



Deerfield Beach Community Redevelopment Agency

SPECIAL MEETING MINUTES
Tuesday, August 10, 2010, 6:30 P.M.
City Commission Chambers, Deerfield Beach City Hall

CALL TO ORDER AND ROLL CALL

The meeting was called to order by Chair Noland at 6:30 p.m. on the above date in the City Commission Chambers, City Hall.

Roll Call:

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

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

APPROVAL OF MINUTES

There were no minutes to approve.

APPROVAL OF THE AGENDA*

August 10, 2010

Motion was made by Mr. Ganz and seconded by Vice Chair Miller to approve the June 15, 2010 CRA Agenda as submitted.

Voice Vote: YEAS: Mr. Ganz, Vice Chair Miller, and Chair Noland. Nays: None.

GENERAL ITEMS

ITEM 1

TAPE 1, COUNT 0028

Presentations by respondents to real estate consultant RFQ*

GENERAL ITEMS - CONTINUED

Keven Klopp, CRA Director, said that this item was on the June 15th agenda and was tabled to allow the consultants to make presentations to the Board. He said that there are two groups present, The Urban Group, and ReMax/Mark Dreyer; two (2) firms withdrew from consideration and the third firm was unable to attend.

Chair Noland asked if there would be a time limit on the presentations.

Mr. Klopp said that they agreed to five (5) minutes for the presentation and a five (5) minute discussion period.

The Urban Group

Howard Steinholz, principal of the Urban Group and the qualifying broker for the firm, said that if selected, he will also serve as the real estate project manager and point of contact. He said that they have been in business for 26 years. He introduced Kevin Scott Joseph, Senior Real Estate Agent, Dr. Rosenbaum, President of Community Strategies and consortium partner with the Urban Group on many projects, as well the administrator for the Margate CRA. He also provided handout listing other staff members; combined, they have 188 years of experience. The Urban Group is a member of the Board of Realtors and has access to all MLS listings. Additionally, they are appraisers, and are currently appraising property for the Town of Davie CRA and preparing appraisals for Lake Worth CRA; both in their Neighborhood Stabilization Programs.

Commissioner Poitier entered the meeting at 7:35 p.m.

Mr. Steinholz said they have a varied list of clients and have acquired properties through voluntary and involuntary acquisitions. He also mentioned acquiring properties for FDOT and Broward County through eminent domain. He said that they have acquired 42 properties in the MLK CRA Project for the City of Pompano Beach, as well as 29 properties in its NSP Project. Those properties were purchased five (5) months ahead of schedule. He outlined the types of properties that they have purchased, land for parking lots, parks in open space, contaminated lands and right of way, and properties for the Land Preservation Program in Broward County; a \$400 million program. He said that their experience suggests that they are most suited for the Deerfield Beach CRA. Moreover, their staff is accomplished in performing this type of project, which is referred to as push button tasks that occur on demand. Their core business is in public sector real estate; staff is experienced, capable, and available. He said that their firm has always been accountable, and responsive to the client.

Chair Noland asked if their office is located in Fort Lauderdale.

Mr. Steinholz replied yes.

Mr. Ganz requested clarification regarding what they did with the Town of Davie.

GENERAL ITEMS - CONTINUED

Mr. Steinholz replied that they are currently doing appraisals for the Town of Davie Neighborhood Stabilization Program.

Mr. Ganz asked if they were involved in the purchase of the mobile home park.

Mr. Steinholz replied yes, but that was not for the Town of Davie. He said that they also perform relocation advisory services, under Florida Statute for mobile home parks.

Mr. Ganz clarified the location and name of the mobile home park and asked if it was controversial.

Mr. Steinholz replied yes.

Mr. Ganz asked if they worked with the property owners to negotiate the price.

Mr. Steinholz replied no, he was not hired to handle acquisitions, but to follow the relocation process for the residents, finding replacement housing. He said that the Florida Statute allowed for purchase of their mobile homes and payout of their mobile homes. However, they had nothing to do with the land and did not know what the owner had in mind for the land.

Mr. Ganz clarified The Urban Group's tasks to purchase properties with the City of Pompano Beach CRA for the MLK Project.

In response to Chair Noland's question, Mr. Steinholz replied that 42 single family homes were purchased as part of MLK Project, the west CRA. They also provided the demolition services and relocation for properties that had tenants. He said they also wrote the acquisition and relocation policy for Pompano Beach.

ReMax Mark Dreyer

Mark Dreyer, The Dreyer Group, ReMax Commercial Associates, said that they are a commercial only agency and specialize in both private and public sector. He introduced various members of his staff, J.M. Padron, Broker, and Dan Casey, Project Analyst; neither was present. He said that he would be the project manager for the project. Mr. Dreyer outlined the tools that they use to evaluate properties, assessment, and appraisals. He said that each agent is a CCIM Designee or candidate; Certified Commercial Investment Manager. He said that they specialize in bringing on the highest quality brokers and agents; they also undergo a rigorous training process. He said that he will be taking the exam in October; however, all other staff members have received their certification.

Continuing, Mr. Dreyer outlined the tools that they use to analyze property; Site to do Business, a tool from CCIM that allows them to pull marketing analysis and to evaluate any property that may come up in the CRA. He said that it is obvious that both companies are pretty well qualified. He commented on the overall points he received

GENERAL ITEMS - CONTINUED

by the selection committee. He said that when referring to the RFQ, the 13 items for the scope of work are not complicated and it requests assistance with purchase/lease of residential and commercial properties, negotiate the purchase price of commercial properties, be involved in the entire process, attend closings, and assist the CRA in acquiring properties. He said that they perform these duties on a daily basis.

