

# **POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY**

---

## **EAST CRA ADVISORY COMMITTEE MEETING MINUTES**

**Thursday, July 3, 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 **6:01 p.m.**

### **B. ROLL CALL**

#### **ABSENT**

|                                |             |
|--------------------------------|-------------|
| Paul Fisher – Chairman         | Rafael Katz |
| Judy Niswonger – Vice Chairman |             |
| Jack Rogerson                  |             |
| David Mingus                   |             |
| Ray Lubomski                   |             |
| Fred Stacer                    |             |
| Melissa Hess                   |             |
| Danielle Flanscha              |             |

### **C. ADDITIONS/DELETIONS/REORDERING**

None. **Nguyen Tran** introduced Danielle Flanscha, a new Committee member in the city resident or business owner category. **Ms. Flanscha** has experience as a construction project manager, and she was appointed at the last CRA board meeting on June 23, 2025.

### **D. APPROVAL OF MINUTES**

1. June 5, 2025

**Motion made by Jack Rogerson to approve the minutes of the ECRA Advisory Committee Meeting of June 05, 2025. Seconded by Judith Niswonger. Motion was approved unanimously by voice vote. (Rafael Katz Absent.)**

### **E. NEW BUSINESS**

1. FY2026 Budget/Financing and Implementation Plan (2026-2030)

**Kimberly Vazquez** presented the FY2026 Budget/Financing and Implementation Plan and explained the budget has a significant twenty three percent (23%) growth in the East district, driven by the new construction of the Mayla Residential Project. The primary growth drivers are residential at thirty four percent (34% growth) and commercial at eight percent (8% growth.) **Ms.**

## POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY

---

**Vazquez** referenced the budget components for all five years and explained the sources and uses of the 5- Year Plan, discussed CRA eligible activities under state statues, proposed bond issuance for the McNab Project, property acquisition and allocation of funds. **Ms. Vazquez** mentioned tonight's budget is a draft which would go to the CRA board, and will be brought back before the Committee at the September 4, 2025 meeting.

Discussion ensued by the members and staff regarding FY2026 budget. For the new budget year, CRA staff was tasked to look at options to pay as you go vs. issuing Tax Increment Revenue Bond for the McNab project. It was concluded this type of approach would not work well for projects such as, McNab House and Botanical Garden Project as costs would increase over time, inconsistency between contractors, appearance would not be uniform, operators may not be attracted until the gardens are complete, loss of revenue, etc.

Discussion ensued by the members and staff regarding the proposed TIF reduction and the implications it would have on the budget. **Mr. Tran** mentioned CRA is required to maintain 135% debt service coverage and any reduction in the tax increment would have ramifications to the budget. **Paul Fisher** asked if the split amount goes to the city, would be invested back into the district being taxed? **Nguyen Tran** responded the intent seems to be to meet the City budget shortfalls. **Jack Rogerson** asked if the state would allow the split modification? **Nguyen Tran** said according to state statues cannot exceed 50-50 split. In the east, there are three taxing authorities until year 2031 which may request the same approach when it comes to TIF. Consensus of the Committee was there should be no reduction in TIF.

### F. OLD BUSINESS

None.

### G. KEY PROJECTS

#### 1. McNab House & Botanical Gardens Project

**Kimberly Vazquez** reported McNab House & Botanical Garden plans were presented on July 1<sup>st</sup> to the Architectural Appearance Committee and received unanimous vote to move forward. Positive remarks were received regarding the plans. Next step for the project is the Planning and Zoning Board review. An invitation was extended for interested committee members to come see the plans inside CRA's office. **Ms. Vazquez** mentioned an updated probable cost was provided at twenty-seven (27) million for construction. **Jack Rogerson** asked what are the operating costs? **Kimberly Vazquez** answered plans from BRV was received, but the revenue side is not part of it, and revisions are expected; therefore, operating cost is not finalized as of yet. **Judith Niswonger** praised the design team on being able to receive the unanimous vote from the Architectural Appearance Committee. **Danielle Flansch**a asked who is the designer firm and who priced the project. **Nguyen Tran** said Bermello Ajamil (BA) is the lead design firm for the gardens and house and working with them is Kravitz Architects for the facilities and house and the Bosch Group assisted with the pricing portion for the project. **Melissa Hess** asked if the project is still moving forward once approved. **Kimberly Vazquez** answered yes.

# POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY

---

## 2. Downtown Pompano Beach

**Nguyen Tran** reported the city commission reached a 3-3 tie vote for the City to use the public financing for the downtown project therefore defaulting to public financing for the civic uses. **Fred Stacer**, highlighted this decision will cost the public an estimated hundred million (100 million) in additional interest over the life of the loan. He provided examples of past projects and what the cost would have been if private financing had been pursued. Discussion ensued by the members and the staff and members of the East CRA Advisory Committee felt it important for the City Commission to reconsider the public financing and requested a letter be sent to the Commission to that matter.

Motion made by Fred Stacer for the East CRA Advisory Committee provide a letter to the City Commission to reconsider the public financing option, which is estimated to save the taxpayers of Pompano Beach approximately \$100 million over the life of the loan, for the City's required obligations in the Master Development Agreement and recommend the Commission reconsider the option of public funding. Seconded by Jack Rogerson. Motion was approved unanimously by voice vote. (Rafael Katz Absent.)

## 3. Old Town

**Nguyen Tran** reported the pharmacy building will be demolished and the land would be used for additional parking. The property is not historic and Historical Society was notified. **Melissa Hess** was interested in knowing how the restaurants in the area are doing. **Nguyen Tran** said a third restaurant would be essential to the area, but this cannot take place until the parking situation is addressed. **Mr. Tran** also mentioned The Vault restaurant is doing well. There is room for improvement in the area, and CRA staff is helping with signage and communicating with businesses from the area and outside the area. Events sponsored by the City such as the Summer Jam are helping the area.

## H. DIRECTOR'S/STAFF REPORT

**Nguyen Tran** – Reported the Jellyfish Museum signed the lease with the landlord and they are moving forward. Discussions will occur about the Façade and other incentive programs available to them.

**Kimberly Vazquez**- Reported about the roadway improvements by A1A with an updated on the project may start possibly in January. **Jack Rogerson** requested the project team present renderings and final plans to the advisory committee before roadway construction starts. Staff will attempt to schedule it for September meeting.

**Evan Camejo**- Reported a minor commercial exterior improvement program grant application was received from Island Water Sports for its storefront signage and has been approved by staff. Total reimbursement allowed would be in the amount of five thousand (\$5000) dollars. **Melissa Hess** asked what would be changed at the location. **Mr. Camejo** said the current sign is a banner which would be changed to a permanent sign.

# **POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY**

---

**Evan Camejo** informed the BSO substation will open soon in Collier City and a ribbon cutting is planned for July 15<sup>th</sup> at 10:00am.

**Danielle Flansch**- No report

**Melissa Hess** – No report.

**David Mingus**- No report.

**Fred Stacer**- Wished everyone a Happy 4<sup>th</sup> of July.

**Ray Lubomski**- No report.

**Jack Rogerson**- Asked about the restaurant Mayla as the lease sign is still displayed at the property. **Nguyen Tran** asked if the sign pertains to the restaurant or the offices, but he will investigate and get back.

**Rafael Katz** – Absent

**Judith Niswonger** - Asked about the Oceanside parking garage. Staff confirmed negotiations for the garage are still ongoing.

**Paul Fisher**- No report

**I. NEXT MEETING – September 4, 2025 – 6:00 p.m. – Beach Branch Library - 3250 NE 2nd Street**

**II. ADJOURNMENT 7:14PM**

There being no other business, the meeting of the East CRA Advisory Committee adjourned at 7:14pm.