

POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY

EAST CRA ADVISORY COMMITTEE DRAFT MEETING MINUTES Thursday, September 4, 2025 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
Judith Niswonger – Vice Chairman
Jack Rogerson
David Mingus
Rafael Katz
Ray Lubomski
Fred Stacer
Melissa Hess
Danielle Flanscha

C. ADDITIONS/DELETIONS/REORDERING

None

D. APPROVAL OF MINUTES

1. July 3, 2025

Motion made by Jack Rogerson to approve the minutes of the ECRA Advisory Committee Meeting of July 03, 2025. Seconded by Judith Niswonger. Motion was approved unanimously by voice vote.

E. NEW BUSINESS

Fernand's presentation would be rearranged.

1. FY2026 Budget Update and Financing Plan

Kimberly Vazquez presented a recap of the final budget. An overall 8% increase in tax increment revenue was noted, with tax increment contributions totaling attributed to Mayla's and improvements at other buildings. Total sources have decreased by approximatively twelve thousand (\$12K) dollars due to expenditures/encumbrances between July to September. Tax Increment Revenue remains the same at \$7.8 M. (City \$3.3M, County \$3.6M, and North Broward Hospital District \$800K).

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Additional revenues include building rentals (\$147,000), investment earnings (\$75,000), Tax Increment Bond (22.3M) and carryforward balances (\$9.6M). Proposed expenditures include operations (\$2M), debt service (\$2.5M), and redevelopment projects (\$35M). If the Tax Increment Bonds are issued in 2026, debt service is estimated at (\$1.2 M) with issuance cost of \$225,000. Ms. Vazquez reviewed the cost allocations to operations, infrastructure improvements, redevelopment initiatives, redevelopment ambassadors, property acquisition and consultants/professional services. **Ms. Vazquez** explained the CRA Board would review the final budget on September 16, 2025.

Danielle Flanscha asked if the total project funding went up. **Kimberly Vazquez** responded the carryforward amount decreased slightly due to expenditures which was anticipated therefore there were no increases to the project budget.

Discussion ensued by the Committee regarding revenue projections, tax increment financing, and the long-term obligation to the Mayla residential project.

Motion made by Judith Niswonger to recommend approval of the budget as presented.
Seconded by Fred Stacer. Motion was approved unanimously.

F. OLD BUSINESS

None.

G. KEY PROJECTS

1. McNab House & Botanical Gardens Project

Sarah Mulder reported that the project received unanimous approvals from both the Architectural Appearance Committee and Planning & Zoning Board. Implementation has begun, including demolition and site preparation. Discussion by the committee ensued regarding the tennis courts public perception of “park vs. garden,” and operations/maintenance planning. **Ms. Mulder** announced the courts (tennis/basketball) have been demolished which would be followed by installation of fencing around the park.

Nguyen Tran spoke about past plans for replacement of the tennis courts and working directly with Parks and Recreation for a viable solution. This has been included in the City’s Budget.

Rafael Katz requested the record reflect his opinion that the replacement tennis courts are not exactly a replacement, but rather an improvement of current courts located next to Emma Lou Olsen Community Center. **Sarah Mulder** outlined projected operating costs (\$755,000 annually) and potential revenue streams from events, the restaurant, event pavilion, rentals, and garden programming. **Ms. Mulder** underlined the CRA role for redevelopment and explained the differences between a public park and a redevelopment project that can bring economic revitalization. She also made a comparison amongst similar venues that are botanical gardens and went over their generated revenue.

Paul Fisher said the East CRA district would pay for redevelopment, and all the residents and

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visitors of Pompano Beach would benefit from it. **Mr. Fisher** said this redevelopment project “is not on all taxpayer’s back.”

Ms. Flanscha said her family and friends did not use the park in the past, and she feels the community would benefit from more usage from the upcoming project. **Jack Rogerson** spoke about the efforts that were made in the past to add a tennis court in the area. **Nguyen Tran** said staff looked at placing the tennis court at Lake Santa Barbara Park but failed due to an access easement with the neighboring property owners. **Mr. Rogerson** continued he believes there are plenty of other courts in the town and the botanical garden is a unique idea. **Rafael Katz** echoed Ms. Flanscha’s sentiment about the park usage and how difficult it was due to the unsafe conditions. **Mr. Katz** spoke about vigorous dissent on the social media platforms and the necessity for respectful communications amongst all parties including the commission. **Paul Fisher** spoke about the fiduciary duty of the committee members to correct any misinformation that reaches a public forum.

Judith Niswonger talked about the desire of the community including the committee’s wish for this project to take shape, and this was not the developer but the residents who wanted the project. **Rafael Katz** raised concerns about respectful transparency and communication, with members being urged to engage in a balanced public messaging. **Fred Stacer** spoke about the pay as you go option to finance the McNab project and how this option is not practicable.

2. Downtown Pompano Beach

Nguyen Tran reported that following the City Commission had a 3-3 vote on financing. Design work for City Hall and related facilities is progressing with HOK firm as the architect. A public meeting is planned in October to present updated designs. Committee members expressed concern regarding the Advisory Committee’s recommendation to reconsider public financing was minimized by the City Commission. **Melissa Hess** voiced disappointment that the advisory committees’ input is sometimes disregarded. She stated advisory committee members volunteer their time which reduces family time or the ability to do other activities.

3. Old Town

Nguyen Tran stated the Pompano Pharmacy Building was demolished and transformed in parking space for the area. The negotiations between the City and First Baptist Church for additional parking fell through. Alternatives for parking structure are being explored. A new business is coming to the area and it will be a pickleball/coffee bar and bar. Also, the historical chapel will be moved soon from the area to Sample McDougald property.

H. DIRECTOR’S/STAFF REPORT

Nguyen Tran – Nothing to report.

Kimberly Vazquez- The Jelly Fish Museum has submitted an application for interior improvements for a future review by the committee in the next fiscal year. The Hive black box theater is opening in the NW district on September 13th.

Sarah Mulder – No report

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Danielle Flansch- No report

Melissa Hess – No report.

David Mingus- No report.

Fred Stacer- No report.

Ray Lubomski- No report

Jack Rogerson- stated his concerns regarding parking on the beach and asked about the status of the parking garage. He said a sense of urgency needs to be placed on the construction of the garage now with the W project going under construction. **Nguyen Tran** responded the City has selected a contractor to construct the garage and Suzette Sibble is currently working on the proforma for the project. **Mr. Rogerson** expressed his disapproval regarding the Pompano Beach Blvd one-way project not being advanced by the City.

Rafael Katz – No report

Judith Niswonger – No Report

Paul Fisher – stated he feels it is their responsibility to educate the public and set the record straight when they are misinformed. He expressed his excitement about the educational opportunities and benefits the McNab House and Botanical Garden project will bring to the community and the local schools.

Further discussion ensued by the committee regarding the public perception of CRA projects and stressed the importance of transparency and respectful public engagement. Members acknowledged different views on the McNab project, but agreed on moving forward under the current approval recommendations.

I. NEXT MEETING – December 1, 2025 – 6:00 p.m. – Beach Branch Library - 3250 NE 2nd Street

II. ADJOURNMENT 7:35PM

There being no other business, the meeting of the East CRA Advisory Committee adjourned at 7:35pm.