

POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY

**EAST CRA ADVISORY COMMITTEE
DRAFT MEETING MINUTES
Thursday, July 2, 2026
Beach Branch Library - 3250 NE 2nd Street
6:00 p.m.**

A. CALL TO ORDER

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

B. ROLL CALL

ABSENT

Paul Fisher – Chairman

David Mingus & Melissa Hess

Judith Niswonger – Vice Chairman

Rafael Katz

Ray Lubomski

Fred Stacer

Danielle Flanscha

C. ADDITIONS/DELETIONS/REORDERING

None.

D. APPROVAL OF MINUTES

1. May 7, 2026

Motion made by Judith Niswonger to approve the minutes of the ECRA Advisory Committee Meeting of May 7, 2026. Seconded by Fred Stacer. Motion was approved unanimously by voice vote. (David Mingus and Melissa Hess absent.)

E. NEW BUSINESS

1. Presentation on the Draft FY2027 Budget/Financing and Implementation Plan (2027-2031)

Kimberly Vazquez, CRA Redevelopment Project Manager presented the Draft FY2027 Budget/Financing and Implementation Plan, with projections for FY 2028-FY 2031. The certified value for 2027 is \$849 million, reflecting a 4.5% overall district growth, with the largest growth of 6.5% in the commercial sector. **Ms. Vazquez** reviewed the revenue sources for FY2027 coming from carryforward fund balance, tax increment funds, miscellaneous revenue sources and issuance of \$18.9 million bond totaling \$41.9 million. She reviewed the expenditures totaling \$41.9 million which includes operations, debt service with the largest amount of funding allocated to redevelopment projects in the amount \$35.6. **Ms. Vazquez** explained the FY2027 budget and

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finance plan is coming before them in draft format and would go before the CRA Board July 21, 2026. The budget will come back before the committee in September for a recommendation at that time.

Fred Stacer asked about the Mayla's timeline reimbursement agreement of \$9.5 million. Discussion ensued between advisory committee members and staff. **Kimberly Vazquez** clarified the agreement with Mayla terminates in 2031 or prior to if the CRA meets the \$9.5 million obligation.

F. OLD BUSINESS

None.

G. KEY PROJECTS

1. Mc Nab House & Botanical Gardens Project

Nguyen Tran reported the solicitation for restaurant operator/developer is being finalized, with three interested parties expressing interest so far. It was noted there were some minor delays, but the project is moving forward. **Mr. Tran** stated the selected operator is expected to provide a financial contribution toward the project, which would impact the CRA's overall investment.

Rafael Katz asked about a timeline for the McNab project. **Nguyen Tran** responded older solicitations would have to be updated as the layout and concept is clearer now. **Mr. Tran** is hopeful to finalize this process in about two weeks to purchasing. Once it reaches Purchasing department, it would go out for bid. The overall timeline for solicitation would be 45 to 60 days.

Danielle Flanscha inquired about the deliverables submitted with the RFP. **Nguyen Tran** answered the project would look for a developer/ operator. Once the request for proposals would be advertised (RFP), staff will seek a single operator for both the restaurant and the event pavilion. **Mr. Tran** said advisory committee members are encouraged to participate in the future evaluation process, as a way to promote transparency. **Ms. Flanscha** said she would be interested in participating in the procurement and evaluation criteria once the proposal would receive applicants. **Mr. Tran** was supportive of new advisory board members to partake in the process, and mentioned names for the evaluation committee would be collected, and the City Manager would approve the selected evaluators.

2. Downtown Pompano Beach

Nguyen Tran reported Roca Point has retained two architect firms Meticulous and Studio US to conduct outreach and prepare conceptual designs for the new E Pat Larkins Center project. It is anticipated community engagement and input would help determine whether the center would be relocated, reconstructed or remain in its current site.

Nguyen Tran informed Roca Point is negotiating with the General Contractor for the City Hall and parking garage. The solicitation went through the process, and they are in negotiations with the

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lowest General Contractor. Infrastructures bids are also being reviewed. **Mr. Tran** mentioned that on June 26th there was a community meeting organized for the public to meet the architect, as well as service providers involved in downtown job creation were invited. Approximately one hundred and thirty (130) people were in attendance.

Danielle Flanscha asked what is the total budget for the downtown. **Nguyen Tran** said the CRA portion of the budget for the downtown is one hundred and twelve million (112.5 M) including infrastructure, contingency, and property acquisition cost. City's contribution includes construction on three (3) public buildings. **Ms. Flansch**a asked if housing affordability is considered and protected with the new downtown project. **Nguyen Tran** said, workforce housing remains a requirement for future residential developments; thus, staff is working on evaluating assistance methods for the NW such as, down payment and rental assistance programs modeled after Palm Beach County's housing initiatives. **Mr. Tran** further stated proceeds from land sales in the future downtown area, can be used to fund assistance programs aimed to offer sufficient workforce housing opportunities for citizens and to help offset the cost of housing.

3. Old Town

Nguyen Tran said Untapped stopped for the summer, and the Backyard Jams events would continue through the summer months. Untapped would resume in October. Also, a solicitation has been issued for a developer/operator to design, fund and maintain and operate a restaurant for the "Wash House" location-11 NE 1ST Street.

H. DIRECTOR'S /STAFF REPORT

Nguyen Tran- Wished everyone Happy 4th of July

Kimberly Vazquez- Wished everyone Happy 4th of July

Fred Stacer- Wished everyone Happy 4th of July.

Rafael Katz- Wished everyone Happy 4th

Ray Lubomski- No report

Danielle Flanscha- Expressed her concerns in reference to the parking for the E Pat Larkins Community Center remain free for the residents once the Downtown is constructed. She asked for an update regarding the tennis court renovation next to the Emma Lou Center and asked for an update from the Parks and Recreation Department on that matter. **Ms. Flansch**a asked information regarding the proposed Broward Sheriff's Office public safety complex. **Mr. Tran** said potential locations and funding sources are still under consideration.

Judith Niswonger asked about an update regarding 110 N Ocean Blvd. **Kimberly Vazquez** said exterior renovations are complete and owner is working on the interior renovation. **Ms. Vazquez**

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requested the record reflect that the property did complete a forty-year inspection, as this item was raised by a committee member at the prior meeting.

Paul Fisher inquired about the proposed homestead property tax legislation, how it could impact the East CRA (ECRA), and whether staff has taken any measures to prepare for potential tax modifications.

Kimberly Vazquez responded that staff is currently analyzing the proposed legislation and developing financial forecasts to assess its potential impact. The analysis will be presented to the CRA Board at its July meeting. In addition to the legislative impact forecast, the CRA Board requested that staff prepare and present Tax Increment Financing (TIF) reduction scenarios for both the East and Northwest CRA Districts.

Mr. Fisher encouraged Advisory Committee members and staff to educate their friends and neighbors about the potential impacts the proposed tax amendment could have on the community and local redevelopment efforts.

I. NEXT MEETING – Tuesday, September 3, 2026 – 6:00 p.m. – Beach Branch Library - 3250 NE 2nd Street

J. ADJOURNMENT 6:40 pm

There being no other business, the ECRA Advisory Committee meeting adjourned at **6:40pm**.