

# **Pompano Beach Community Redevelopment Agency**

## **Meeting**

### **Commission Chamber**

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



## **Agenda**

**Tuesday, September 16, 2025**

**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**

- [25-575](#) Joint Special Meeting of City and CRA Minutes of April 30, 2025
- [25-574](#) Joint Special Meeting of City and CRA Minutes of May 14, 2025
- [25-205](#) CRA Board Meeting Minutes of July 15, 2025

**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. SPECIAL PRESENTATION****B. 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.

**C. REGULAR AGENDA**

1. [25-538](#) A RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY (CRA), APPROVING AND AUTHORIZING THE PROPER OFFICIALS TO EXECUTE A CONTRACT FOR SALE AND PURCHASE BETWEEN THE CRA AND NAVA BROOKS, CYNTHIA LEWIS, LUCILLE KING, GREGORY B. KING AND WALLACE S. KING FOR THE PROPERTY AT 1651 NW 15 AVENUE, POMPANO BEACH, FL 33069 IN THE AMOUNT OF \$250,000.00; PROVIDING AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.  
(Fiscal Impact: \$250,000.00)  
**Summary Explanation/Background:**

Staff is seeking approval from the CRA Board for the purchase of property located at 1651 NW 15 Ave., Pompano Beach, Florida 33069, further identified as Broward County Property Appraiser ("BCPA") folio 484227000487 in the amount of \$250,000. The property is located in the Coral Highlands neighborhood, directly north of Markham Elementary School and west of N Andrews Avenue. The property will be part of an assembly in this neighborhood consisting of five (5) other parcels owned by the CRA.

The property is a 23,087 square foot (.53 acre) vacant lot, zoned RM-12 Multiple-Family Residence. Similar to other vacant lots in the Coral Highlands neighborhood where this property is located, this lot not developable as legal access to these lots have not been granted by adjacent property owners (i.e. right-of-way dedications for a public road). It is the CRA's intent to acquire this lot in an effort to help stabilize the neighborhood and eventually improve this area.

The owners listed the property for sale on the MLS March 2025 for \$425,000, with a price reduction to \$399,850 on May 28, 2025 and an additional price reduction to \$349,900 on June 10, 2025. The listing agent contacted the CRA, as an adjacent property owner, June 25, 2025 to inquire if the CRA would have an interest in purchasing the property. The purchase price of \$250,000 is approximately \$11.00 per square foot, which is below surrounding comparable sales prices. The BCPA 2025 Just/Market Value is \$277,040.

The Northwest CRA Advisory Committee reviewed the request on September 9, 2025 and recommended approval with a unanimous vote of 7 - 0.

**Origin of request for this action:** Staff

**Fiscal impact and source of funding:** \$250,000 NW CRA Land Acquisition 150-1910-539.65-09

**(Staff Contact:** Cassandra LeMasurier)

2. [25-547](#)

A RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY (CRA) APPROVING AND AUTHORIZING THE PROPER OFFICIALS TO EXECUTE A CONSTRUCTION AGREEMENT BETWEEN THE CRA AND ALEXANDER & JOHNSON PROJECT MANAGEMENT AND DEVELOPMENT, INC. FOR THE REMOVAL OF ROUNDABOUTS AND REPLACEMENT WITH RAISED INTERSECTIONS ALONG NW 6TH AVENUE IN THE AMOUNT OF \$880,541.73; PROVIDING AN EFFECTIVE DATE.

(Fiscal Impact: \$880,541.73)

**Summary Explanation/Background:**

On May 16, 2023, the CRA Board accepted the Tactical Urbanism/Beautification Plan for Northwest 6th Avenue and directed staff to begin implementation of the outlined beautification initiatives. One initiative highlighted in the plan is the removal of

two existing roundabouts at the intersections of NW 6th Avenue and NW 6th Street, and NW 6th Avenue and NW 8th Street, and existing all-way stop controlled intersection at NW 6th Avenue and NW 10th Street and replacement with raised intersections.

On May 6, 2025, ITB25-041- NW 6th Avenue - Removal of Roundabouts and Replacement with Raised Intersections Along NW 6th Avenue, was issued with a response due date of June 12, 2025. Five (5) bids were received and reviewed by the General Services Department with Alexander & Johnson Project Management and Development, Inc., as the most responsive and responsible bidder for the project in the amount of \$880,541.73. It is anticipated upon commencement of construction; the project will take 180 days to complete.

**Origin of request for this action:** Staff

**Fiscal impact and source of funding:** Reallocation of funding from Contingency 150-1910-539.99-10 to Capital Project/Construction 150-7720-539.65-12 (22196) in the amount of \$880,541.73.

**(Staff Contact:** Kimberly Vazquez)

3. [25-572](#)

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, 2025, AND ENDING ON SEPTEMBER 30, 2026, 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 2026 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)

4. [25-573](#)

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, 2025, AND ENDING ON

SEPTEMBER 30, 2026, 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 2026 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)

5. [25-473](#)

A RESOLUTION OF THE POMPAÑO BEACH COMMUNITY REDEVELOPMENT AGENCY (CRA) APPOINTING ONE GENERAL CONTRACTOR, DEVELOPER, REAL ESTATE PROFESSIONAL, APPRAISER OR RELATED INDUSTRY PROFESSIONAL TO THE NORTHWEST CRA DISTRICT ADVISORY COMMITTEE FOR A TERM OF TWO (2) YEARS; SAID TERM TO EXPIRE ON SEPTEMBER 16, 2027; PROVIDING AN EFFECTIVE DATE.

(Fiscal Impact: N/A)

**Summary Explanation/Background:**

At the request of the City Commission this item was postponed from the July 15th meeting.

The term of Keriann Worley- District 1, member of the Northwest CRA District Advisory Committee expired on July 17, 2025. The expiration of the term will create a vacancy in the “One General Contractor, Developer, Real Estate Professional, Appraiser, or Related Industry Professional.” The applicants listed below fulfil the membership category of “One General Contractor, Developer, Real Estate Professional, Appraiser, or Related Industry Professional.”

Applicants:

Keriann Worley (Incumbent) District 1

Sonya Finney District 4

Danielle Flanscha District 3

Marlowe Moreland District 3

Geraldine Mentor District 5

**Origin of request for this action:** Staff

**Fiscal impact and source of funding:** N/A

(Staff Contact: Gabriela Gencyigit)

**D. ADDITIONAL AUDIENCE TO BE HEARD****E. REPORTS**

*A. EXECUTIVE DIRECTOR*

*B. CRA ATTORNEY*

*C. NEXT MEETING DATE – October 21, 2025*

*D. CRA BOARD*

[25-571](#)

Monthly Reports

- Financial Statements - June 2025
- Northwest CRA Advisory Committee - July 7, 2025
- FPI Security Reports - July/August
- Professional Services Expenditures - July/August

**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.*