

**POMPANO BEACH
COMMUNITY REDEVELOPMENT AGENCY**

**EAST CRA ADVISORY COMMITTEE
MEETING AGENDA**

Thursday, May 7, 2026

Beach Branch Library - 3250 NE 2nd Street

6:00 p.m.

A. CALL TO ORDER

B. ROLL CALL

ABSENT

Paul Fisher- Chairman
Judy Niswonger – Vice Chair
Ray Lubomski
David Mingus
Fred Stacer
Melissa Hess
Danielle Flanscha- Late 6:01pm

Rafael Katz

C. ADDITIONS/DELETIONS/REORDERING

None.

D. APPROVAL OF MINUTES

1. April 2, 2026

Motion made by Ray Lubomski to approve the minutes of the ECRA Advisory Committee Meeting April 2, 2026. Seconded by Judith Niswonger. Motion was approved unanimously by voice vote. (Danielle Flanscha- Late 6:01 pm, Rafael Katz, Absent)

E. NEW BUSINESS

1. Strategic Investment Program Grant Application – LFT IRREV TR – 110 N Ocean Boulevard

Kimberly Vazquez presented the Strategic Investment Program Grant Application from LFT IRREV TR-110 N Ocean Blvd. Ms. Vazquez noted the property consists of 110-130 N Ocean Boulevard, with focus on the bays 116-120 and the common area hallway for the interior work such as demo, drywall, plumbing, paint, fire system, HVAC, bathrooms, elevator repair or replacement, structural, etc. to completed at the location. The exterior work is for the roof repair and/or replacement and some minor landscaping. Since this a reimbursable grant, the work will need to be completed prior to funds being disbursement by the CRA. The total budget estimated

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to be invested by the applicant is over one million (1 M) dollars, which would qualify the applicant to receive reimbursement from the CRA in the amount of one hundred and fifty thousand (150,000.) The proposed use for the space is an event venue, with additional support facilities such as professional office suites and retail areas. If approved, the applicant has six months to pull permits and twelve months to commit construction and work should be complete within twenty-four (24) months from the incentive approval. Staff recommends approval of reimbursement from the grant program. Mrs. Vazquez introduced the representative of the Trust; Amanda Ennis and she answered several questions received from the advisory committee members. Discussion ensued by the members and Ms. Ennis about the history of the property, age of the property, proposed improvements, parking availability, building structure and aesthetics, prior funds received from CRA for exterior/façade improvements. Ms. Vasquez confirmed the outside improvements have been completed, and the reimbursement process for that portion is now complete.

Judith Niswonger asked how much did the applicant receive for the façade grant portion. **Kimberly Vazquez** said that the applicant received two hundred thousand (200,000), as they have thirteen (13) bays at the property, and the applicant was allowed a maximum amount of twenty thousand (20,000) per bay and the program caps at \$200,000 per property.

Fred Stacer asked, where would the program be left after this proposal as it relates to the total dollar amount left into the program. Ms. Vasquez answered that twenty thousand (20,000) would remain available.

Judith Niswonger asked if there are any other applicants looking to request assistance from the program grant application. **Kimberly Vasquez** said two minor signage requests are in the queue and a façade inquiry was received which if brought forward, would require a budget adjustment to fund these projects.

Danielle Flanscha, asked where is the property located that inquired about façade reimbursement. **Kimberly Vazquez** said it is located on US1, and committee members interjected with details regarding the cross road as the SW corner of the property near a car wash.

Melissa Hess asked where would the event take place since the remodeling is concentrating around the three bays? **Kimberly Vazquez** said the total square footage is about five thousand (5,000 square feet. Ms. Hess was also interested to find out from the applicant what type of events would occur at the location. Ms. Ennis said baptism, wedding ceremonies, celebration of life, etc.

Judith Niswonger inquired about the parking availability. **Nguyen Tran** said the parking is currently on top of the “roof “of the building, and would be determined by zoning how many spaces should be available for the intended use. Later on, Ms. Niswonger inquired if any parking is available outside of the building. **Nguyen Tran** said there is on street parking spaces or the parking garage, not in front of the building.

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Danielle Flanscha asked what would happen with the space if the event planning use would not work out. **Kimberly Vazquez** said the location could be easily partitioned into smaller bays and possible utilized for other uses.

Melissa Hess asked if there are any negative impacts that could affect the area and whether the grant application has any clauses in place to protect the funds invested by the CRA, and if there are any requirements to be followed by the owner. **Ms. Vazquez** said the grant agreement comes with a requirement that the owner/s maintain the property for two (2) years. Moreover, in five-ten years, the money invested with this grant would be recuperated by CRA.

David Mingus asked about the structural integrity of the parking area situated on top of the building. **Nguyen Tran** said a while back there was some discussion to relocate the east library and Ms. Martel at the time presented an engineering report that cleared the concerns of the building. Amanda Ennis responded the general contractor that is working on the project cleared the concerns and the extensions cracks were sealed. Furthermore, Mr. Mingus asked if there is any engineering report at this time to attest to the re-barring and the stability of the structure beyond cosmetic concerns. Ms. Ennis said she is not aware if this was complete. Fred Stacer responded the building would have required a forty (40) year inspection that would be noted when pulling any building permits.

