

**POMPANO BEACH  
COMMUNITY REDEVELOPMENT AGENCY**

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**EAST CRA ADVISORY COMMITTEE**  
**Thursday, April 4, 2024**  
**Beach Branch Library - 6:00 p.m.**

**MOTION COVER SHEET OF MINUTES**

**Motion made by Judith Niswonger to approve the minutes of the ECRA Advisory Committee Meeting of March 7, 2023. Seconded by Corey Staniscia. Motion was approved unanimously by voice vote (Fred Stacer and Rafael Katz absent).**

**Motion made by David Mingus to approve the 26° Façade and Business Site Improvement Grant Application. Seconded by Corey Staniscia. Motion was approved unanimously. (Fred Stacer and Rafael Katz absent).**

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**EAST CRA ADVISORY COMMITTEE  
MEETING MINUTES  
Thursday, April 4, 2024  
Beach Branch Library - 3250 NE 2nd Street  
6:00 p.m.**

**A. CALL TO ORDER**

**Jack Rogerson** called the meeting of the East CRA Advisory Committee to order at 6:00 p.m.

**B. ROLL CALL**

Jack Rogerson – Chairman  
Judy Niswonger – Vice Chairman  
David Mingus  
Ray Lubomski  
Corey Staniscia  
Paul Fisher

**ABSENT**

Fred Stacer  
Rafael Katz

**Staff in attendance:**

Nguyen Tran, Director  
Kimberly Vazquez, Sr Project Manager  
Sarah Mulder, Project Manager  
Vince Wooten, Program Specialist  
Elizabeth Pinto, Dept Head Secretary

**C. ADDITIONS/DELETIONS/REORDERING**

**D. APPROVAL OF MINUTES**

1. March 7, 2023

**Motion made by Judith Niswonger to approve the minutes of the ECRA Advisory Committee Meeting of March 7, 2023. Seconded by Corey Staniscia. Motion was approved unanimously by voice vote (Fred Stacer and Rafael Katz absent).**

**E. NEW BUSINESS**

1. Consideration of 26° Façade and Business Site Improvement Program Grant Application

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**Sarah Mulder** presented 26° Brewing Company's grant application. The storefront is located at 2066 E Atlantic Blvd and the property is owned by Amkin Atlantic Square LLC. This grant is for exterior improvements including paint and new illuminated signage. The estimated cost for the improvements is \$33,500 making them eligible for the maximum reimbursable grant amount of \$20,000.

**Judy Niswonger** asked about the proposed mural and planters from the prior presentation, and if they were still going to be included. **Yonathan Ghersi** stated the mural has been removed the proposed improvements. He said they will have planters but at this time they are unsure if they will be live or plastic plants as they need to figure out which of the two will be manageable for the business.

**Motion made by David Mingus to approve the 26° Façade and Business Site Improvement Grant Application. Seconded by Corey Staniscia. Motion was approved. (Fred Stacer and Rafael Katz absent).**

**Jack Rogerson** asked when 26° expected their work to be completed. **Yonathan Ghersi** responded the interior construction has begun and they'd like to be open by October 2024.

### **F. OLD BUSINESS**

None.

### **G. KEY PROJECTS**

#### **1. McNab House & Botanical Gardens Project**

**Sarah Mulder** updated the committee on the current state of the McNab project. An updated and final scope was received from BA and legal is drafting a contract that will go forward in May. The RFQ for a CMAR will be issued the week of 4/8/24 and will be open for a month. **Ms. Mulder** presented the financial report on expenditures from inception to date on the McNab House which totals \$1.6 million. The majority of the expenditures were spent on the move of the house, minor construction, maintenance and for the conceptual site plan.

**Nguyen Tran** updated the committee on Key Projects.

#### **2. Downtown Pompano Beach**

The City and CRA are still under weekly negotiations with RocaPoint Partners LLC. There was a community meeting at E. Pat Larkins Community Center Tuesday April 2<sup>nd</sup>, which was the third public outreach meeting overall. The end of May or early June is the goal for presenting the development agreement between City, CRA and RocaPoint.

