

Pompano Beach Community Redevelopment Agency

Meeting

Commission Chamber

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



Agenda

Tuesday, September 15, 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**

[26-538](#) CRA Board Meeting Minutes of July 21, 2026

APPROVAL OF AGENDA**CONSENT AGENDA DISCUSSION**

The CRA Board may pull items from the Consent Agenda. During Audience To Be Heard, a person may speak on any item on the Consent Agenda, which has not been pulled.

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. [26-523](#) A RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY (CRA) APPROVING AND AUTHORIZING THE PROPER OFFICIALS TO EXECUTE A SUBLEASE AGREEMENT BETWEEN THE CRA AND FINLEY'S RESTAURANT AND GIFT SHOP, LLC RELATING TO PROPERTY LOCATED AT 731 DR. MARTIN LUTHER KING JR BOULEVARD, UNIT 103C, POMPANO BEACH, FLORIDA; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

(Fiscal Impact: \$9,689.00 Revenue)

Summary Explanation/Background:

The Pompano Beach Community Redevelopment Agency (CRA) leases the commercial property located at 731 Dr. Martin Luther King Jr. Boulevard, Pompano Beach, Florida, pursuant to a Lease Agreement with the City of Pompano Beach ("City") dated March 16, 2012 and approved by Resolution No. 2012-32.

Finley's Restaurant, located in Suite 103C, has been a tenant at the property since November 22, 2016. The current sublease term is scheduled to expire on November 21, 2026.

As required pursuant to Section 163.380, Florida Statutes, the CRA advertised a legal notice in the Sun Sentinel of its intent to enter into a new sublease agreement for the property. No other interested parties responded within the required 30-day notice period.

Accordingly, the CRA and Finley's Restaurant desire to enter into a new Sublease Agreement ("Sublease") for the approximately 538.3-square-foot commercial space. The Sublease provides for an initial term of one (1) year, with four (4) additional one-year automatic renewal terms.

The annual rental rate is \$9,689.00, payable in monthly installments of \$807.40, plus any applicable sales tax, which is currently 0.0%. The rental rate equates to approximately \$18.00 per square foot and is consistent with the sublease rates charged to the remaining five tenants within the building.

Staff recommends approval of the Sublease Agreement with Finley's Restaurant for Suite 103C located at 731 Dr. Martin Luther King Jr. Boulevard.

Origin of request for this action: Staff

Fiscal impact and source of funding: \$9,689.00 Revenue

(Staff Contact: Vincent Wooten)

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. [26-530](#)

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 MOORE TRADING, LLC RELATING TO THE PROPERTY LOCATED AT 2318 E ATLANTIC BOULEVARD; PROVIDING AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

(Fiscal Impact: \$20,000)

Summary Explanation/Background:

The CRA received an application from Moore Trading LLC, Property Owner, for funding assistance through the Façade and Business Site Improvement Program (Program) for the property located at 2318 East Atlantic Boulevard. The Program provides financial assistance for eligible exterior and aesthetic improvements to existing commercial buildings.

The proposed improvements include minor demolition; widening of the front entrance and installation of an impact-resistant glass door; stabilization of the curved wall on the west side of the building; updates to the exterior building finish; installation of security cameras; exterior painting; and new signage for Minuteman Press, the proposed tenant of the building.

The total estimated cost of the proposed improvements is \$37,800, of which \$20,000 is eligible for reimbursement under the Program.

Origin of request for this action: Staff

Fiscal impact and source of funding: \$20,000 from CRA Façade Improvements

& Incentives 160-1920-539.83-42

(Staff Contact: Kimberly Vazquez)

4. [26-531](#)

A RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY (CRA), APPROVING AND AUTHORIZING THE PROPER OFFICIALS TO EXECUTE A COMMERCIAL INTERIOR BUILDOUT ASSISTANCE PROGRAM GRANT AGREEMENT BETWEEN THE CRA AND MOORE TRADING, LLC RELATING TO THE PROPERTY LOCATED AT 2318 E ATLANTIC BOULEVARD; PROVIDING AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

(Fiscal Impact: \$25,000.)

