

**POMPANO BEACH
COMMUNITY REDEVELOPMENT AGENCY**

**EAST CRA ADVISORY COMMITTEE
THURSDAY, March 2, 2023
Beach Branch Library - 6:00 p.m.**

MOTION COVER SHEET OF MINUTES

Motion made by Fred Stacer to approve the minutes of the ECRA Advisory Committee Meeting of February 2, 2023. Seconded by Judith Niswonger. Motion was approved unanimously by voice vote (Corey Staniscia absent).

Motion made by Jack Rogerson to rescind the Committee's recommendation of approval for the Façade and Business Site Improvement Program incentive given to Taha. Seconded by Fred Stacer. Motion was approved unanimously by voice vote (Corey Staniscia absent).

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**EAST CRA ADVISORY COMMITTEE
MEETING MINUTES
Thursday, March 2, 2023
Beach Branch Library
6:00 PM**

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

PRESENT

Jack Rogerson – Chairman
Judith Niswonger – Vice-Chair
David Mingus
Rafael Katz
Fred Stacer
Ray Lubomski
Paul Fisher
Marko Dragojevic

ABSENT

Corey Staniscia

ALSO PRESENT

Nguyen Tran – CRA Director
Kim Vazquez – Sr. Project Manager
Michelle Neier – Marketing Coordinator
Vince Wooten – Program Specialist
Commissioner Alison Fournier

C. ADDITIONS/DELETIONS/REORDERING

NONE

D. APPROVAL OF MINUTES

1. February 2, 2023

Motion made by Fred Stacer to approve the minutes of the ECRA Advisory Committee Meeting of February 2, 2023. Seconded by Judith Niswonger. Motion was approved unanimously by voice vote (Corey Staniscia absent).

E. NEW BUSINESS

1. NONE

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F. OLD BUSINESS

1. McNab House & Botanical Gardens Project

Nguyen Tran informed the Committee that staff is current negotiating with Mad Room Hospitality to prepare a term sheet and draft lease which is currently under review by the developer. The next improvement on the house and garage will be replacing the existing 30-year-old shingle roofs with a metal seam roof. The CRA has been in communication with the Historical Society, as well as the McNab sisters, to find out what type of roof had been on the home in the past. Both are in support of the metal seam roof for longevity and maintenance purposes, as well as the lifespan and being able to withstand higher wind loads. The house has been pressure cleaned. Bermello and Ajamil will attend a future meeting once the site plan is further developed.

Jack Rogerson said it was his understanding that Bermello and Ajamil could only get so far with the site plan until the agreement with Mad Room Hospitality has been finalized. Mr. Tran confirmed that the size of the kitchen annex and determining final responsibility for operations and management will impact the final site plan. Mr. Rogerson asked if there was a timeline to finalize the contract with the developer. Mr. Tran responded that a draft lease term sheet had been provided to Mad Room Hospitality the prior week and was being reviewed by their team.

Rafael Katz questioned the higher cost of the metal seam roof and why it was being installed on the historic house instead of a more affordable asphalt shingle roof. Mr. Tran said the metal roof was selected more for its ability to withstand higher wind loads, rather than its lifespan and reminded the Committee although the house is not designated historic the CRA is trying to keep as many historic elements as possible. Mr. Katz asked if renderings could be provided to the Committee. Mr. Tran said quotes had been obtained for the roof, but that did not include preparing renderings. Mr. Tran said the idea was to select a brown metal roof color that would play off the copper flashing on the home.

Fred Stacer said when the home was built asphalt shingles did not exist. It most likely would have had rolled out paper or a tarred roof. Mr. Rogerson said with climate change and the intensity of the hurricanes in recent years he would not recommend putting anything but a metal roof on the home. Mr. Rogerson asked when the repairs would be completed. Mr. Tran said the supplies had been ordered. Vince Wooten said the coils would arrive in about four weeks and then the contractor would do some on-site fabrication and warehouse fabrication for the roof so it will take about four – eight weeks to complete. Mr. Rogerson asked if the repairs would delay the project and said the key is finalizing the agreement with Mad Room Hospitality. Mr. Tran confirmed the repairs would not delay the project and once the agreement is finalized with Mad Room Hospitality then their architect can coordinate with the CRA's architect on the MEP design for the restaurant.

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G. KEY PROJECTS

1. **Downtown Pompano Beach** – **Nguyen Tran** said oral presentations for the two respondents had been scheduled for March 27, 2023.
2. **Pier Street Improvements** – **Nguyen Tran** said the project is on schedule. The project should be completed by mid-April.
3. **R-3 Retail Space** – **Michelle Neier**, CRA Marketing Coordinator, reported Baresco restaurant had a hiring last week and this week and are nearing completion of being staffed and anticipate opening in early April. This will be a breakfast, lunch and dinner location featuring craft cocktails.
4. **R-4 Retail Space** – **Michelle Neier** said the How You Brewin' coffee shop is still waiting on permits and anticipate an opening date of June. They will have hiring events on April 22nd and April 29th.

The Committee asked for an update on Salt Life going into the last retail space at the garage.

5. **Old Town** – **Nguyen Tran** said Mike Linder's restaurant South PMP at 165 ME 1st Avenue is done and he is waiting to receive his liquor license. A soft opening is planned for the end of March and a ribbon cutting in April. Mr. Tran encouraged the Committee to come to Untapped and take a look at the restaurant and The Backyard. The Backyard should be done by mid-March and won't impact South PMP opening. The restaurant is currently doing a hiring fair and is about 70% staffed. Mr. Stacer asked if the surface water management license for The Backyard was under one license or several licenses due to the various property ownership. Mr. Tran said it was under one license since the CRA has ground leases with the five property owners.

