



**Deerfield Beach Community Redevelopment Agency
Meeting Minutes**

Tuesday, February 16, 2010, 6:00 P.M.
City Commission Chambers, Deerfield Beach City Hall

The meeting was called to order by Chair Noland at 6:00 p.m. on the above date in the City Commission Chambers, City Hall.

Roll Call:

Present: Mr. Bill Ganz - Tardy
Mr. Joseph Miller
Mr. Martin Popelsky
Vice Chair Sylvia Poitier – Tardy
Chair Peggy Noland

Also Present:

Burgess Hanson, Interim City Manager
Andrew Maurodis, City Attorney
Ada Graham-Johnson, MMC, City Clerk

APPROVAL OF MINUTES

January 26, 2010

MOTION was made by Mr. Miller and seconded by Mr. Popelsky to approve the CRA Minutes of January 26, 2010 as submitted.

Voice Vote: YEAS: Mr. Miller, Mr. Popelsky, and Chair Noland. NAYS: None.

APPROVAL OF AGENDA

February 16, 2010

Mr. Ganz entered the meeting at this time.

MOTION was made by Mr. Popelsky and seconded by Mr. Miller to approve the CRA agenda of February 16, 2010 as submitted.

Roll Call: YEAS: Mr. Ganz, Mr. Miller, Mr. Popelsky, and Chair Noland. NAYS: None.

OLD BUSINESS

Mayor Noland thanked Mr. Klopp for attending the Art Festival and Founder's Day.

NEW BUSINESS

ITEM 5.1

TAPE 1, COUNT 0170

**ACCEPTANCE OF CITY CONTRACTOR TERMS AND
CONDITIONS, RFQ #2009/10-02**

Keven Klopp, CRA Director, asked that the Board approve the recommendation of the selection committee for RFQ #2009/10-02. This request acknowledges an agreement between the City and the CRA whereby the CRA can utilize contractors that have entered into a contract with the City. Further, the contract indicates that the Board must accept the terms and conditions of the contract.

Andrew Maurodis, CRA Attorney, asked that the Motion include affirming and adopting the rankings and exercising the right to enter into separate contracts for CRA work.

MOTION was made by Mr. Ganz and seconded by Mr. Miller to approve Item 5.1, affirming and adopting the rankings and exercising the right to enter into separate contracts for CRA work.

Roll Call: YEAS: Mr. Ganz, Mr. Miller, Mr. Popelsky, and Chair Noland. NAYS: None.

Vice Chair Poitier entered the meeting at this time.

ITEM 5.2

TAPE 1, COUNT 0227

**APPROVAL OF ADDITIONAL SERVICES, KEITH AND ASSOCIATES,
COVE PARKING LOT**

Keven Klopp, CRA Director, asked that the Board approve the additional services for Keith and Associates. This would include two (2) contract addendums related to the design of the Cove Shopping Center Parking Lot. There are six (6) items that additional services are needed; (1) revise electrical plans, (2) sketch and description for the FDOT lease area, (3) permitting for the area, (4) a bid alternate to add brick paver sidewalks instead of concrete sidewalks in front of the Cove businesses, (5) additional utility locations, and (6) allowing Keith & Associates to assist the City in writing specifications in a different manner where it will not be low bid, but a prequalification and proposal.

Mr. Miller asked if a walkway or other alternative can go behind the American Rock and the Admiralty Building.

NEW BUSINESS – CONTINUED

Mr. Klopp replied that his initial thought was we wanted to encourage people to use it, not only to access the businesses, but to park back there because the intent of the parking was for employee parking, which would open up public parking. He said they will review it and see if there is potential.

Tracy Schepske, Keith & Associates, 301 E. Atlantic Boulevard, Pompano Beach, said that in the back of the establishment, if you want to connect it, the slope is steeper so it would not be ADA compliant unless you were able to go back and forth with a long ramp. Additionally, this is an FDOT right of way.

Mr. Miller suggested not moving forward with it because of the steepness.

Ms. Schepske said that in order to make it ADA complaint, a ramping system would have to be continuous, which would take a lot of room.

Mr. Ganz asked if the FDOT right-of-way was included in the original plans, when charrettes were held.

