

**POMPANO BEACH
COMMUNITY REDEVELOPMENT AGENCY**

**EAST CRA ADVISORY COMMITTEE
MEETING MINUTES**

**Thursday, October 2, 2025
Beach Branch Library - 3250 NE 2nd
Street 6:00 pm.**

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
Ray Lubomski
Fred Stacer
Melissa Hess
Danielle Flanscha

Rafael Katz

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 September 4, 2025. Seconded by Fred Stacer. Motion was approved unanimously by voice vote (Rafael Katz absent).

E. NEW BUSINESS

1. Presentation on the proposed improvements to A1A (Ocean Boulevard) by Fernand Thony, GO Bond Director

Paul Fisher announced this presentation was removed from the agenda.

2. Strategic Investment Program Grant Application – Jellyfishes Inc. – 199 Ocean Boulevard

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Evan Camejo presented the Strategic Investment Program grant application for the adaptive reuse of the former Wells Fargo building located at 199 Ocean Boulevard into the Jellyfish Museum. The project scope includes interior demolition, remodeling, and installation of 20 aquariums with specialized HVAC and plumbing systems. Total estimated project cost is \$1.3 million, of which \$692,460 is eligible under the program with a CRA contribution of \$100,547. The project is expected to generate over 10 jobs and has a target completion date of February 2026. Exterior improvements will follow separately under a future phase.

Committee members discussed the project's budget, timeline, partnership opportunities with Wahoo Bay and the schools, and the need for a welcoming exterior façade. Strong support was expressed for the project.

Motion made by Ray Lubomski for approval of the Strategic Investment Program Grant Application for Jellyfishes Inc. in the amount of \$100,547.00, for the property located at 199 Ocean Boulevard. Seconded by Fred Stacer. Motion was approved unanimously (Rafael Katz absent).

F. OLD BUSINESS

None.

G. KEY PROJECTS

1. McNab House & Botanical Gardens Project

Nguyen Tran explained the East CRA Budget was approved last month. The McNab Project remains on schedule. Construction drawings are at 60% completion, with final drawings expected by December. Committee discussed site fencing, tree relocation, and updated signage to reflect current plans.

2. Downtown Pompano Beach

Nguyen Tran stated the Northwest CRA Budget was approved. A Special Joint meeting of the City Commission/CRA Board is scheduled for October 29, 2025 at 6:00pm.

3. Old Town

Nguyen Tran reported on ongoing parking structure planning and Old Town Untapped. Committee suggested creating designated child-friendly activity space during community events.

H. DIRECTOR'S/STAFF REPORT

Nguyen Tran announced the resignation of Sarah Mulder CRA Project Manager.

Kimberly Vazquez- No Report.

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Evan Camejo- No report.

Danielle Flanscha- No report.

Melissa Hess – No report.

David Mingus- No report.

Fred Stacer- Expressed concerns that ongoing discord at the city leadership level may drive away high-quality employees, which could negatively impact the city and its ability to retain talent. **Mr. Stacer** discussed reinstating the annual Volunteers Lunch to recognize community contributions.

Ray Lubomski- No report

Jack Rogerson- Echoed Mr. Stacer’s concerns regarding city leadership and the current disfunction at the CRA Board Meetings with certain Commissioners wanting to “handcuff” the CRA. **Mr. Rogerson** questioned if the Advisory Committee members are wasting their time.

Judith Niswonger – Expressed desire for accurate ECRA Advisory Committee meeting minutes that reflect the full discussion.

Paul Fisher – Stated that the committee should stay strong in their continuing role in the redevelopment efforts.

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

II. ADJOURNMENT 6:45PM

There being no other business, the meeting of the East CRA Advisory Committee adjourned at 6:45pm.