

# POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY

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## EAST CRA ADVISORY COMMITTEE MEETING MINUTES Thursday, February 5, 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	Melissa Hess
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. October 2, 2025

**Motion made by Judith Niswonger to approve the minutes of the ECRA Advisory Committee Meeting of October 2, 2025. Seconded by Fred Stacer. Motion was approved unanimously by voice vote (Melissa Hess Absent).**

### E. NEW BUSINESS

1. Election of Chair and Vice Chair.

**Judith Niswonger** had a question regarding the appointment of chair and vice chair since the advisory committee typically meets on quarterly basis. **Ms. Niswonger** wanted to know for how long would the appointments last? **Kimberly Vazquez** responded that elections are made each year at the first meeting of the new fiscal year. The appointment for Chair and Vice Chair would be for the entire year. Ms. Vazquez gave an example, that if only four (4) meetings were to occur, those appointed would only serve during those meetings scheduled during that particular year.

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**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. (Melissa Hess Absent).**

**Motion made by Fred Stacer to appoint Judith Niswonger as Vice Chair of the ECRA Advisory Committee. Seconded by Rafael Katz and Jack Rogerson. Motion was approved unanimously by voice vote. (Melissa Hess Absent).**

**F. OLD BUSINESS**

None.

**G. KEY PROJECTS**

1. McNab House & Botanical Gardens Project

**Evan Camejo** gave an update about staff presenting at the Florida Federation of Garden Club conference in Wellington where positive feedback was received from the organization, and a potential letter of support is expected. There were some Pompano Beach resident in attendance. The traffic study was received for McNab and is being reviewed by staff. 100% construction drawings are due on April 3<sup>rd</sup>.

**Judith Niswonger** asked if deadlines are still being met. **Nguyen Tran** responded that architectural portion is on target; however, the bond is not on track at this point, and there is a possibility that cash on hand would be utilized to have the project move forward. Discussions occurred regarding a restaurant operator who maybe interested in the event venue as well as the restaurant. A solicitation or Letter of Intent (LOI) would be considered to bring a restaurant operator on board.

**Danielle Flanscha** had a question regarding the parking in the area. **Nguyen Tran** responded sufficient lots are available in the area to be used as surface parking. Nevertheless, a parking structure will be needed in the future and the CRA is still in acquisition mode for properties located West of the park.

**Nguyen Tran** stated root invigoration and pruning of the trees will begin this month in preparation of future construction and for onsite relocation purposes at McNab Park.

**Danielle Flanscha** asked about the local contractors being involved in the project and she wanted to ensure that those people would have representation. **Nguyen Tran** responded that an extensive list of local contractors and subcontractors is available, and he mentioned supplementary notices would go out to ensure adequate representation. **Mr. Tran** said this year, the McNab house would celebrate one hundred years (100) of existence, and he mentioned a major event would be organized to ensure involvement and excitement would follow for the project.

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## 2. Downtown Pompano Beach

**Nguyen Tran** reported that several predevelopment and city review processes are taking place. HOK is in design development for City Hall together with the parking structure. Roca Point will issue a Request For Proposal (RFP) for early contractor engagement. An architect solicitation has been issued for the E Pat Larkins center. Additional property acquisitions are anticipated and they are working on the plan for undergrounding the FPL and other utility lines and the drainage is in predevelopment phase for the Downtown.

## 3. Old Town

**Nguyen Tran** reported Untapped is tomorrow night. The city closed on the vacant lot on NE 2<sup>nd</sup> Street property which is planned for structured parking. First Baptist Church started to negotiate once again with the City for a future parking license agreement on their property. **Fred Stacer** asked what was the car count for the structure parking. **Nguyen Tran** estimated a 500-600 car count structure but once designed he will come back with an accurate number.

## H. DIRECTOR'S/STAFF REPORT

**Nguyen Tran** announced the resignation of Evan Camejo CRA Project Manager.

**Kimberly Vazquez** informed the committee the way finding signage package for the city is complete and is progressing to a finalized plan of specific locations for the signs which will include the large monument entranceway, small entranceway and directional signage as part of the package.

**Danielle Flanscha** asked if the way finding signage is going to point towards shops and vendors in the city. Ms. Vazquez responded the way finding signage is part of branding of the City and making the impact you arrived in Pompano Beach. Major points in the city will be recognized such as the cultural facility, amphitheater, the Downtown, the beaches, shopping, dining, community parks, Wahoo Bay, the Fishing Village Pier, etc. Ms. Flanscha inquired how the points of interest were chosen, and if the E. Pat Larkins is going to be included in the project? Ms. Vazquez responded the consultant who has vast knowledge and city staff chose locations direct to main points of interest including facilities/parks.

**Evan Camejo** provided an update on the interior buildout of the Jelly Fish Museum which is largely complete. Remaining items to be completed are the flooring, ceiling and some additional electrical work. The exterior work is not included in this scope of work, but is expected to follow. They anticipate opening in the month of March.

**Melissa Hess** – Absent

**David Mingus**- No report.

**Fred Stacer** Asked an update about the procedure to bring back the garage by the beach. **Nguyen Tran** said this did not pass and received a 3-3 vote from the commission.

**Motion made by Fred Stacer to make a recommendation that the City Commission move forward on the Request For Proposals for the Oceanside Parking Garage Project and to**

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provide a letter of support by this Committee to move the Project forward as there is an eminent need for a second parking garage. Seconded by Rafael Katz. Motion was approved unanimously by voice vote (Melissa Hess Absent).

Discussion ensued amongst the committee members regarding the previous RFP's issued for this site that did not proceed forward.

**Ray Lubomski** - No report

**Jack Rogerson** – Spoke about the garage and how the need for parking was anticipated more than twenty years ago. The parking plan enterprise fund is expected to pay for the garage and is not expected to be funded from tax dollars.

**Rafael Katz**- Mentioned in the past discussions centered around not needing parking, with revelations from elected officials that parking is necessary. **Mr. Katz** said driving over the weekend to the beach, would show the need for parking.

**Danielle Flanscha** – Said in the letter of support, it would be good to mention that moms wishing to bring their children to the beach park, do not have adequate parking to consider this location for recreation.

**Judith Niswonger** – Asked an about update on the food hall and the gas station. **Nguyen Tran** said the food hall location is under contract for purchase and anticipated to close shortly. When staff met with the current property owners it was stated the interested party was an Italian bakery. **Evan Camejo** reported that last time he reached out for clarification, a donut store with a branch in Fort Lauderdale was interested in opening at the gas station location. He stated he reached out but has been unable to make contact with them.

**Paul Fisher** – Mentioned the monument being installed at the Fisher Pier. **Nguyen Tran** said, the Florida Society Son of the American Revolution (FLSSAR) sign is in final preparations to be unveiled at the Fisher Pier with a ribbon cutting ceremony that would take place soon. **Paul Fisher** reminded committee members that some of the terms may be due for re- appointment. He thanked everyone for their support and appointing him for another term as chair.

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

**II. ADJOURNMENT 6:34PM**

There being no other business, the meeting of the East CRA Advisory Committee adjourned at 6:34pm.