Mr. Klopp replied yes.

Mr. Ganz said that there have been some changes with the possibility of people building items in the area and used for a different purpose.

Mr. Klopp clarified that the adopted charrette plan included parking in that area.

Mr. Ganz asked if brick pavers would be used throughout the entire sidewalk area, in front of all the businesses.

Mr. Klopp replied that that it is an alternative they will present.

Mr. Ganz asked if \$2,500 is considered for doing the work or the actual cost for installation.

Mr. Klopp replied that it is for the cost of preparing the design plans and amending the specifications to include that; it is not the cost of the brick pavers installation; it is Keith and Associates cost for design.

In response to Mr. Ganz's question, Mr. Klopp replied that they do not have cost estimates, but will get back to the Board with them. However, they discussed a bid alternate because there is a difference in cost, but not astronomical to not consider it.

Mr. Miller commented on the current alternatives; and recommended that stamped concrete be considered a third alternative, which is decorative, but not as costly as the pavers.

NEW BUSINESS – CONTINUED

Mr. Klopp said that it is possible; however, it does not need to be a bid alternate, but a change order due to the cost; which would not substantially change the design.

Mr. Miller asked that Mr. Klopp find out the cost of a stamped concrete addition.

Chair Noland clarified that the City would be in charge of the lighting and not FP&L.

Mr. Klopp replied yes.

MOTION was made by Mr. Miler and seconded by Mr. Popelsky to approve Item 5.2.

Roll Call: YEAS: Mr. Ganz, Mr. Miller, Mr. Popelsky, Vice Chair Poitier, and Chair Noland. NAYS: None.

ITEM 5.3

TAPE 1, COUNT 0453

CONCEPTUAL DESIGN PRESENTATION, PIER ENTRANCE BUILDINGS

Keven Klopp, CRA Director, introduced George Garcia of Garcia Stromberg, and Steve Edwards, who will make the presentation. He provided a brief history on the project, to include a contract approval with Garcia Stromberg, three (3) input workshops in January and early February; those plans are being presented in order to initiate the City's approval process and to gain a general consensus, from the Board, of the steps that are being taken. He said that there are several other renderings that will be presented this evening; additionally, there are 80 other renderings on the website. Further, he said that Mr. Edwards has met with Marcia Stevens, Planning & Growth Management, to work on additional enhanced site plans.

Continuing, Mr. Klopp said that when the project is presented to the Board in April, a list of alternatives will be provided, along with enhancements and associated costs. He further stated that State Law requires certification under some green building standard; which is a policy decision of the Board, once the facts are gathered.

George Garcia, Garcia Stromberg, said having work with various municipalities, it is an absolute pleasure to work with City Staff at such a professional level. He said that the next steps will be the design and development, engineering, material, costing, etc. He provided updates on what has been accomplished and advised that Mr. Edwards will address the details of the project. He commented on the north/south boardwalk axis and how it ties the project together; as well as the iconic axis, which gives a sense of space through the elongated view through the pier. The project is organized around both axis'. Mr. Garcia continued to explain the slides which depict the accomplishments that have been made. Lastly, he said that nothing has been omitted from the program the Board previously approved.

NEW BUSINESS – CONTINUED

Steve Edwards, local registered architect, outlined his credentials. He explained that the diagram illustrates how the project will tie with the Boardwalk, the pier complex, and extend in front of Ocean's 234, JB's on the Beach, and the north pavilion. He said that there will be a plaza connecting to the existing walkways on the beach, through the pier and up to the north. Additionally, the parking lot will be revamped; the trellis feature will have landscaping, as well as a small pavilion on the corner, which will draw people into the area and serve as a gateway to the beach. The architecture will also blend with the new pier architecture.

Continuing, Mr. Edwards stated that there will be additional restrooms; almost doubling to tripling the storage, as requested by City Staff. The bait shop will have a walk-in interior component to purchase tackle; and the vending machines will no longer be exposed to the elements. Moreover, there will still be a pass through on the pier for visitors with large tackle and other items. Also included will be a small restroom facility, enlarged office, which includes IT closet for the complex and an observation platform or tower, which would be used by Ocean Rescue, BSO, etc. Although it will not be accessible to the beach, it will be stationed for those departments. Mr. Edwards continued to outline the changes that have been made to include an upper level boardwalk and a lower deck, the design of the restaurant, and the compacting of trash into a smaller area. He commented on the second level deck that is accessible by elevator, which will also cover the lower deck, the changes to the pier entrance, and color palettes for various amenities.