Summary Explanation/Background:

The CRA received an application from Moore Trading LLC, property owner, on behalf of its new tenant, Glorified Printing, Inc. d/b/a Minuteman Press, requesting funding assistance through the Commercial Interior Buildout Assistance Grant Program (Program) for the property located at 2318 East Atlantic Boulevard. The Program provides financial assistance for eligible capital improvements to existing commercial buildings that are necessary to support business operations and become permanent improvements to the property.

The proposed improvements include minor demolition of existing interior walls to create a more open and functional floor plan, removal of existing carpet, repair and replacement of ceiling tiles, electrical improvements, installation of new flooring, and associated permit fees. The total estimated cost of the proposed improvements is \$49,250, of which \$25,000 is eligible for reimbursement under the Program.

Origin of request for this action: Staff

Fiscal impact and source of funding: \$25,000 from Façade Improvements and Incentives 160-1920-539.83-42.

(Staff Contact: Kimberly Vazquez)

5. [26-532](#)

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 OLD TOWN CENTER, LLC RELATING TO THE PROPERTY LOCATED AT 120-122 N FLAGLER AVENUE; PROVIDING AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

(Fiscal Impact: \$49,400)

Summary Explanation/Background:

The CRA received an incentive program application from Old Town Center, LLC, Property Owner for the Façade and Business Site Improvement Program (Program) offered through the CRA for the property located at 120-122 N Flagler Avenue, Pompano Beach, FL 33060. The Program provides financial assistance for exterior

aesthetic improvements to existing commercial buildings, including, but not limited to, signage, parking improvements, exterior painting, awnings, façade enhancements, and other eligible site improvements.

The improvements proposed under the Program application consist of exterior building improvements, including stucco repair and restoration, concrete and masonry repairs, waterproofing, roof repairs, and exterior painting. The proposed improvements are intended to enhance and modernize the overall appearance and condition of the property, improve its marketability, and support efforts to attract new tenants and encourage continued investment in the property.

The total estimated cost of the proposed improvements is \$61,750, of which \$49,400 is eligible for reimbursement under the Program.

Origin of request for this action: Staff

Fiscal impact and source of funding: \$49,400 from Façade Improvement and Incentives 150-1910-539.83-42.

(Staff Contact: Kimberly Vazquez)

6. [26-533](#)

A RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY (CRA), APPROVING AND AUTHORIZING THE PROPER OFFICIALS TO EXECUTE A STRATEGIC INVESTMENT PROGRAM GRANT AGREEMENT BETWEEN THE CRA AND OLD TOWN CENTER, LLC RELATING TO THE PROPERTY LOCATED AT 120-122 N FLAGLER AVENUE; PROVIDING AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

(Fiscal Impact: \$13,159.32)

Summary Explanation/Background:

The CRA received an incentive program application from Old Town Center, LLC, the property owner, for funding assistance through the Strategic Investment Program (Program) for the property located at 120-122 N. Flagler Avenue, Pompano Beach, Florida 33060. The Program provides financial assistance for eligible site, building, and tenant improvements to existing commercial properties within the CRA District.

The improvements proposed under the Program application consist of interior building renovations, including upgrades to the plumbing, electrical, and mechanical systems; framing to accommodate new interior layouts; installation of new flooring; and interior painting and finishes. The proposed improvements are intended to renovate and modernize the existing building, creating flexible commercial space capable of accommodating a variety of local businesses, including retail, hospitality, food and beverage, and other compatible commercial uses.

The probable cost of the proposed improvements is approximately \$191,050, of

which \$13,159.32 is eligible for reimbursement through the Program. The proposed investment will improve the functionality and marketability of the property, facilitate its reuse for future commercial tenants, and further the CRA's redevelopment efforts within the Old Town area.