Additionally, Mr. Dreyer said that they have not done any CRA work; however, Dan Casey, the project analyst, has 20 years of asset management, has worked on a public/private partnership in California. Mr. Dreyer commented on issues that arose with Pompano Beach, as well as lawsuits being involved in eminent domain. He said that this project is not focused on eminent domain, but is hopeful that it will be a smooth transaction. He suggested using a local company that does not have a lot of baggage and previous lawsuits in CRA dealings.

Mr. Ganz asked what Mr. Dreyer can bring to the table.

Mr. Dreyer said that Mr. Casey has been involved in several public/private partnerships. He said that he hopes that they will not have to be involved in eminent domain, but once the process is underway, the agency that is brought in drops out and it is run between the City and the private party.

Mr. Ganz said that since Mr. Dreyer does not have CRA experience, and considers it strength, what he would say to others who consider this a negative.

Mr. Dreyer replied this is not rocket science; nevertheless, Dan Casey has 20 years of experience, he has 35 years experience as a businessman, former IBM Director, and owning two (2) companies. He said that eminent domain is not a rocket science and although you have to understand certain rules and guidelines, he hopes that they will not have to do it and to acquire desired properties without that process.

In response to Mr. Ganz's question, Mr. Dreyer replied yes, he is in Deerfield Beach.

Vice Chair Miller said that he knows Mr. Dreyer and is familiar with his accomplishments in the community. He said that it appears that they both have the same tools. He said that he would consider Mr. Dreyer because he is local. He asked that Mr. Dreyer explain why this is a strength.

Mr. Dreyer said that ReMax Commercial does not focus strictly on federal, state, and local government; thus, the experience is not there. He said that he is very familiar with the area and is very involved. However, if it comes down to taking over a piece of property, it would be a smoother transaction if you have a firm that is known in the community, worked with the people, and has a name in order to go through this process. He said that he has the resources behind him to carry out the task. Further, he said that he cares about the community and is involved. He suggested looking into the lawsuit involving the City of Pompano Beach; the Urban Group is involved in it because of the tactics that were used. He said that he does not have that baggage, and if you bring that baggage into Deerfield Beach, there will be problems. He said that

GENERAL ITEMS - CONTINUED

being local allows him to smooth over any negatives that may arise from eminent domain or any public private partnership.

Chair Noland asked Mr. Dreyer if he has experience in foreclosures or short sales.

Mr. Dreyer said that every broker should now have a great skills set in that area; however, he replied that they have experience in that area. Additionally, he said that he is also involved in bank notes, wherein you purchase the bank note and the investor has to foreclose on the owner. He said that short sales, bank owned properties, and selling bank notes is keeping the industry afloat.

Chair Noland asked what is the difference between working for a city and a CRA, compared to if this were a commercial developer or investor.

Mr. Dreyer said that funds are from the CRA; additionally, grant money can be pursued. He said that it is more complicated than for public/private partnership. He provided an example of a public/private partnership; i.e. an investor builds a hospital and leases it to a public entity to operate it. He said that the transactions are more complicated. He commented on his prior work experience and said that this is not scary to him. Although this is a different area, the bottom line is getting the deal done and making sure there is a win, win on both sides, and avoid lawsuits, bad press, and not using tactics to scare people.

Ms. Poitier asked Mr. Dreyer to clarify his reference to grants.

Mr. Dreyer explained that he was answering Chair Noland's question about the differences with CRA and commercial developers. The CRA receives money every year, which has to be used up for that year; thus, you are using government money. He said that you can also apply for grants to buy property. When you buy property with the government and tax payer dollars, you have to be very careful and selective in the transaction.

Ms. Poitier asked why Mr. Dreyer is categorizing CRA money as grant money.

Mr. Dreyer replied that he is not; he understands that CRA money comes from the tax base. Additionally, Mr. Dreyer said that they are able to perform all the areas of the RFQ and that they have a team of systems analyst behind them and he is local in the community.

Motion was made by Vice Chair Miller and seconded by Chair Noland to select the Mark Dreyer Group for discussion.

Chair Noland passed the gavel to Ms. Poitier.

GENERAL ITEMS - CONTINUED

Vice Chair Miller said that he believes that both organizations are well qualified. Mr. Dreyer drives through the CRA district every day, is involved in the community, and volunteers a lot of his time. He said that Mr. Dreyer has a vested interest and cares about the City. Vice Chair Miller said that he prefers to keep the money in the City by hiring Mr. Dreyer.

Mr. Ganz said that we have two (2) very qualified groups, and although he did not agree with Staff's recommendation on some of the rankings, he believes in the process. He said that he wants to be consistent and the expertise that they, The Urban Group, have with working with CRAs. He said that there is some validity with having problems with other areas, but he will adhere to Staff's recommendation. He would like to keep the money in Deerfield Beach, but there are traps with dealing with a local firm, that there may be some emotional attachment, as opposed to just strictly business. Therefore, he will stick with Staff's recommendation.

Chair Noland said that she would like to keep it in our city, and ReMax and Mr. Dreyer have a vested interest in the community. She said that she wants to embrace the residents and make them a part of the City, especially in such an important issue as the City's CRA; which has been stagnant and now moving forward. She said that they are both great businesses, and one has more experience than the other, however, she wants to keep it in the community, therefore, selects ReMax. Additionally, she believes ReMax will do everything necessary and also take this opportunity to make a name for themselves with the City and the CRA.

Ms. Poitier said that she is torn between the two (2) firms because the person who could answer most of the questions is not present. She asked if the firm has to be selected tonight. Also, Ms. Poitier said that she is very familiar with the Urban Group and has worked with them for 15 - 20 years.

Roll Call: YEAS: Mr. Ganz, Ms. Poitier, Vice Chair Miller, and Chair Noland. Nays: None.

Andrew Maurodis, CRA Attorney, said that the motion allows them to negotiate a contract with ReMax.

