

**POMPANO BEACH  
COMMUNITY REDEVELOPMENT AGENCY**

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**EAST CRA ADVISORY COMMITTEE  
DRAFT MEETING MINUTES**

March, Thursday 6, 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**

Paul Fisher – Chair

Judith Niswonger – Vice Chair

Jack Rogerson

Rafael Katz

David Mingus

Fred Stacer

Melissa Hess

**ABSENT**

Fred Stacer

Ray Lubomski

**C. ADDITIONS/DELETIONS/REORDERING**

None.

**D. APPROVAL OF MINUTES**

1. December 4, 2024

**Motion made by Jack Rogerson to approve the minutes of the ECRA Advisory Committee Meeting of December 4, 2024. Seconded by Judith Niswonger. Motion was approved unanimously by voice vote. (Fred Stacer and Ray Lubomski Absent).**

**E. NEW BUSINESS**

None.

**F. OLD BUSINESS**

None.

**G. KEY PROJECTS**

1. McNab House & Botanical Gardens Project

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**Sarah Mulder** reported the master plan was unveiled on January 23rd for the McNab House and Botanical Garden Project and was a success with over one hundred (100) residents in attendance. The plan includes immersive sensory gardens, restaurant, outdoor patio, event pavilions and a multi-purpose educational space. **Jack Rogerson** asked about the phases of the project. **Ms. Mulder** said the master plan as presented, is a single-phase plan. **Nguyen Tran** responded in the beginning of the project it was proposed to be broken into phases. As the plan has progressed the funding mechanisms have been identified to complete the project in totality.

Discussion ensued by the members and staff regarding the McNab House and Botanical Garden Project. The committee discussed the project's sustainability, referenced comparable projects such as the Sunday House and the Miami Beach Botanical Gardens, the withdrawal of the restaurant operator and the current political climate. **Ms. Mulder** stated for the record that Madroom pulled out because of their recent involvement with Mai-Kai Restaurant. **Rafael Katz** asked for a financial forecast analysis for the restaurant's revenue potential, noting the significant investment in the project. **Paul Fisher** emphasized the need for the project to be self-sufficient.

**Melissa Hess** showed her support and agreed with the vision of a restaurant at this location. **Jack Rogerson** stated he is in support of a restaurant and asked if we do not have a restaurant can we still proceed with a botanical garden. **Ms. Mulder** responded there has been interest from other operators for the restaurant portion of the project. **Nguyen Tran** responded we need a restaurant and event pavilion to sustain a revenue source for the garden.

**Jack Rogerson** asked about the projected operating cost for the project. **Sarah Mulder** stated the last opinion of probable cost was based on the conceptual master plan which has now changed. She continued there would be a clearer understanding about operating cost in about two (2) months. **Ms. Mulder** talked about the finances of other comparable gardens in the area and **stated** community centers require a lot of money for operations and maintenance. The self-sustaining model relies on a restaurant and event pavilion that will provide income. **Nguyen Tran** responded the question is this project worth the money. He explained the economic impact other CRA projects have had. He provided the beach improvement project as an example and the economic impact this particular project has had not only in the district but outside of the district as well. **Rafael Katz** spoke of the importance of knowing the cost of operations and maintenance to see if the project will be successful. Further discussion was held regarding the current budget for the project and the issuance of bond.

**Jacob Shiff** said he lives across from the park and was interested in knowing if the parking is included as part of the project. The answer received from staff and the members was affirmative. **Nguyen Tran** said the previous Wells Fargo drive-through would be temporary parking and structural parking would be a good alternative for the area in the future.

**Craig Agranoff** said he recently moved to Pompano Beach and spoke in support of the project.

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## 2. Downtown Pompano Beach

**Motion made by Jack Rogerson to sign a letter in support of the Downtown project. Seconded by Judith Niswanger. Motion was approved unanimously by voice vote. (Fred Stacer and Ray Lubomski Absent).**

**Nguyen Tran** mentioned the upcoming round table discussions on the Downtown project that would be taking place and provided dates and locations of all the meetings.

**Nguyen Tran** stated the CRA is still in acquisition mode. The Master Developer has put out solicitations for architectural design, civil engineering and surveying services. **Mr. Tran** said the relocation of the City Hall is part of the Master Development plan and to be the catalyst for the Downtown. **Rafael Katz** asked about repurposing the current City Hall. **Nguyen Tran** mentioned the city hall, as is, would be costly to repurpose. The current City Hall site is proposed to become a development pad and funds from the sale of that pad would be utilized to help offset cost for the project.