Origin of request for this action: Staff

Fiscal impact and source of funding: \$13,159.32 from Façade Improvement and Incentives 150-1910-539.83-42.

(Staff Contact: Kimberly Vazquez)

7. [26-537](#)

A RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY (CRA) APPROVING AND AUTHORIZING THE PROPER OFFICIALS TO EXECUTE A REINSTATEMENT AND FOURTH AMENDMENT TO THE PROPERTY DISPOSITION AND DEVELOPMENT AGREEMENT BETWEEN THE CRA AND SOLSTICE TOWNHOMES LLC, RELATING TO LAND LOCATED ON THE WEST SIDE OF NORTH DIXIE HIGHWAY, BETWEEN NW 15TH COURT AND NW 15TH PLACE, REINSTATE THE AGREEMENT, TO EXTEND THE CONSTRUCTION COMPLETION DATE TO JUNE 30, 2027, AND AMEND THE DECLARATION OF COVENANTS AND RESTRICTIONS; PROVIDING AN EFFECTIVE DATE.

(Fiscal Impact: N/A)

Summary Explanation/Background:

CRA Staff received a request from the Developer to reinstate the Development Agreement and amend the agreement to allow completion of construction by no later than June 30, 2027, and amend the Declaration of Covenants and Restrictions to include a Developer Rent-to-Own Program, revise the Homeowners' Association enforcement structure, add a Twenty-Five Thousand Dollar (\$25,000.00) Developer Contribution and reduce the Restrictive Period from five years to two years. The construction for the project is 90% complete at this time.

Origin of request for this action: Solstice Townhomes, LLC

Fiscal impact and source of funding: N/A

(Staff Contact: Nguyen Tran)

8. [26-534](#)

A RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY (CRA) APPROVING THE EAST FINANCING AND IMPLEMENTATION PLAN AND ADOPTING THE FINAL ESTIMATES OF REVENUE AND EXPENDITURES FOR THE FISCAL YEAR COMMENCING ON OCTOBER 1, 2026, AND ENDING ON SEPTEMBER 30, 2027, APPROPRIATING THE FUNDS SHOWN THEREIN AS MAY BE NEEDED OR DEEMED NECESSARY TO DEFRAY ALL EXPENDITURES AND LIABILITIES OF THE EAST DISTRICT OF THE CRA FOR SUCH FISCAL YEAR; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

(Fiscal Impact: N/A)

Summary Explanation/Background:

The Financing and Implementation Plan, which also serves as the Fiscal Year 2027 Budget, for the East CRA District is presented for review and approval by the CRA Board.

Origin of request for this action: Staff

Fiscal impact and source of funding: N/A

(Staff Contact: Kimberly Vazquez)

9. [26-535](#)

A RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY (CRA) APPROVING THE NORTHWEST FINANCING AND IMPLEMENTATION PLAN AND ADOPTING THE FINAL ESTIMATES OF REVENUE AND EXPENDITURES FOR THE FISCAL YEAR COMMENCING ON OCTOBER 1, 2026, AND ENDING ON SEPTEMBER 30, 2027, APPROPRIATING THE FUNDS SHOWN THEREIN AS MAY BE NEEDED OR DEEMED NECESSARY TO DEFRAY ALL EXPENDITURES AND LIABILITIES OF THE NORTHWEST DISTRICT OF THE CRA FOR SUCH FISCAL YEAR; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

(Fiscal Impact: N/A)

Summary Explanation/Background:

The Financing and Implementation Plan, which also serves as the Fiscal Year 2027 Budget, for the Northwest CRA District is presented for review and approval by the CRA Board.

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 – OCTOBER 20, 2026

D. CRA BOARD

[26-539](#)

Monthly Reports

- East CRA Advisory Minutes - September 3, 2026

- CRA Financial Statements - July

- Professional Services Expenditures - July/August
- East District Alternate Five Year Finance and Implementation Plan (2027-2031)

F. 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.