ITEM 2**TAPE 1, COUNT 958**

FY 2011 CRA Budget and FY 2011-2015 CIP presentation

Keven Klopp, CRA Director, said that these are both draft proposals and much discussion is needed for finalizing. He highlighted excerpts from the City's proposed budget, Outstanding Bonds & Notes, page 212 from the City's budget that relates to the CRA's contribution to the City for \$686,794.00 for reimbursement of a bond issue, which paid for the Ocean Way and Hillsboro Boulevard improvements. He explained that the CRA pays the City and the City pays the bond, per a previous arrangement. He said that Road Bonds expire in 2028.

GENERAL ITEMS - CONTINUED

Continuing, Mr. Klopp outlined excerpt from page 224, from the City's Capital Improvement Program, Pure Building Replacement, \$3.5 million. He said that at the last meeting, the schedule was decided to begin November 2011, which is FY 2012 budget. While a portion of the money will be budgeted, it is for purposes of spending it in the following fiscal year. Additionally, #10 references the CRA; it is the only project currently listed in the City's budget as a capital improvement being funded by the CA. Continuing, Mr. Klopp referenced page 225, Sullivan Park Improvements. If the City budgets for something three (3) years in a row, the CRA can no longer pay for it. He asked that it be removed from the City's budget, to allow future funding through the CRA.

Further, Mr. Klopp referenced Page 227 of the City's budget, line #10 - Community Redevelopment Agency portion of the City's Capital Improvement Plan which entails \$3.5 million for the pier. He noted that \$6.6 million more is needed in expenditures this year and another \$2.1 million in fiscal years 2012, 2013, 2014, and 2015. He said that many decisions need to be made with regard to how the CRA infrastructure dollars will be spent. He also referenced page 31 of the City's budget; he highlighted an administrative fee that the CRA pays to the City. He said that for \$82,000 the City provides clerk, purchasing, engineering, planning, administrative assistant for CRA, finance department, and benefits administration. He said that this is a good deal to the CRA for services.

In response to Chair Noland's question, Mr. Klopp replied that it would be reasonable for the CRA to pay a reasonable cost to the City for these services; however, it is by a formula that would affect many other things and would therefore have to be reviewed.

Chair Noland asked that Mr. Klopp review the potential of an increase, as it would offset other costs.

Ms. Poitier asked if this amount is fair or is that the only administrative cost that the CRA can pay.

Mr. Klopp replied that it is based on a formula, which is adopted citywide.

Ms. Poitier said that Mr. Klopp's salary is split.

Mr. Klopp said that the formula does not deal with the salary.

Burgess Hanson, Interim City Manager, said that the line item covers any cost that the City incurs for Mr. Ferguson's department, Planning and Growth Management, or the City Clerk's office, to carry out CRA projects or support.

Chair Noland clarified that Mr. Klopp would review the figure and come back before the board with an update.

GENERAL ITEMS - CONTINUED

Mr. Klopp said that he would discuss it with Mr. Hanson.

Continuing, Mr. Klopp outlined the proposed CRA Budget, the mission statement, CRA revenues, from the City and County. He said that this year the CRA will receive \$1.3 million from the County and \$1.2 million from the City. Additionally, he said that there is a \$10.7 million balance forward for planned projects. He suggested that the Board be more definitive about those projects and that they have a potential to change. Mr. Klopp referenced Page 3, an increase in operating expenses; which is due to an increase for supportive special events, and listing the façade program under this line item. The asset that results from the façade program is not owned by the CRA or the City, but by the private entity. Debt service is also a part of operating expenses and the proper amount is now listed in that number.

Mr. Ganz asked if this change was implemented by him or the new finance director.

Mr. Klopp replied the finance department.

Ms. Poitier asked what the difference between the 2010 and 2011 budget, in personnel services.

Mr. Klopp clarified that Ms. Poitier was questioning personnel services increasing from \$59,000 to \$133,000.00. He replied that when he began, his salary was shared and now it is a higher dollar amount because it is a portion of his salary and a portion of the CRA Coordinator's salary; there will be two full budget years of partial salaries for two (2) people.

Continuing, Mr. Klopp referenced page 4, CRA strategic objectives. He outlined the strategic objectives, the Pier, Cove Shopping Center, Hillsboro Boulevard Streetscape, and the A1A Streetscape, which is pending because of the PD&E Study. He said that hopefully CRA funds will not be expended on A1A, but Federal funds. He continued outlining the strategic objectives. Mr. Klopp referenced page 5, the projected amount of full-time equivalents; 1.35, which is a portion of his salary and Kris Mory's salary. He said that Ms. Mory is currently a contractual part-time employee. Should Ms. Mory choose to remain with the CRA, it will be a portion of her salary and a portion would be paid from economic development funds from the City.

Moreover, Mr. Klopp referenced page 6, Budget Line Item Summary. He said that the proposed CRA Budget for FY 2011 has a little more than \$10 million for infrastructure. He outlined other portions of the budget, to include \$1 million for real estate acquisition, \$600,000 for the façade program, which is a carryover from last year. He said that no funds were expended this year from that fund; and although they are working on contracts, it is doubtful that any funds will be expended by the end of this fiscal year. Additionally, Mr. Klopp outlined contractual services; the CRA is proposing to have its own website and outside website maintenance. Legal services are also included in contractual services, as well as engineering consultant services for design, etc.

GENERAL ITEMS - CONTINUED

Mr. Klopp further commented on special events, \$90,000 is listed; however, the handout lists \$275,000.00. He recommended that they start with \$90,000. He said that when Ms. Mory was working on the budget, there was a higher amount in the budget which carried over into some of the print outs; nevertheless, he does not believe they should go higher than \$275,000. He again recommended \$90,000 because if there are special events throughout the year, funds can be transferred, instead of earmarking it upfront. He said that beach enhancements were a specific request from the Parks and Recreation Department which is funded at \$90,000. Personal service is for salaries and benefits.

