: Staff

Fiscal impact and source of funding: N/A

(Staff Contact: Allison Feurtado)

C. REGULAR AGENDA

2. [26-458](#) A RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY (CRA), APPROVING AND AUTHORIZING THE PROPER OFFICIALS TO EXECUTE A FAÇADE AND BUSINESS SITE IMPROVEMENT PROGRAM GRANT AGREEMENT BETWEEN THE CRA AND SL 1241-1251 N DIXIE, LLC RELATING TO THE PROPERTY LOCATED AT 1241-1251 N DIXIE HIGHWAY; PROVIDING AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

(Fiscal Impact: \$200,000)

Summary Explanation/Background:

The CRA received an incentive program application from SL 1241-1251 N Dixie, LLC for the Façade & Business Site Improvement Program (Program) offered through the CRA for the property located at 1241-1251 N Dixie Highway, Pompano Beach, FL 33060. The Program is available for exterior aesthetic building improvements including signage, parking, painting, awnings, etc. for existing buildings with restaurant, retail or commercial use.

The proposed Façade and Business Site Improvement Grant application includes exterior enhancements, including building painting, installation of impact-resistant windows and doors, new signage, upgraded lighting, construction of a dumpster enclosure, parking lot improvements, landscaping, and irrigation. The total estimated project cost is \$313,110.75. Based on the scope of work and the multiple tenant bays on the property, the applicant is eligible for the maximum grant award of \$200,000 under the Façade and Business Site Improvement Program.

The property was acquired by the current owner in April 2026 and has a history of longstanding parking deficiencies and ongoing code compliance issues. As part of the proposed project, the owner has advised staff that they are actively pursuing the eviction of tenants responsible for many of the existing onsite violations and operational issues. If approved, staff will continue to monitor the property's compliance as these corrective actions are implemented.

Origin of request for this action: Staff

Fiscal impact and source of funding: \$200,000 from CRA Façade Improvements & Incentives 150-1910-539.83-42.

(Staff Contact: Kimberly Vazquez)

3. [26-457](#) 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 TWO (2) VACANT CRA OWNED PARCELS OF LAND LOCATED AT 801 NW 18TH AVENUE TO BE DEVELOPED AS AND UTILIZED FOR AFFORDABLE HOUSING; PROVIDING AN EFFECTIVE DATE.

(Fiscal Impact: N/A)

Summary Explanation/Background:

The CRA Board approved acceptance of an unsolicited proposal from Parrish & Associates, LLC at the May 19, 2026 meeting to build a single-family home on the CRA's vacant lots located at 801 NW 18th Avenue (folio 484234040580) & 801 NW 18th Avenue (rear) (folio 484234040590) and authorized staff to negotiate a Property Disposition and Development Agreement.

The Agreement requires Parrish & Associates, LLC construct a 3-bedroom, 2-bathroom, 1-car garage home with 1,754 sq. ft. under air (2,055 sq. ft. under roof) for a proposed sales price of \$475,000 (\$270 per sq. ft.) for their prequalified buyer. The CRA will donate the lots. The current Broward County Property Appraiser market value of the lots is \$152,420.

The Declaration of Covenants and Restrictions maintains affordability for buyers who earn 120% or less of the Area Median Income (AMI) for Broward County for a period of twenty (20) years. This restrictive document also outlines the CRA's deferred loan-to-grant amount equal to \$150,000. This value will decrease monthly at a rate of 1/120th each month so that the entire sum will be forgiven in 10 years if there is no default. Finally, the Agreement for Re-conveyance of Property will be pursued in the event that the Developer fails to construct the home within sixteen (16) months of the effective date of the Agreement.

Origin of request for this action: Staff

Fiscal impact and source of funding: N/A

(Staff Contact: Cassandra LeMasurier)

4. [26-459](#)

Presentation of the Proposed Fiscal Year 2027 Budgets and Financing and Implementation Plans (FY2027-2031) for the East and Northwest CRA Districts.

(Fiscal Impact: N/A)

Summary Explanation/Background:

The CRA must approve its annual budget by September 30, 2026. This item provides an introduction of the draft Fiscal Year (FY) 2027 budget and Five (5) Year Strategic Finance Plans for the East and the Northwest CRA Districts for consideration by the CRA Board. An amended and final budget will be presented at the September 15, 2026 CRA meeting.

Origin of request for this action: Staff
Fiscal impact and source of funding: N/A
(Staff Contact: Kimberly Vazquez)

D. ADDITIONAL AUDIENCE TO BE HEARD

E. REPORTS

- A. EXECUTIVE DIRECTOR*
- B. CRA ATTORNEY*
- C. NEXT MEETING DATE – SEPTEMBER 15, 2026*
- D. CRA BOARD*

F. ADJOURNMENT

[26-462](#)

Monthly Reports

- East CRA Advisory Minutes - July 2, 2026
- CRA Financial Statements - May
- Professional Services Expenditures - June

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.