

**POMPANO BEACH
COMMUNITY REDEVELOPMENT AGENCY**

**EAST CRA ADVISORY COMMITTEE
MEETING MINUTES**

Thursday, September 2, 2021
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
Rafael Katz
Fred Stacer
Ray Lubomski
Danika Jackson
Corey Staniscia

ABSENT

David Mingus
Tony Parrish

ALSO PRESENT

Nguyen Tran – Director
Horacio Danovich - Innovation District/CIP Director
Kimberly Vazquez – Project Manager
Marsha Carmichael – Administrator

C. ADDITIONS/DELETIONS/REORDERING

None.

D. APPROVAL OF MINUTES

1. July 1, 2021 Minutes

Motion made by Ray Lubomski to approve the minutes of the ECRA Advisory Committee Meeting July 1, 2021. Seconded by Judith Niswonger. Motion was approved unanimously.

E. NEW BUSINESS

F. OLD BUSINESS

1. FY2022 ECRA Final Budget

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Kimberly Vazquez, CRA Project Manager, having presented the FY2022 draft budget at the July meeting, gave a brief update and advised there were no changes to the budget since July other than a decrease in the carry-forward of about \$82K.

Fred Stacer asked if the budget for the McNab House project was solid for \$1.9M. **Kimberly Vazquez** explained the budget for McNab is mainly carry-forward and an additional \$300K. She explained the original budget for the project was \$2.5M. **Jack Rogerson** said he met with Suzette Sibble regarding the garage and met with Chris Brown regarding McNab Park and he's been assured before any money is spent, they will come before the committee for a full presentation.

Motion made by Fred Stacer to approve the FY2022 Final Budget for the ECRA. Seconded by Ray Lubomski. Motion was approved unanimously.

2. Update on NE 1st Street – Parking

Nguyen Tran, CRA Director, explained **Horacio Danovich** was tasked with securing a contract for an engineer for NE 1st Street. **Mr. Tran** stated **Mr. Danovich** did present a contract with Munson Engineers which included design fees. The total project was estimated to cost \$1.2M to add 40 additional spaces, but only \$800K has been budgeted. **Mr. Tran** explained after discussions with Jeff Lantz there are some concerns regarding timing of the project and will it be enough parking once complete. **Mr. Tran** said there are several options being considered. **Horacio Danovich** said in order to get 40 spaces, 99 spaces will be temporarily impacted so he wants to explore better options that may be available.

Fred Stacer stated the project is reaching parking garage capacity and prices. **Mr. Stacer** asked how long the project would take. **Mr. Danovich** answered 8 months. **Jack Rogerson** agreed better alternatives need to be explored and considered.

G. KEY PROJECTS

1. Innovation District

Nguyen Tran stated the draft solicitation for a Master Developer is complete but they are waiting on more information regarding the commuter rail station on Dixie Highway which could change the project to be more of a transit-oriented type development (TOD). The solicitation should go out in the next month or so.

Fred Stacer explained the Planning and Zoning Board is working on an overlay district for Dixie Highway. **Nguyen Tran** and **Horacio Danovich** are both members of the task force. **Mr. Stacer** said the goal is to make the area a mixed-use corridor and have more market rate properties. He explained this will be a key element to have Dixie Highway lead into the Innovation District. **Rafael Katz** asked if the commuter rail station decision is final. **Mr. Tran** said it's not final but Pompano Beach is a contender. **Horacio Danovich** said he would love to see the rail station look like the station in Miami. **Judith**

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Niswonger asked if the potential location for the rail station has been decided. **Nguyen Tran** answered the City Hall site is still being considered but they are reviewing other options.

2. McNab House and Botanical Garden Project

Jack Rogerson said Bermello Ajamil are finishing up the design plans and hopefully will be at the ECRA meeting in November. **Nguyen Tran** said there is a structural engineer and a roofer on board and they are doing repair and maintenance work.

Edy Kapler, Old Pompano, asked if there is a timeline for the McNab Park project. **Nguyen Tran** said it could be 10 years.

3. Pier Hotel & Retail Development

- i. R2 - Cannoli Kitchen - **Jack Rogerson** reported Cannoli Kitchen still isn't open. **Horacio Danovich** said they are waiting to pass the hood inspection.
- ii. R3 - Vacant Parcel – **Horacio Danovich** said the permit was submitted today for R3.
- iii. Pier Street Improvements – **Horacio Danovich** said a sinkhole was discovered which was caused by DOT. They are scheduled to fix the sinkhole in two weeks

H. DIRECTOR'S/STAFF REPORTS

Nguyen Tran – Thanked **Rafael Katz** for pushing for the bike racks, they have all been replaced. **Mr. Tran** also informed **Jack Rogerson** about the signage for Cannoli Kitchen and BurgerFi not being visible. Tim Hernandez responded he is working with Wade Collum in landscaping and they are moving some of the vegetation to make the signs more visible and adding a directory sign on the sidewalk. A resident from the audience said people can't find the visitor center. **Nguyen Tran** said he would follow-up. **Mr. Tran** also followed up with **Jack Rogerson** regarding the questions he had about the company managing the pier. **Mr. Tran** stated it is the same company managing the pier.

Kimberly Vazquez– Informed the committee the financial reports are now included in their backup as requested by **Danika Jackson**.

Marsha Carmichael – No report

Horacio Danovich – Updated the committee on the A1A project. He explained the underground and overhead utilities are continuing and he stated there will be two agenda items at the September CRA Board meeting awarding a contract to add an engineer onsite inspector to the project. **Mr. Danovich** announced FDOT has issued a grant for \$679K for Phase One and another grant for the same amount for Phase Two.

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Judith Niswonger asked **Horacio Danovich** if there is any update regarding the concrete on the designs on the sidewalks regarding the fading. **Mr. Danovich** doesn't have an update at this time.

COMMITTEE COMMENTS

Danika Jackson – No report

Rafael Katz – Said the valet parking by Beach House and Oceanic are blocking the road by parking expensive cars in the front. He said it has been better but improvement is still needed. **Horacio Danovich** said Engineering is working on a project to make the road a one-way North which will improve the traffic. A BSO officer at the meeting gave further information regarding the traffic issues in front of Beach House and Oceanic. **Rafael Katz** asked about the PSC security report. **Kimberly Vazquez** said staff didn't receive the report in time for the meeting but she will forward it to the committee as soon as it is received.

Corey Staniscia – No report

Ray Lumbomski – No report

Fred Stacer – No report

Judith Niswonger – Asked if Tim Hernandez is looking for tenants for the garage. **Horacio Danovich** answered yes. **Judith Niswonger** asked if there is any update on Atlantic Square. **Nguyen Tran** said there has been no movement and there are no plans submitted but they are acquiring properties behind Atlantic Square. **Judith Niswonger** asked if there is any interest in the incentive programs. **Mr. Tran** answered yes, there have been a few new requests.

Jack Rogerson – Said he spoke to Mike Rada regarding Madison's and progress shouldn't be expected due to the owner.

I. NEXT MEETING – Thursday, October 7, 2021, 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 6:55 PM.