

**POMPANO BEACH
COMMUNITY REDEVELOPMENT AGENCY**

**EAST CRA ADVISORY COMMITTEE
Wednesday, December 4, 2024
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 September 5, 2024. Seconded by Judith Niswonger. Motion was approved unanimously by voice vote. (Paul Fisher Absent)

Motion made by Judy Niswonger to appoint Paul Fisher as Chair of the ECRA Advisory Committee. Seconded by Fred Stacer Motion was approved unanimously by voice vote. (Paul Fisher Absent)

Motion made by Fred Stacer to appoint Judith Niswonger as Vice Chair of the ECRA Advisory Committee. Seconded by Jack Rogerson. Motion was approved unanimously by voice vote. (Paul Fisher Absent)

Motion made by Fred Stacer to approve the Façade and Business Site Improvement Program Application for Pompano Design, LLC for the property located at 2666 E Atlantic Boulevard. Seconded by Ray Lubomski. Motion was approved unanimously by voice vote. (Paul Fisher Absent)

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**EAST CRA ADVISORY COMMITTEE
DRAFT MEETING MINUTES**

Wednesday, December 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
Judith Niswonger – Vice Chairman
Ray Lubomski
Rafael Katz
David Mingus
Fred Stacer
Melissa Hess

ABSENT
Paul Fisher

C. ADDITIONS/DELETIONS/REORDERING

None.

D. APPROVAL OF MINUTES

1. September 5, 2024

Motion made by Fred Stacer to approve the minutes of the ECRA Advisory Committee Meeting of September 5, 2024. Seconded by Judith Niswonger. Motion was approved unanimously by voice vote. (Paul Fisher Absent)

E. NEW BUSINESS

1. Election of Chair and Vice Chair

Jack Rogerson stated he has been Chair since 2007 and believes that someone else should be nominated.

Motion made by Judith Niswonger to appoint Paul Fisher as Chair of the ECRA Advisory Committee. Seconded by Fred Stacer Motion was approved unanimously by voice vote. (Paul Fisher Absent)

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Motion made by Fred Stacer to appoint Judith Niswonger as Vice Chair of the ECRA Advisory Committee. Seconded by Jack Rogerson. Motion was approved unanimously by voice vote. (Paul Fisher Absent)

2. Façade Improvement Program Application – Pompano Design, LLC - 2666 E. Atlantic Boulevard

Ms. Mulder presented a Façade and Exterior Improvement Program Grant Application from Pompano Design, LLC for the property located at 2666 E. Atlantic Blvd. **Ms. Mulder** explained the improvements proposed under the Program application include an overall remodel of the front entrance to include exterior paint, stucco work, decorative paneling, new front windows, doors and signage. The total estimated cost of this project is approximately \$25,255 of which \$20,000 is eligible for reimbursement through this Program.

Ray Lubomski asked if the furniture to purchase is on site or ordered in. **Richard Chang** responded they will have some on site but the majority will need to be ordered in as the building square footage does not accommodate storage. **Rafael Katz** expressed concerns with approving incentive funds on a property slated for future development. **Ms. Mulder** explained the applicant has a 5-year lease and the requirements for the incentive only require a minimum of a 24-month lease, so they are eligible.

Motion made by Fred Stacer to approve a Façade and Business Site Improvement Program Application from Pompano Design, LLC for the property located at 2666 E. Atlantic Boulevard. Seconded by Ray Lubomski. Motion was approved unanimously by voice vote. (Paul Fisher Absent)

F. OLD BUSINESS

None.

G. KEY PROJECTS

1. McNab House & Botanical Gardens Project

Sarah Mulder announced a meeting will be held at Emma Lou Olson Civic Center on Thursday January 23rd at 6pm to present the McNab House and Botanical Garden's Master Plan. **Ms. Mulder** stated the design team is finalizing schematic design, focusing on building floor plans as part of the site plan process. There have been conversations with Mad Room Hospitality and they are still at the table and very interested in moving forward with a lease. **Rafael Katz** asked how this Master Plan is different from the previous conceptual master plan. **Ms. Mulder** explained all the elements are still a part of the plan, however the layout has been rearranged and building sizes have been refined to make sense operationally. **Mr. Katz** asked for a timeline. **Ms. Mulder** stated the site plan process to get to 100% construction documents is about a year with construction starting possibly in 2026. Discussion ensued on the timeline for the project.

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2. Downtown Pompano Beach

Nguyen Tran stated the CRA is still in acquisition mode. The Master Developer has put out solicitations for architectural design, civil engineering and surveying services.

3. Old Town

Nguyen Tran mentioned Old Town Untapped is Friday December 6. The old Harbor Church site is slated to become an indoor pickleball bar. The CRA is under contract to purchase the Pompano Pharmacy building with the goal of utilizing it as future parking.

4. The Vault

Nguyen Tran said The Vault is working on a temporary Certificate of Occupancy this month.

Jack Rogerson asked about the status of the snack bar. **Nguyen Tran** stated the City is still in lease negotiations with the awarded bidder. Mr. Rogerson expressed concerns for parking in the East.

Jack Rogerson asked the status of the restaurant at Mayla. **Nguyen Tran** stated they do have a lease with a restaurant group, but no timeline for build out has been given at this time.

Nguyen Tran explained the solicitation for design-build services for the Oceanside Garage closes on February 7, 2025. **Jack Rogerson** requested to be notified of the evaluation committee.

H. DIRECTOR'S/STAFF REPORT

Nguyen Tran – Reached out to the City's Engineering Department regarding Pompano Beach Blvd. becoming a one-way street and they should be providing an update soon. The Water Taxi is having a ribbon cutting on December 16 at 10AM at Dockswell Dock.

Kim Vazquez – No report.

Sarah Mulder – Yuletide Parade is December 5.

Vince Wooten – No report.

David Mingus – No report.

Ray Lubomski – No report.

Fred Stacer – The pickleball bar project by Old Town requires a text amendment change to permit the use.

Melissa Hess – No report.

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Rafael Katz – No report.

Judith Niswonger – Asked about the former Salt Life location. **Sarah Mulder** said there is interest from a retail business but the brand has not been made public. **Ms. Niswonger** asked about the former Flamingo Seafood Site. **Ms. Mulder** stated the new tenant is going through the Zoning Board of Appeals for a temporary use permit.

Jack Rogerson – Thanked everyone for his 17 years as Chair.

- I. NEXT MEETING – March 5, 2025 – 6:00 p.m. – Emma Lou Olsen Civic Center – 1801 NE 6th St**
- J. ADJOURNMENT 6:58**

There being no other business, the ECRA Advisory Committee meeting adjourned at **6:58 p.m.**