Mr. Miller asked if there are restrooms in the restaurant now.

Mr. Garcia replied no; however, the design includes a men's and women's restroom inside the restaurant.

Continuing, Mr. Edwards said that there will be air conditioned restrooms for the restaurant patrons. On the second floor, there will be an elevator and restrooms on the upper level for the public's convenience, and a deck overlooking the beach. Moreover, in one of the workshops, there was a comment that the beach is not very handicap accessible, but now with the upper deck area, it will allow for access. Mr. Edwards continued outlining the design features, to include switching the bait shop and facilities to the other sides, which helps to eliminate sunlight and weather elements from entering the facility.

Mr. Popelsky asked if the bait shop and restrooms on the south side attached to the pier or are they on separate pilings.

Mr. Edwards replied yes, they will be on separate pilings, and will be independent of the pier.

Mr. Popelsky asked what the height of the observation tower is.

NEW BUSINESS – CONTINUED

Mr. Edwards replied that the observation platform be on top of the pier administrative office in the southern eastern portion.

Mr. Garcia clarified that the observation platform would be above the bait shop.

Mr. Popelsky asked if the height on the north side will interfere with Ocean's 234 views.

Mr. Edwards replied probably not, because Ocean's 234 is 50 to 60 feet from where the structure begins, and the structure is well behind the.

Mr. Garcia said that the cone of vision from the south side of the restaurant will not be impaired by the building. He further stated that the structure has been broken up so that it is more pavilion like and not one large structure.

Mr. Popelsky said that Staff had previously mentioned that the pier may have to be refurbished. He asked if they will be taking on that task.

Mr. Garcia replied that there will be a cooperative effort with the engineers that are working on the pier repair project to ensure that the work does not overlap in terms of construction and timing.

Mr. Edwards said that they are implementing a landscaped roof so that the view from the deck and below, will be enhanced and provide insulation.

Vice Chair Poitier asked what would the inside of the roof be coated with?

Mr. Edwards replied that there are many systems available that are completely warranted and dedicated to being a green roof. He said that it is not a composite that they put together, but is a rubberized coating that would have a drainage system for this application; along with a special soil to nourish the plants.

Vice Chair Poitier asked if you would be able to see the landscaping while sitting on the tower.

Mr. Edwards replied yes.

Mr. Garcia explained that they are doing another project a year before this one and will know if the application is not to their liking.

Chair Noland advised the Board that there are different levels of LEEDs and this building will likely not be built again. Therefore, she suggested that the Board go for platinum because they will not have the opportunity to build a building like this again. Moreover, Chair Noland commented on a letter from Broward County regarding new incentives for

NEW BUSINESS – CONTINUED

“green” building; money is available for energy saving buildings. She suggested that the Board strive for a platinum building.

Vice Chair Poitier commented on the Board determining what other functions the building can be used for; other than BSO purposes. Further, she said that the residents should be allowed to use the second floor.

Chair Noland said that this is the wave of the future. Although it is more costly, it should be done right the first time around.

Mr. Garcia said that if they are going to engage in the practices involved, from both a design standpoint and maintenance calculations, keeping on track, commissioning, and so on, everything must be addressed at this time.

Chair Noland reiterated that there is money available for green buildings.

Mr. Edwards said that it is important to engage in exploration of what components could be incorporated to achieve LEED, as well as some of the associated costs.

Mr. Garcia outlined the engineers’ qualifications and said that they can actually do commissioning for the project.

Mayor Noland stressed seeking funding from the federal and county entities; in the long run, it is efficient and financially, you see the benefit.

In response to Mr. Popelsky’s question, Mr. Garcia replied that they would not have to start the process over as they are still in the design stages. Prior to the engineering stage, the next step would be evaluating what could be accomplished and what is necessary to accomplish the task at hand. If the platinum level is achievable, they will decide what is needed to reach that level; however, if not, they will decide what level is achievable.

