

**POMPANO BEACH
COMMUNITY REDEVELOPMENT AGENCY**

**EAST CRA ADVISORY COMMITTEE
MEETING MINUTES
Thursday, May 5, 2022
Emma Lou Olsen Civic Center
6:00 PM**

A. CALL TO ORDER

Jack Rogerson called the meeting of the East CRA Advisory Committee to order at 6:00 PM.

B. ROLL CALL

PRESENT

Jack Rogerson – Chairman
Judith Niswonger – Vice-Chair
David Mingus
Fred Stacer
Ray Lubomski
Corey Staniscia
Paul Fisher

ABSENT

Rafael Katz

ALSO PRESENT

Nguyen Tran – CRA Director
Marsha Carmichael – Administrator
Sarah Mulder – Project Coordinator
Vince Wooten – Program Specialist
Horacio Danovich - Consultant

C. ADDITIONS/DELETIONS/REORDERING

None.

D. APPROVAL OF MINUTES

1. April 6, 2022

Motion made by Ray Lubomski to approve the minutes of the ECRA Advisory Committee Meeting of April 6, 2022. Seconded by Judith Niswonger. Motion was approved unanimously by voice vote.

E. NEW BUSINESS

F. OLD BUSINESS

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G. KEY PROJECTS

1. Innovation District

Nguyen Tran reported the solicitation will go out next week.

2. McNab House and Botanical Garden Project

Sarah Mulder reported an update on the conceptual master plan will be given at the next CRA Board meeting and a lease for the remainder of the park will be brought forward. The CRA will also ask the Board for approval to apply for the cultural grant from the Florida Department of State. **Sarah Mulder** reminded the ECRA Committee the RFP for Phase I was released and responses are due by June 9, 2022. **Ms. Mulder** said a structural engineer is submitting plans for repairs on the porch area so hopefully it will go out for bid soon. Termite tenting will begin by the end of the month and roof repairs will begin in early June.

Jack Rogerson asked if a selection committee has been put together. **Nguyen Tran** answered no, and asked **Judith Niswonger** if she would like to be on the Committee. **Judith Niswonger** answered yes.

Kay McGinn, 2460 SE 5th Street, asked if the Bermello Ajamil & Partners' conceptual plan was still being used for the project. **Nguyen Tran** answered yes. Kay McGinn asked if there is a possibility of getting more parking across the street from the park. **Nguyen Tran** said additional parking is still being identified. Kay McGinn asked if there are plans for basketball, tennis, and handball courts. **Nguyen Tran** said the remaining area of the park will be leased and the masterplan is for the entire park. **Mr. Tran** said the basketball courts aren't being used but the CRA is still looking for a space for the tennis courts. Kay McGinn asked about the hours of operation for the park. **Nguyen Tran** said the hours will be decided later in the process. Kay McGinn asked what is being done to ensure no additional noise and traffic for the area. **Nguyen Tran** said the parking plan is being done and parking won't go into the neighborhood. **Mr. Tran** said traffic will be contained to the first block. Ms. McGinn asked if the restaurant will be subsidized by the CRA. **Nguyen Tran** explained the garden is modeled after the Miami Beach Garden who also has weddings and the weddings will sustain the restaurant. **Nguyen Tran** said the McNab House and Botanical Gardens will be a destination. Kay McGinn said she worries about the commercialization of the park but she thinks this will be a great project.

Alison Fournier, 430 SE 6th Avenue, said the park has been under-utilized because it wasn't maintained properly. Alison Fournier asked if there are plans for a parking garage. **Nguyen Tran** said the plan for parking is being worked on. Alison Fournier asked how many buildings will be on the property other than the McNab house and garage. **Nguyen Tran** said according to the conceptual masterplan there will be a children's classroom facilities, restroom facilities, a pavilion, maintenance building, and a possible tea house. Alison Fournier asked if this will be for tourists or for residents.

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Mr. Tran said residents will use the gardens and the intent is to keep the gardens free of charge.

Mike Skversky, 1630 SW 5th Avenue, asked for the total cost of the project. **Sarah Mulder** said the estimate is \$15 million. **Sarah Mulder** said the restaurant operator will renovate the house and garage but those negotiations haven't started because the RFP is out now. Mike Skversky asked if the intent is to get rid of the basketball and tennis courts. **Nguyen Tran** said the intent is to build a botanical garden. Mike Skversky suggested the tennis players should be able to play free at the tennis center. **Nguyen Tran** said another location is being identified to replace the tennis courts.