Chair Noland asked if CRA funds can be used for renovations at the north pavilion.

Mr. Klopp replied that CRA dollars should not be used for maintenance and replacement; however, he has spoken with facilities maintenance and advised that if something different can be done, the CRA may be able to assist. He continued to outline the budget line items.

Moreover, Mr. Klopp commented on the pie chart highlighting the CRA focus on infrastructure. He said that there is a very small percentage of overhead that goes toward salaries. He also commented on beach enhancement, pier improvements, parking lot improvements for the Cove Shopping Center, façade improvement program; as well as special events, with a large portion of the \$90,000 being for the July 4th celebration. He said that this was a proposal from the City to the CRA to take on this event; additionally, it brings business to the CRA district. Mr. Klopp outlined real estate acquisitions, investing in key properties achieve the CRA's planned objectives, but also raises the question for what purpose. He said that a capital improvement plan must be created, but you must first determine the vision.

Mr. Klopp provided handouts pertaining to the adopted redevelopment plan. He said that the vision is an enhanced commercial district appearance and function as well as integration of existing and new residential uses, safe, clean, well maintained, and organized roadways, pedestrian amenities, and parking to better accommodate residents and visitors. He outlined the vision and overall concept in the redevelopment plan. He said that the vision is sound and secure. It takes the existing environment and improves it, but makes it more attractive to the users that are there now. The handout contains the existing capital improvements list from the plan as it is adopted now. He said that the list in the existing plan indicates that a main street promenade will be created between the Cove Shopping Center and the Hillsboro Square Shopping Center; however, he does not believe that this is the intention anymore. Furthermore, it is no longer realistic. It also talks about three (3) parking facilities, which may be realistic; and it lists improvements for A1A, which will hopefully be funded by Federal Highway Administration in the future.

Chair Noland said that this area has been neglected for quite some time. She said that the street needs repaving.

GENERAL ITEMS - CONTINUED

Mr. Klopp said that repaving is included in the plan.

Chair Noland said that improvements will enhance the area and attract new tenants for the property owners.

Mr. Klopp said that since the proposed idea may not be acceptable, he is proposing a five year Capital Improvements Plan. He said that the neighborhood Chair Noland referenced is Cove Gardens; the multi-family area between the Cove Shopping Center and Hillsboro Square Shopping Center. He said that this project must be done because there are drainage and lighting issues. Resurfacing was in the City's budget for this year, but he suggested that it be taken out of the City's budget so that the CRA could fund it, along with lighting, drainage, sidewalk improvements, landscaping, etc. Additionally, ADA compliance must be done and the 5 year CIP is prioritized in this manner, with things that must be done first. He said that health and safety are mandates; and what things must be done to leverage money.

Continuing, Mr. Klopp said that there are wish list items; there is no mandate, no health or safety requirement, but there is consensus that the Board wishes to do. He said that desires have been expressed for many years to improve Sullivan Park. In FY2011, \$11.3 million funding was available; although some has been committed, \$11.3 is for capital improvement; and another \$2.1 million in FY 2012, FY 2013, FY 2014, and FY 2015. Over the next five (5) years, \$19.7 million must be spent in infrastructure improvements.

Mr. Klopp said that the CRA has a limited life span, and what is done in the next five (5) years will set the tone for what the CRA will do between now and 2029. He said that although this is a draft, it is the most important thing that the CRA will consider.

Moreover, Mr. Klopp said that the coming fiscal year budget, infrastructure line item is the first year of the 5 year CIP; and every year, we adopt a new plan, one year ahead. He said that the first year of the CIP, it is the same as the infrastructure line item in the budget. He referenced Column D, FY 2010/2011; it closely matches with what is in the proposed budget for the CRA's FY 2010/2011. The first thing in column D is previously approved spending plans. He said that in addition to the \$680,000 that the CRA pays annually in debt service, they have carried a \$500,000 line item in the budget for contingency for Hillsboro Boulevard, in case the bond money does not cover anticipated expenses or other problems. He said that it will continue to be carried, in the coming fiscal year; however, it is possible that Hillsboro Boulevard will be complete. If so, the funds will be used for infrastructure.

Mr. Klopp said that the budget lists \$3.8 million for the Cove Shopping Center Parking Lot; the bids are substantially lower. He said that they are trying to show planned projects, by holding onto funds, until a decision is made about how to use it. The Pier Building, \$3.5 million, will occur in 2012, but they are budgeting some of the funds in the upcoming fiscal year. These three (3) projects make up \$5.5 million of the \$11.3 million available in FY 2011. The proposed five year spending plan summary is a

GENERAL ITEMS - CONTINUED

summary for what the remaining funds will be used for, as proposed; property acquisition, properties related to parks and parking, \$4.65 million; improvements to the parks, \$3.1 million. It is important to note that this would include new debt service, going out for a new bond and using the money until 2029, CRA revenue, to pay for the improvements. If all three (3) facilities are done on a grand scale, more would be available in the current years.

Additionally, Mr. Klopp outlined other infrastructure; items that have to be done, lighting, water improvements for fire hydrants, sidewalks, drainage, beach amenities, etc. He said that lighting would be compliant for turtle nesting season. Also they can match dollars, 50% matching from the State for any turtle compliant lighting installed on the beach. Mr. Klopp outlined the projects encompassed by the \$19.7 million. However, these are based on taxable values remaining steady; and the overhead would remain steady. He said that the policy being implemented is that the Assistant City Manager will oversee the CRA and will take a partial salary from the CRA; and another partial salary for the Economic Development Director/CRA Coordinator. He said that salaries will remain steady and will not inflate the overhead with more salaries in the coming years. Moreover, he said that no new construction would occur in the district; any new construction within the five (5) years will add tax revenue to the district. Lastly, Mr. Klopp said that the future A1A improvements would be funded by others, particularly, Federal Highway. He said that the annual budget process would result from a new 5 Year CIP being adopted. Periodic updates will fill the CRA.