Mr. Miller asked for clarification of platinum; he asked if it is an energy efficiency rating.

Chair Noland replied yes, it is a different rating.

Mr. Miller said that if it is more energy efficient, it will pay for itself over time.

Mr. Garcia said in order to achieve platinum, it will be a life cycle cost. He said it takes an enormous amount of time for it to pay back; the Board may want to reconsider their options. However, if a 10 or 15 year program and a gain, the Board will decide what the return of investment is.

NEW BUSINESS – CONTINUED

Chair Noland said that the County's newsletter states that if a project is energy efficient, permitting will turn around within five (5) days.

Vice Chair Poitier asked if we have a grant writer in house.

Burgess Hanson, Interim City Manager, replied no, the department usually writes their own grant.

Mr. Ganz said that if this is the time to explore and find out the cost analysis, then the Board should proceed.

Mr. Garcia explained the process they would take to assist the Board in the request.

In response to Mr. Ganz's question, Mr. Klopp replied that the required services for Garcia Stromberg include an analysis and provide a strategy for meeting "green" initiatives in their agreement.

Mr. Ganz asked if the utilities would be underground.

Mr. Klopp replied that they are aware of the one (1) overhead pole that is in front of the building and they are determining costs and feasibility of removing that pole; however, the pole is connected with another that goes down NE 2nd Street. Nonetheless, they will make an attempt and determine what implications it has for the remainder of the street.

Mr. Ganz gave kudos to Garcia Stromberg for the work they have done thus far. He said that the biggest issue is getting approval from the State; because property that is being built on requires the State approval for permitting property. He said that Staff will be instrumental in the process as they will inform the Board on various key issues. Lastly, the biggest issue is whether the State will allow construction in a certain area.

Mr. Edwards said that one of the first consultants they engaged was the environmental engineer, the Chapel Group. They have met with their local FDEP representative on site. Additionally, Tallahassee has been sent a concept to begin reviewing with the engineer and the City; as they understand the importance of beginning early.

Chair Noland said that if the City goes with the LEEDs building, they will likely assist with obtaining permits due to the type of building.

In response to Chair Noland's question, Mr. Klopp replied that he does not need formal authorization, but wanted to make sure the Board was aware of the next stage and discuss any major issues.

NEW BUSINESS – CONTINUED**ITEM 5.4****TAPE 1, COUNT 1450****PROPERTIES TO CONSIDER ANALYZING FOR POSSIBLE ACQUISITION**

Keven Klopp, CRA Director, said that this item is a follow up from the last meeting with regards to revising the Capital Improvement Plan and the Redevelopment Plan. He said due to depressed real estate values, property acquisition should be considered and whether it is a CRA priority. He asked what criteria would be used to identify potential sites. He said that should the Board decide to proceed, it would be necessary to review all properties for sale in the CRA district. He asked that the Board provide direction on establishing a relationship with an agent.

Continuing, Mr. Klopp outlined five (5) reasons why a property may be listed: 1) contributing to a public project; 2) vacant land; 3) are vacant buildings on the land; 4) is there a possible public/private partnership; 5) redevelopment and the high return on investment. He explained that the return would be through the tax increment; the property is acquired, redeveloped, and the taxes are paid on the new property value. He outlined the properties to consider for acquisition; a vacant property south of the Carriage House.

Vice Chair Poitier asked if there is a five (5) year plan.

Mr. Klopp replied yes, within the redevelopment plan; however, it has not been updated in several years.

Vice Chair Poitier said that acquisitions should be a Board priority; however, many people do not understand the CRA's function and may believe that the City is not managing funds properly.

Chair Noland said that if the State decides to widen the road on A1A, Whale's Rib, Bob's Pizza will lose their parking. Therefore, she said that other alternatives need to be considered to help the businesses.

Continuing, Mr. Klopp said that the aforementioned property is owned by a previous owner of the Carriage House; however, the current owner would like to acquire it in order to build an extension of his resort, but with the return on investment, it is not feasible. He explained that if the CRA can acquire it, it can be sold back to a developer at a discount; however, the discount could be contingent upon development occurring.