Judith Niswonger asked about the other two restaurants that would be opening in Old Town. The CRA is negotiating an agreement for the Wash House with Palm 78 and Papa Migos is in permitting. Kim Vazquez said they are estimating construction will take seven to eight months once permits are received. Mr. Tran said Adam Adache's Old Town Square mixed-use project is scheduled to be completed by the end of the summer. Ms. Niswonger asked what type of tenants would be in the retail portion of the project. Mr. Tran said the space has not been marketed yet.

Mr. Rogerson asked about the Committee's recommendation on one way traffic on Pompano Beach Boulevard between 2nd and 3rd. Mr. Tran responded it will be on the March 14, 2023 City Commission agenda with the letters of support.

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Jack Rogerson said Taha had come to the Committee for a recommendation for approval for a \$200,000 incentive that was approved 7 -1 with him voting no. The CRA Board approved the incentive November 2021 under the conditions he was to have permits by May 2022 and substantially be under construction by November 2022. While the permits were obtained construction has not started.

Marko Dragojevic asked for more context since he was not a part of the East CRA Committee when the item was presented to them. Mr. Rogerson explained the incentive programs that are on a reimbursement basis and Taha has asked for multiple extensions without moving forward and this ties up the entire incentive budget for the East CRA.

Judith Niswonger asked staff if they had been in communication with Taha. Kim Vazquez said the funds were encumbered in the year the incentive was approved so they do not affect the current budget, but it is still a \$200,000 commitment and she had been in communication with Taha to pressure them to move forward and comply with the terms of the incentive. Taha's initial response was a delay in materials and supplies. However, staff became aware that the owner was negotiating for a different type of use. The owner had emailed staff asking for a 90-day extension, which has since passed. The CRA does not know what the owner's current plans are and would recommend withdrawing the grant.

Rafael Katz said he did not think a motion was necessary because the conditions of approval of the incentive had not been met. Ms. Vazquez said staff would prepare a letter to advise Taha of the withdrawal of the grant due to lack of activity on the construction. Mr. Stacer said it would be stronger if the Committee made a motion.

Motion made by Jack Rogerson to rescind the Committee's recommendation of approval for the Façade and Business Site Improvement Program incentive given to Taha. Seconded by Fred Stacer. Motion was approved unanimously by voice vote (Corey Staniscia absent).

H. DIRECTOR'S/STAFF REPORTS

Nguyen Tran – The Bite Eatery is now open.

Michelle Neier – The Bite Eatery had there soft opening last week. A ribbon cutting will be held on Monday, March 27th at 4:30 p.m. Once they provide the CRA with marketing materials the CRA will assist with marketing the new restaurant. Popilicious Popcorn at 2696 E Atlantic Boulevard opened about 6 weeks ago and is holding their ribbon cutting and grand opening on Wednesday, March 22nd at 5:00 p.m. The business is owned by Maria Baily and her daughter Madison and they are a third generation Pompano business.

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Kimberly Vazquez – No report.

Vince Wooten – No report.

COMMITTEE COMMENTS

Rafael Katz - Said the FPI reports were significantly better than the prior security ambassador reports but they are still not where they need to be and provide no useful information. Mr. Tran said they are being effective and he has gotten positive feedback from BSO regarding their effectiveness. Mr. Tran said they have monthly meetings with FPI to discuss hot spots and activity in the East CRA. Mr. Katz said it would be good to remind the public that parking at Harbor Village used to be paid parking. Once it was removed people were using the spaces as free parking to go to the beach which left no parking for the Harbor Village businesses. Paid parking was reinstated to help deter people not patronizing the Harbor Village businesses from taking all of the parking and it would be good to remind people of the history of paid parking in Harbor Village.

Fred Stacer - Inquired about the status of naming something in honor of former Commissioner Barry Dockswell. Mr. Tran said it had been brought to the attention of the CRA Board and he would follow up. Mr. Stacer said the NW 31st Avenue Task Force would be meeting next week and he had requested the City not approve any up zoning on NW 31st Avenue until the Task Force meets. Mr. Stacer said the new Downtown is going to be a much larger project than the redevelopment of the beach and communication efforts and garnering public input will be essential to the successful creation of the Downtown. All of the applicable advisory boards and committees need to be open to help gather the public input.

Judith Niswonger – Asked about the progress on the outdoor seating at Flamingo Seafood. Mr. Tran said they are currently going through the outdoor seating review process for a deck out front and they will be requesting an incentive from the CRA for the outdoor seating area. Commissioner Fournier said they had received ZBA approval in February.

Jack Rogerson – Noted the issues with homeless at the former Wells Fargo drive thru and said BSO should follow up with the property owner. He also made mention of the new Municipal Community Court and said he would be interested in learning more about it.

David Mingus – No report.

Marko Dragojevic – No report.

Paul Fisher – No report.

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- I. NEXT MEETING – Thursday, April 6, 2023 at 6:00 PM at Beach Branch Library Meeting Room located at 3250 NE 2nd Street.**

J. ADJOURNMENT

There being no other business, the meeting of the East CRA Advisory Committee adjourned at 6:47 p.m.