In closing, Mr. Klopp asked for feedback from the Board. He said that in the coming month, they will adopt the CRA budget, and in October, they will commence preparation of a 5 Year Plan for the next fiscal year. He said that much of tonight's discussion is conceptual; thus, public input is needed, you must work with the partners within the district. He also commented on property acquisitions.

Ms. Poitier questioned the sidewalk and street improvements. She asked if sidewalks would be removed.

Mr. Klopp replied yes. He said that there are three (3) items listed under sidewalks, streetscaping improvements; the first being a five (5) year sidewalk CIP specifically for ADA compliance.

Ms. Poitier asked if the ADA requirement has been fulfilled with the new sidewalks.

Mr. Klopp replied yes, but there are many more sidewalks that are still not compliant. He said that these are not the main streets, but side streets.

Ms. Poitier commented on the budget line item verbiage.

Mr. Klopp said that they can be made into two (2) different categories to clarify that one is for sidewalks and the other for streetscaping.

GENERAL ITEMS - CONTINUED

Continuing, Mr. Klopp said that the second line item is beach area sidewalk upgrades. This is a combination of streetscaping and ADA compliance. The streets that go from A1A over to Ocean Way, the sidewalks need to be improved for ADA compliance; however, they will also upgrade the sidewalks. He also commented on the Hillsboro Boulevard Streetscape, which consists of the \$500,000 contingency that has been carried over and the \$660,000 debt service payment that they will have over the next 15 or 20 years.

In response to Ms. Poitier's question, Mr. Klopp replied that line item 32 is for Community Facility & Parking Deck Debt Service and would be a concept if the CRA Board chose to install a facility on the main beach parking lot, with a deck, one story parking deck. He said that it would not only be used for parking, but could be used for program space. There are no specifics, it is simply an idea.

Mr. Klopp said that Mr. Popelsky had suggested that it also be considered for an enhanced fire station.

Ms. Poitier commented on a previous discussion to have Sullivan Park connect with the Cove. She said it may be better to create a small river walk.

Mr. Klopp said that this is encompassed under line 38, park improvements. Option 1, 2 and 3 is in a plan, in draft stages. He said that in June, Chen & Associates was hired to develop a Capital Improvements Report; they have created three (3) different options for Sullivan Park, low, medium, and high; nevertheless, the Cove connection to Sullivan Park should be reviewed.

Vice Chair Miller referenced the sidewalks in the CRA to make them ADA compliant. He asked if there would be pavers.

Mr. Klopp replied that he does not have the details yet. He said that several of the line items, indicates a smaller amount one year and a larger amount the next year; the smaller amount is for planning and design; the larger amount is for construction.

Vice Chair Miller said that at one time, people envisioned acquiring some of the buildings and creating a nice walkway; and again he commented on pavers.

Mr. Klopp said that he does not believe pavers would be the right choice for Cove Gardens, but something more decorative than standard sidewalks; as well as landscaping improvements, rather than pavers. He said that if properties are acquired, it would be to increase the depth of properties that face Hillsboro Boulevard rather than trying to turn its back to Hillsboro; which is the current plan in the redevelopment area, to create a promenade, one block south of Hillsboro Boulevard. He said that for commercial development, you want to take advantage of the drive through traffic on Hillsboro Boulevard.

GENERAL ITEMS - CONTINUED

Chair Noland asked if stamped concrete has been considered. She commented on the difficulty in maintaining pavers, as well as other concerns. She suggested that stamped concrete be considered. She further stated that there are no sidewalks in the Cove Garden neighborhood.

Mr. Klopp said that it is a challenging neighborhood in terms of creating a design. He said that he previously worked in a neighborhood similar to Cove Gardens and the design engineer at the time was Chen & Associates.

Mr. Ganz referenced page 5 of the budget handout, performance measures. He said that it appears that Mr. Klopp will be graded on the outputs described in the budget. He said that he would like to see something under performance measures that describes where the CRA stands in terms of projects, i.e. façade improvement program. He said if the façade improvement program continues, he would like to see better results. He asked what the Board's timeframe is to make decisions on the budget.

Mr. Klopp replied that the budget must be approved simultaneously with the City budget. He said that he does not believe a 5 Year CIP has to be approved prior to the budget being approved; however, he said that he would like them to be consistent and working toward having an adopted CIP every year when the budget is adopted. He said that in terms of timing, since we are on the cusp of the next fiscal year, it needs to be done now.

Mr. Ganz said that it appears that this would have to coincide with the approved City budget. Notwithstanding, this is the first time that line item 32 has been introduced publicly; thus, it does not allot much time to receive public feedback. Lastly, Mr. Ganz said if there is a year to focus on this, he is in agreement.

Mr. Klopp said that the existing plan referenced the possibility of structured parking in the main beach parking lot.

In response to Mr. Ganz's question, Mr. Klopp replied that the old Capital Improvement Plan was adopted in 1999/2000, when the CRA was created; the plan has not changed.

Chair Noland thanked Mr. Klopp for providing the information to the Board. She also commented on ReMax being an asset to the City. She said that she hopes that the Board is moving in a positive direction and hopes to see some changes in the future. She thanked Mr. Klopp, Mr. Hanson, and Mr. Maurodis for their assistance.

Vice Chair Miller requested the status for repaving at the southwest corner of the main beach parking lot.