**Melissa Hess** questioned if the proposed bond issuance for the project is in jeopardy of not being approved. **Nguyen Tran** agreed and said the bond is essential funding source the project.

**Nguyen Tran** introduced Evan Camejo as the Redevelopment Project Coordinator and **Kimberly Vazquez** introduced Gabriela Gencyigit as the Department Head Secretary.

**Paul Fisher** mentioned how Boca Raton is also following suit similar to Downtown Pompano Beach and they are working on their own redevelopment project, and chose one of the proposers to move forward.

## 3. Old Town

**Nguyen Tran** mentioned the Untapped event is going to take place tomorrow night. The old Harbor Church site is slated to become an indoor pickleball court and bar with construction timelines forthcoming. **Nguyen Tran** informed a text amendment was passed at the city commission meeting, removing the previous residential only requirement. **Mr. Tran** also spoke about House Bill 991 targeting CRAs. The bill sets up a potential termination date of 2045 for existing CRA's. In reponse to this, the Florida Redevelopment Association is actively engaging with legislators to address the bill's implications.

## 4. The Vault

**Nguyen Tran** announced the successful grand opening of The Vault, and referenced CRA's support in incentives provided for the interior and exterior buildout of the restaurant and bar.

**Melissa Hess** mentioned people from outside the communities are curious and stopping by to patronage restaurants such as The Vault due to positive conversations. Ms. Hess asked if there is

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another restaurant coming in the area. **Nguyen Tran** answered it would be a pickleball court and bar coming in next.

## H. DIRECTOR'S/STAFF REPORT

**Nguyen Tran** – No report

**Kimberly Vazquez** – No report

**Sarah Mulder** – Gave an update regarding 26 Degrees Brewery. The façade is complete and they are working on the signage process and completing the interior buildout. They are planning a grand opening in the coming months.

**Gabriela Gencyigit**- No report

**David Mingus** – No report.

**Melissa Hess** – raised concerns about traffic and lighting timing on Atlantic Boulevard. **Nguyen Tran** acknowledged the issue, noting the traffic light jurisdiction is with Broward County.

**Rafael Katz** – Asked a question about an update regarding a one- way conversion of the road at Pompano Beach Blvd. **Nguyen Trans** responded Engineering, Public works, and the City Manager are still evaluating this conversion. **Mr. Katz** expressed concerns over the garbage cans pick up times on Saturday by businesses and the unappealing look. **Mr. Katz** pinpointed some issues driving by the McNab park. He asked if the Pompano Design store would match the paint of the 26-Degree location. **Sarah Mulder** answered yes. **Mr. Katz** questioned if businesses along Atlantic Boulevard were required to adhere to Old Florida Maritime Design- Atlantic Boulevard Overlay District (AOD) district.

**Jack Rogerson**- what is the status of the Pompano Beach Blvd one-way that was approved by the City Commission put in place. **Mr. Rogerson** asked if the Committee could receive updates on the Oceanside Parking Garage solicitation and the Snack Bar and if Mark Beaudreau, Recreation Director would come to the next meeting to provide an update. **Nguyen Tran** mentioned he would reach out to Suzette Sibble and Mr. Beaudreau.

**Judith Niswonger** – Asked if the former Salt Life and Flamingo Seafood sites had tenants yet. **Sarah Mulder** said there is interest in both sites but she has not been provided any updates as to where they are at in the process. **Judith Niswonger** asked if the Bite Eatery in Harbor Village is for sale. **Ms. Mulder** responded yes.

**Paul Fisher** reported he attended a chamber event together with other board and committee chairs and said one of the topics was development in the community. **Mr. Fisher** expressed support for the downtown, and encouraged committee members to attend the round tables events and be a voice in the community for the Downtown project. **Mr. Fisher** thanked Jack Rogerson

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for his leadership and service as previous chair and acknowledged his contributions over the years.

- I. NEXT MEETING – June 5, 2025 – 6:00 p.m. – Beach Branch Library - 3250 NE 2nd Street**
  
- II. ADJOURNMENT 7:35pm**

There being no other business, the ECRA Advisory Committee meeting adjourned at **7:35 p.m.**