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**Jack Rogerson** asked if there's still more than a year to go before construction begins. **Mr. Tran** stated yes there will be a significant amount of time before construction truly begins for several reasons. The next milestone is to bring the development agreement with RocaPoint forward for consideration by the City and CRA.

### 3. Old Town

The CRA Board approved the leasing of 126 N Flagler at their last meeting and we are looking for a tenant. Old Town Square, the Adam Adache project, has received TCO for floors 5 to 10 so all floors are now open for leasing; only the townhouse units are still waiting to receive a TCO. The building is mixed use, it has around 280 residential units with the ground floor (around 5,000 sq feet) being commercial space. Mr. Adache is still looking for a restaurant and retail tenants.

**Jack Rogerson** asked for an update on The Vault. **Mr. Tran** stated there is an item on the Commission agenda handling the declarations and covenants as required by Planning and Zoning prior to issuance of permit for construction.

**Judy Niswonger** asked about Papamigos. **Mr. Tran** stated that the CRA has met with the Building Department several times about the finished floor elevation difficulties. With respect to FEMA regulations finished floor elevation needs to be 6 inches above the crown of road in order to maintain CRS rating for flood insurance for the city. The crown of road went up when the streetscape was completed and the older buildings no longer meet requirements. They would need to elevate their floors or floodproof. Raising the floors can bring ADA issues with regards to the sidewalk. The CRA has been working with Charles Barger who owns the buildings to come to a solution regarding floodproofing or finished floors.

**Jack Rogerson** asked for an update on the Mayla grand opening. **Nguyen Tran** stated that the last contact from Mayla was still suggesting a grand opening in April, and it will need follow up. **Mr. Rogerson** asked about the Oceanside garage project and if they submitted their proposal by March 31<sup>st</sup>. **Mr. Tran** stated that there is a selection evaluation meeting (Request for Proposals (RFP) P-27-23 Title: Step 2 Development of City-Owned Property Located at 109 N. Ocean Boulevard (State Road A1A)) coming April 22<sup>nd</sup>.

**Jack Rogerson** reported he spoke to Mike Rada about the Madison properties. The breakfast restaurant is open and what was supposed to be the office building is complete. The larger restaurant area has a TCO but they have not opened yet. Mr. Tran stated he does not know anything further.

**Mr. Rogerson** expressed concerns about the new beach snack bar and asked if the developers could be contacted to present at a future ECRA committee meeting.

### **DIRECTOR'S/STAFF REPORT**

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**Ms. Mulder** reported a ribbon cutting will be taking place May 8<sup>th</sup> and the Robert Shelley bench plaque will be unveiled on the same date.

**Kimberly Vazquez** said the FY2023 Annual Report was provided and includes completed and ongoing projects.

**Elizabeth Pinto** is working on setting up a meeting between Harbor Village businesses, ECRA Advisory Committee, Cassandra Rhett, FPI, and BSO. Currently the working date is May 13<sup>th</sup> but that may change. A calendar invite will go out before the next meeting.

**Sarah Mulder** made the Committee aware of the Love Always Pompano campaign the City is running with the businesses to increase foot traffic and awareness of what's available in our city.

**Vince Wooten** no report

**Ray Lubomski** no report

**Corey Staniscia** no report

**Paul Fisher** no report

**David Mingus** no report

**Judy Niswonger** no report

**Jack Rogerson** requested when the meeting date is sent out for May 13<sup>th</sup> to also send out the notice of Dockswell Dock's unveiling again.

**H. NEXT MEETING – June 6, 2024 – 6:00 p.m. – Beach Branch Library – Meeting Room– 3250 NE 2<sup>nd</sup> Street**

**I. ADJOURNMENT**

There being no other business, the meeting of the East CRA Advisory Committee adjourned at 6:23 p.m.