Mr. Klopp replied that it is for the expansion of the southwest corner and in 10 more days, they will have the bids in and will commence construction.

GENERAL ITEMS - CONTINUED

In response to Vice Chair Miller's question, Mr. Klopp replied that the main beach parking lot structure might have been abolished in the past, but it is still within the redevelopment plan as adopted, as an option.

Chair Noland left the meeting temporarily.

Vice Chair Miller asked for an update on starting construction of the pier.

Mr. Klopp replied November 2011; everything starts simultaneously.

In response to Vice Chair Miller's comment, Mr. Klopp said that they hope to be out of the sand by the start of turtle season and can continue construction.

Vice Chair Miller asked when the streetscape project would be completed.

Mr. Klopp replied January, February, or March, 2011.

Mr. Hanson said that Chair Noland wanted to take a five (5) minute break.

Vice Chair Miller agreed.

There was a recess at 7:55 p.m.

The meeting reconvened at 8:00 p.m. (To include Mayor Noland)

ITEM 3**TAPE 1, COUNT 2578****Cove Shopping Center Parking Lot Update and Schedule**

Keven Klopp, CRA Director, said that they received bids from three (3) prequalified contractors, and the low base bid was \$1.9 million; the estimated cost was approximately \$2.5 million. There are concerns from the Cove business and property owners; and it was committed that once they knew who the contractor would be, they would meet with the property owners and business to discuss the contractor's proposal for minimizing disruption. He asked if the Board prefers that the meeting be a workshop or allow Staff, Keith & Associates, and West Construction to meet and present findings to the Board. He said this will determine how the meeting is scheduled.

Ms. Poitier agreed that Staff, Keith & Associates, and West Construction should meet. She said that it is a waste of time for her to come if we are not sure what we are going to do. She said that she does not completely agree to repave the parking lot; however, if we are going to consider creating a village, it should be done now. Ms. Poitier also commented on purchasing the Cove Restaurant.

GENERAL ITEMS - CONTINUED

Chair Noland commented on using temporary solutions for a long term problem. She said that although the cost is \$1.9 million, it can end up being over \$2 million once you finish with ADA compliance. She asked if we have paid the fine for the ADA.

Burgess Hanson, Interim City Manager, replied that it is a part of the settlement; to install ADA sidewalks throughout the City, not only in the Cove parking lot.

Chair Noland clarified if the sidewalks have to be complete by 2012.

Andrew Maurodis, CRA Attorney, said that there are significant time requirements.

Chair Noland said that the Cove business owners have gone through enough with the construction projects. She agreed with Ms. Poitier in regard to holding the meeting with Staff, Keith & Associates, and West Construction; but not a formal Board meeting.

Mr. Hanson asked if that type of meeting can be held prior to the CRA Board approving the contract.

Mr. Maurodis expressed concern that West is the low bidder in price, but they have not been chosen. If the meeting is only for informational purposes, then it is fine, however he does not want to put the bidding process in jeopardy that West is being awarded the contract; and although they are the lowest, the Board has not voted on it.

Chair Noland said that West does not have to be there, but only Keith & Associates, City and CRA staff.

Mr. Klopp said that they have considered it; however, it would be better if West Construction was there to answer any questions and Staff could relay that information to the public.

Mr. Maurodis said that it may be better if West Construction was present, but suggested that they not be there.

Mr. Ganz said that a part of the criteria for awarding the contract was based on how the contractor could meet the needs of the stakeholder. He said that they have fulfilled one portion of the contract by being the low bidder; the other portion is how well the contractor can do in terms of satisfying the stakeholder.

Mr. Maurodis said that they have only submitted a bid, being the lowest number bid.

Mr. Klopp said that they were prequalified based on the fact that they could satisfy the stakeholder.

Mr. Maurodis said that they are the likely successful bid. He said that his issue is that the CRA is awarding the bid before it has been done.

GENERAL ITEMS - CONTINUED

Discussion pursued regarding scheduling the meeting.

Mr. Klopp said that this is in regards to a commitment, that the Cove business owners wanted to meet with the contractor once one was selected.

Mr. Maurodis commented on having West Construction present only for information.

Chair Noland said that West Construction has met the criteria set forth by the City. Thereafter, she explained Mr. Maurodis's concern.

Mr. Ganz asked why the contract has not been awarded.

Mr. Maurodis replied that once the contract is awarded, the CRA is committed to the project.

Mr. Ganz asked if the reason contract has not been awarded is because the CRA is unsure of the project.

Mr. Klopp replied no; his intention was to submit it to the CRA on August 17th. He further explained why the contract was not presented to the Board; but knew he had to have this meeting between now and August 17th.

Continuing, Mr. Klopp said that there are temporary construction easements that must be obtained from the property owners. Many of them will not sign the easement until they are comfortable with the project; and they will not be comfortable until they meet with the engineer and contractor to be assured of minimal disruption.

Mr. Maurodis said that he understands the quandary and suggested that West Construction and any other contractors be invited.

Mr. Ganz said that it appears that there are two (2) board members that do not want to move forward with the project.

Ms. Poitier said that she never indicated that she was onboard with repaving the Cove.

Chair Noland said that although the shopping center needs improvement, it is hard for her to spend \$2 million and not receive one additional parking lot; she said that more can be done. Notwithstanding, she would like to receive feedback from the business owners. She said that while having dinner at the new Station House, she noticed that the parking was horrendous. She further commented on giving the business owners an opportunity to meet with Staff and various contractors to give them assurance on the project. Lastly, Chair Noland commented on Hillsboro Boulevard not being complete, as well as the process that still has to be completed.