Mike d'Oliveira, 2302 S. Cypress Bend Dr., asked how many restaurant seats. **Sarah Mulder** said that is part of the RFP and will be decided when the master operator is selected. Mr. d'Oliveira asked how parking spaces are estimated. **Sarah Mulder** said the information is on the website. **Jack Rogerson** said it is early in the process.

Kay Johnson, 213 SE 23rd Avenue, said she was unable to get on any of the Zoom meetings during Covid and she thought only a portion of the park was being leased. **Nguyen Tran** said a joint meeting was held and it was decided that the entire park would be included in the masterplan. Kay Johnson said she wasn't able to get into the meeting. **Nguyen Tran** said over 140 people signed up for the virtual meeting. Kay Johnson said the basketball and tennis courts should be left for the residents to use. **Nguyen Tran** said the botanical gardens will be fenced-in and an alternative location is being sought for the tennis courts. **Nguyen Tran** said the reuse of a historic house for the restaurant makes it a quaint and unique experience. Kay Johnson said there are too many wedding facilities in the area. **Sarah Mulder** said the venue won't just be for wedding but all types of events.

Jack Rogerson said once the restaurateur is selected, the remainder of the plan can be finalized and will be brought back to the ECRA Advisory Committee. Mike Skversky said there are too many restaurants. **Nguyen Tran** said this is a tourist area and the restaurant will be unique. **Jack Rogerson** said more restaurants are needed. Kay McGinn said she would like to see more reusable energy for the gardens. **Nguyen Tran** said the CRA is working to obtain resiliency grant funds.

Judith Niswonger said the goal is to create more green space not eliminate green space. **Ms. Niswonger** said the gardens will be used by residents and local school children and it's very exciting. **Nguyen Tran** said the educational aspects and the public art aspects of the project are very important. **Jack Rogerson** anticipates additional joint meetings after more plans are made.

3. Pier Street Improvements

Horacio Danovich said the groundbreaking is still tentatively scheduled for June and completed by the end of the year. **Fred Stacer** said the Dockswell name change should be considered before the completion.

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4. R-4 Retail Space

Jack Rogerson spoke to Tim Hernandez and R3 has broken ground. One of the retail leases is almost complete and the other lease should be done in the next month.

5. Old Town

Nguyen Tran said Mike Linder should open South Bar & Kitchen in October and The Backyard will open at the same time. The solicitation for the Wash House is under review by Purchasing.

H. DIRECTOR'S/STAFF REPORTS

Nguyen Tran – no report

Sarah Mulder – no report

Kimberly Vazquez – Reminded everyone to come to Untapped on Friday.

Marsha Carmichael – no report

Horacio Danovich – Burkhardt should be gearing up to start the streetscape portion of A1A.

COMMITTEE COMMENTS

Corey Staniscia – No report

Paul Fisher – No report

Ray Lumbomski – No report

Fred Stacer – said Planning and Zoning has been very busy so there is more development coming.

David Mingus – no report

Judith Niswonger said the condo developer on Atlantic in the old Bank of America building has put in a beautiful sculpture by the same artist that designed the sculpture at the Cultural Center. She wants to see more public art included in developments and more green space.

Jack Rogerson said he is happy to see more people attending the ECRA meeting. **Chairman Rogerson** said the Committee wants input from everyone for the McNab House and Gardens and he welcomes everyone. Kay McGinn asked if the other

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McNab house will be saved. **Jack Rogerson** said he wouldn't have voted to move the McNab House to McNab Park but that is how it worked out. **Fred Stacer** said the McNab House was moved to McNab Park which was land given to the City by the McNab Family. **Jack Rogerson** said it is a waste of time discussing things that can't be changed and going forward he wants to hold several meetings to discuss the plans for the McNab House and Botanical Gardens.

I. NEXT MEETING – Thursday, June 2, 2022, at 6:00 PM at Emma Lou Olsen Civic Center

J. ADJOURNMENT

There being no other business, the meeting of the East CRA Advisory Committee adjourned at 7:03 PM.