Motion made by Fred Stacer to approve Strategic Investment Program Grant Application for – LFT IRREV TR – 110 N Ocean Boulevard. Seconded by Melissa Hess. Motion was approved unanimously by voice vote (Rafael Katz, Absent.)

F. OLD BUSINESS

None.

G. KEY PROJECTS

1. McNab House & Botanical Gardens Project

Nguyen Tran reported receiving one hundred percent (100%) construction drawings and met with the architect and establish a public meeting to unveil the final drawing. Staff is working on the solicitation for the restaurant operator. A large hospitality company has expressed interest in operating both the restaurant and the event pavilion.

2. Downtown Pompano Beach

Nguyen Tran reported several solicitations are taking place and the architect solicitation is closed, with negotiation from Roca Point and the selected architect firm taking place for the community center. As part of the Master Development Agreement (MDA,) a community center was part of the public buildings.

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The other solicitation addresses the general contractor for the City Hall and parking garage that closed about two days ago.

The third solicitation is for a general contractor for infrastructure. The roadways, water sewer, underground utilities, FPL, etc. This solicitation is open until May 18th. AAC approved the project and the next step would be Planning and Zoning.

Danielle Flanscha asked who got selected as the architect. **Nguyen Tran** said the top ranked firm was Meticulous, and a local architect would ensure the day-to-day outreach to the community which is Stacey Boynton. Negotiations are taking place.

Paul Fisher opened the floor for the audience. **Maxence Doytier** asked if there is a certain percentage of bids that would be allocated to local businesses? Nguyen Tran responded that local participation is selected as much as possible. **Mr. Doytier** further asked if the uses for the district have been identified such as entertainment, culinary, etc. **Nguyen Tran** said there is a conceptual master plan with what is desired in the area including pads for mix-use development including residential, office, restaurant but there is no particular uses established at this time.

Wilbur Smith from the audience said he is a utility contractor and he is interested in bringing his expertise for future projects, and he is already working on certain projects with the city's utility department. **Paul Fisher** said Mr. Tran can put him in contact with the appropriate people, so he can place bids for future projects.

3. Old Town

Nguyen Tran reported that several solicitations are taking place. He mentioned 126 N Flagler Ave location backs up to the backyard area and staff is seeking a tenant. Another solicitation is the "Wash House" at 11 NE 1ST Str. Staff is working on issuing a solicitation, and aiming for a third full-service restaurant to the area. This location would be demolished at a later time with a roof top vision for the corner lot that would create an anchor location.

Paul Fisher asked what is the desired use targeted for 126 N Flagler Ave. **Nguyen Tran** said it is easier to mentioned what is not desired such as school, vape shop, hookah bar, dispensaries, etc. A food and beverage shop, retail, wellness (yoga,) retail boutique are desired uses for the space. **Melissa Hess** asked if 126 N Flagler Ave has front and back access to the area to bring some life to the square. **Nguyen Tran** mentioned that a signage program was created for the area with lane signs to show what business are in the area.

Ray Lubomski- asked about parking. **Nguyen Tran** reported parking solutions include an agreement with First Baptist Church. The City is leasing 126 spaces in the lot closest to the restaurants close to 1st Ave, the magenta lot closest to the west, and the middle lot that is available when church is not using it. The parking agreement was approved by commission and is waiting to be executed on the church side. Moreover, the property next to Old Town Square was acquired by the city and made into temporary surface parking, with future plans to be transformed into structure parking.

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H. DIRECTOR'S/STAFF REPORT

Kimberly Vazquez- No report, wished Paul Fisher- Happy Birthday.

Nguyen Tran- Wished Paul Fisher Happy Birthday. Mr. Tran mentioned the positive media surrounding the Jelly Fish Museum with New York Times picking up an article regarding this unique exhibit. He further mentioned Netflix is now interested in doing a small piece about the Jelly Fish Museum.

Gabriela Gencyigit- No report, wished Paul Fisher – Happy Birthday.

Danielle Flanscha- Whished Paul Fisher Happy Birthday and spoke about residents being excited of the McNab House and Botanical Garden project, with parents and moms being very eager to see some development.

Melissa Hess- No report

David Mingus – Thanked the city for organizing the Advisory Board Appreciation Luncheon with an event that was very nicely organized and with great food.

Fred Stacer- No report

Ray Lubomski- No report

Judith Niswonger- Asked about the letter of support signed by the advisory board members regarding the parking garage in the East. **Nguyen Tran** said the letter was delivered to the City Commission.

Paul Fisher- No report and he announced the next meeting in July which is important due to the proximity of budget time.

Rafael Katz- Absent.

**I. NEXT MEETING – Thursday, July 2, 2026 – 6:00 p.m. – Beach Branch Library
- 3250 NE 2nd Street**

J. ADJOURNMENT 6:39 pm

There being no other business, the ECRA Advisory Committee meeting adjourned at **6:39 pm**.