GENERAL ITEMS - CONTINUED

Vice Chair Miller said that a part of the deal was to work out a time schedule that would be least disruptive. Originally, he thought everything could be done in one off season; however, it would be too disruptive. He said that part of the contractor's deal is to develop a plan with feedback on how to move forward, because if they are not comfortable with how it can be processed, the business owners will likely not sign off on this. He asked for a timeline of the meeting.

Mr. Klopp replied hopefully prior to August 17th; however, because there are missing elements, i.e. temporary construction easements, he suggested between now and September 7th.

Vice Chair Miller expressed the feedback from most, is that this could be a good project, but some objection of spending money and not getting more parking space which is a valid concern. He said that while the streetscape is unfinished, he advised many that he would like to delay until after season, because he does not agree with having simultaneously close lanes on Hillsboro while repaving, and working on the parking lot. He suggested getting feedback out in the open; however, with the number of business owners, it will be difficult to receive a consensus. He said that they realize that the ultimate project will be beneficial to them all. Moreover, Vice Chair Miller commented on the charrettes that were held, and being ADA compliant. He said that during his conversation with Dodie Keith, he recommended starting at the Admiral Building as this will be least disruptive, or the front of the parking lot along Hillsboro Boulevard.

Ms. Poitier suggested that we allay the public's fear that we will not disrupt their business. Although she is not sure how she previously voted, but because of the petitions, she did not believe we were ready for the Cove. She said that this will only disrupt the businesses that are there. However, if nothing is done now, nothing will ever be accomplished. She said that she is in favor of a river walk type project in the Cove, around Sullivan Park.

Mr. Ganz said that it appears that three (3) people want to hold off on this project. Additionally, Mr. Ganz referenced the minutes in January, 2010, wherein a two step process with Keith & Associates was discussed. At which time, he asked if the two step process was being done to give the Board a false sense of complacency that the Board is not essentially being delayed. He said that although the minutes do not indicate what the answer was, he believes at the time that was the intent, to further delay the project. He said that he believes that the stakeholders should have a say and assurances from the contractor to make sure the project provides minimal disruption. He further stated that when the charrettes were held, they spent over six figures; nonetheless, the project was delayed. He commented on the price significantly decreasing and said that the project should move forward.

Vice Chair Miller said that he recalls that the two step process was to move forward with the least disruption to the businesses. He said that the thought was that the contractor would develop a plan that takes into consideration divided up into sub groups so that it

GENERAL ITEMS - CONTINUED

can be done with least disruption. Also, he did not realize that segmenting could delay the project. He listed factors that could have caused other board members to change their minds: the streetscape being one (1) year overdue and the proposed sale of the Cove and adjoining properties. He said that the streetscape project not being complete would cause him to change his mind at the time. He further stated that he met with a potential buyer for the Cove Restaurant and there may be other things in the area that you could eventually make an anchor, and possibly going into Sullivan Park. Lastly, Vice Chair Miller said that there is no concrete plan on how to implement this, which is why they wanted feedback from the owners and/or stakeholders.

Mr. Hanson said that if you delay this project until after the season the number and cost will no longer be valid and we will have to go back through the prequalification process, as well as the bidding process. Therefore, the costs that we currently have will not be valid at that time.

Vice Chair Miller said that he was told that the low bidder would potentially hold the price for six (6) months.

Mr. Hanson asked if there was a time set in the bidding process.

Mr. Klopp replied 90 days.

Mr. Maurodis said that you can negotiate later on whether to hold the price for six (6) months; albeit unusual.

Chair Noland said that we have not required the acquisition of the property and asked how long will it take.

Mr. Klopp said that there is no acquisition; it is only a temporary easement, because their sidewalks match up with our sidewalks. However, depending on how many refuse to sign, would decide what we would need to do. We could possibly not do one end of the parking lot if the disagreement was at that end; create a change order if there were one (1) or two (2) scattered throughout the shopping center, where it would simply be designed differently to avoid going on their property. If 95% of the owners refuse to sign, then we may not be able to proceed with the project without a huge change order. The temporary construction easements are ready; some have been signed, but not a majority. The meeting will present an opportunity to persuade others to sign on. He said that they will proceed with the meeting and come back before the Board for a decision.

Mr. Ganz said that historically this was not popular and it was pushed back. He said that two (2) of the Board members do not like the project as it stands. It appears that some things have changed, but not much has changed from January till now; however, there are some parcels available that were not available before. Therefore, he does not want to act as if they are going to move forward with the project and then not

GENERAL ITEMS - CONTINUED

proceed. He suggested that the Board make a decision on whether or not to move forward when all the members are present.

Chair Noland commented on various businesses that are no longer in the Cove, and said that the shopping center needs revitalizing. She also expressed dissatisfaction with not receiving an additional parking spot.

Mr. Ganz said that the opposition tonight is no different than the opposition received in the past. He said that if the business owners that were in favor of the project before are no longer there, then the plan has changed. He suggested that the Board make a decision on whether to move forward with the project or not; and not continue to draw it out.

Ms. Poitier also expressed opposition and asked that the record be reviewed to determine if she voted on repaving the Cove Shopping Center, as she has always commented negatively on it. Ms. Poitier explained the history behind the Cove Shopping Center Parking Lot and the City receiving ownership. She said that it was stated that if the City accepted the parking lot, if it were not paved as a City parking lot, it would revert back to the Sullivan Family. Moreover, Ms. Poitier commented on the Cove Restaurant being for sale and creating a public/private partnership with the new owner. She said that through a public/private partnership, it would be easier for the City to beautify the Cove, Sullivan Park, and Riverview Restaurant; the entire area needs to be refurbished. She reiterated that the Cove Shopping Center needs to be beautified. She said that if Staff can confirm her belief of a reverter clause that may allay fears. She further said that if this is true, there are courts that can change it. She asked Mr. Maurodis for clarification.

Mr. Maurodis said that refers to roads. Additionally, he said that the City is the owner of the parking lot.