Thereafter, the property owner would be able to acquire the property at a discount and build something that creates tax revenue.

Chair Noland asked if there would be stipulations.

NEW BUSINESS – CONTINUED

Mr. Klopp replied yes. Additionally, the developer can take the agreement to the bank and borrow money based on the agreement. He said that they would have to establish a certain taxable value before the discount takes effect. The second property is a single family home behind the Comfort Inn. If the A1A project occurs, it will eliminate some parking in front of the Comfort Inn which would have to be replaced in some manner. The most practical thought was the single family home. He said that he received a letter from the owner objecting to the idea. The third property is a vacant lot on Ocean Way; this property can be used to control the future of the area if it is in CRA possession. The fourth property is another single family home behind Howard Johnson's that could be acquired for parking. The fifth property is a vacant hotel site behind Howard Johnson's, which is dilapidated. The sixth property is two (2) motels along A1A, at the intersection of Hillsboro Boulevard. The seventh property, also a vacant property over the bridge, is two (2) single family homes. He said that there is an existing site plan, but would only incorporate the vacant, but the two (2) single family homes are not included. The eighth property is the former Riverview Restaurant site; the ninth property is the Chamber of Commerce Building; tenth is single family homes in the Cove Gardens neighborhood. These single family homes would be used to increase the depth of these commercial properties to lend to possibly redeveloping them. The last property is Pal's Charley Crab Restaurant in the Cove Shopping Center.

Mr. Popelsky asked if the Fire Station was considered.

Mr. Klopp replied that he did not consider existing City owned property. He explained that CRA's are actually purchasing City owned property that then becomes owned by the CRA. However, he expressed concern because CRA's have a sun setting provision, and at the end of the CRA's lifetime for the property, it would have to be considered if the CRA acquires City owned property.

Chair Noland asked if the Board directs him to look into this, would he come back with the prices and availability of the property.

Mr. Klopp said that with direction, he would seek a relationship with a broker/agent to put together an analysis.

Chair Noland suggested that Mr. Klopp investigate foreclosures and begin there. She asked for a legal standpoint of said action.

Andrew Maurodis, CRA Attorney, replied that he would have to review procurement issues.

Mr. Miller agreed with inquiring about property in the CRA District.

NEW BUSINESS – CONTINUED

Mr. Maurodis said that the best process would be for Mr. Klopp to obtain expressions of interest and report back to the Board. He said it is not a competitive process; not necessarily a RFP, but a process to solicit interest.

Vice Chair Poitier disagreed with an RFP process.

Mr. Maurodis said that Mr. Klopp's intent was to secure the services of a broker. He explained the commission aspect in terms of a high priced property.

Discussion pursued regarding this matter.

Mr. Ganz suggested tabling the item. He said that although he is interested in procurement of properties, he is not ready to make a decision on what locations should be reviewed.

Chair Noland asked if there was a consensus for Mr. Klopp to proceed with investigating these properties.

Mr. Ganz said that he agrees with procuring properties, but not the listed properties.

Vice Chair Poitier suggested that Mr. Klopp begin with the parking lots.

Mr. Klopp asked that the Board look at the criteria, and not necessarily the property. He asked if the Board is looking for properties for economic development, return on investment, or properties that will facilitate Public Works Projects.

Vice Chair Poitier recommended tabling.

Chair Noland asked if the Board would like to have another meeting to discuss the item.

Burgess Hanson, Interim City Manager, suggested that the CRA Meetings be held on nights differently from the City Commission Meetings; as there are times that issues go beyond 7 PM.

Vice Chair Poitier disagreed with meeting on other nights, but possibly earlier than 6 PM.

Mr. Klopp said that he will discuss his thoughts with each Board member and the City Manager.

BOARD/ADMINISTRATION COMMENTS

Mr. Ganz – No Report.

Mr. Miller – No Report.

Mr. Popelsky – No Report.

Vice Chair Poitier – No Report.

Chair Noland – No Report.

ADJOURNMENT

There being no further business, the meeting adjourned at 7:05 p.m.

PEGGY NOLAND, CRA CHAIR

ATTEST:

ADA GRAHAM-JOHNSON, MMC, CITY CLERK