Ms. Poitier suggested getting rid of the parking lot, by giving it to a private developer so that they can beautify it.

Mr. Klopp advised that he spoke to Mr. Popelsky and he is feeling better.

Vice Chair Miller clarified the three (3) projects were approved: the Cove, Streetscape, and the Pier. He asked if the Cove project was approved by the previous Commission.

Mr. Klopp replied yes.

Vice Chair Miller said that although the Cove has not been started, it might have appeared to be a delay tactic, but his goal was to determine how to accomplish it with the least disruption to the businesses; which is where the genesis of the two step plan was. He said that even though we have a contractor with a solid bid, the Board is still divided. He said that the last round of petitions have influenced him, because there

GENERAL ITEMS - CONTINUED

were people who were previously for this, have now reversed their decision. He said that based on the feedback, they would like to spruce the area up, but not now due to the economy; they also asked that it be put off until after season. He said that with the selling of the property on the Intracoastal, that may be a game changer entirely; the listing agent would prefer that we not move forward now, but until someone is secured and is able to work with the investor. He said based on all these elements, he recommended not moving forward at this time. Additionally, Vice Chair Miller said that ADA compliance is still needed for the sidewalks. He suggested having a meeting to see if there can be harmony with the business owners, and then decide.

Mr. Maurodis said that there is a reverter clause on the property, which states that it was dedicated to the City and it remains in ownership with the City, until such time as the City no longer uses it for a parking lot; thus, it can only be used for one purpose. He referenced Chair Noland's question about the parking lot reverting back. He replied that it could be a complicated claim because the successor assigned to the property name indicates that they are the owners of the property; therefore, it may not go back to the original dedicators.

Chair Noland said that the City does not use it for a parking lot, but maintains it for the people that own the businesses in the shopping center.

Ms. Maurodis said that the use is for a parking lot; it is used as a public parking lot and it benefits the businesses and for zoning purposes, they are credit with the use of it. But the City's use is consistent with dedication.

Chair Noland suggested that Mr. Klopp meet with Keith and Associates, the business owners, and property owners and report back to the Board. In the meantime, she asked that Mr. Maurodis review the reverter clause.

Mr. Maurodis asked if the goal is to determine whether the City can relinquish it.

Ms. Poitier replied yes.

Chair Noland said that she would prefer that the property went back to the Sullivan Family and allow them to divvy it up and sell it to the owners of the property and allow them to maintain it.

Mr. Ganz said that his concern is that the public spoke and would like to consider their input. He said that either way, someone will be disappointed; nevertheless, a tough decision must be made. He commented on funds spent on the charrettes and the project is continually delayed. Therefore he no longer wants to be a part of that and suggested that a decision be made.

Mr. Klopp said that he will have a meeting with the stakeholder and Keith & Associates and report back to the Board prior to the next meeting.

GENERAL ITEMS - CONTINUED

Mr. Ganz clarified the purpose of the meeting, which is to determine if Keith & Associates can sway the opinion of the opposed. If not, then it will come back to the Board to make a final decision.

Mr. Klopp said yes.

Vice Chair Miller said that they have to sign off on it anyway.

Mr. Ganz said that they are also responsible for ADA requirements. He asked if the property owners have a timeframe for completing the sidewalks.

Mr. Maurodis advised that we have a settlement agreement that obligates us; however, he is not certain of their individual situations.

Mr. Klopp said that if they have an opportunity to correct their situation, they need to take advantage; and in this case, the opportunity is presented to them paid and designed. If not, it becomes their burden to follow through.

Mr. Maurodis said that these things are generally handled by private class of action; therefore, he does not want to judge their situation; and advise that we are obligated to remedy ours.

Mr. Ganz suggested setting up a meeting to determine what the majority wants and to move forward. He reiterated that the public had input on this matter and they hesitated and put it off.

Chair Noland said that when she was a Commissioner, there were problems in the shopping center and special assessed the property owners.

Mr. Maurodis said that was due to their agreement and it was the only time that occurred.

Continuing, Chair Noland said that they were special assessed to redo/redesign the parking lot to get more parking spaces. She commented on the length of time this has been occurring, over 18 years. She reiterated her history of the parking lot with regard to the special assessment. We can proceed investing the \$2 million in this project, but will still have problems thereafter.

Mr. Ganz said that this is a terrible situation; however he does not want to continue delaying it. However, he does not believe it can be scheduled to not interfere with season; and he urged the Board make a decision.

Vice Chair Miller commented on the petitions from the owners recommending delaying the project; however, there were many public participants that wanted to move forward with the project. If a meeting is going to be held for feedback, the public should be involved; and if there is total apathy, then so be it. He said that he has also been told

GENERAL ITEMS - CONTINUED

that in this time and economy, it would not be a wise place to spend CRA money. Perhaps the public has changed their minds, but the meeting should not only include the stakeholders, as this is a public parking lot.

Mr. Ganz said that he does not like throwing money away. He also commented on asking for public comment and then not using their suggestions; because if this continues, the public will stop participating. As far as he is concerned, the project will be delayed forever, if we continue on the current path. He reiterated having additional public input to determine what their desires are and move forward; majority rules.

Vice Chair Miller asked Mr. Klopp for input on meeting and having something accomplished prior to the next CRA Meeting.

Mr. Klopp said that regardless of who is invited by written invitation, it will be a public meeting; the newspapers will likely track the meeting date and the public will be invited to speak. The timing of the meeting will be the same as when the budget is adopted; the budget has a line item for this project. Whether or not the consensus is there, the Board will have to make a decision about this project in the coming weeks.

Ms. Poitier disagreed; she said that money does not have to be spent because it is in the budget.

Mr. Klopp said that he would prefer that the Board not budget a project.

Chair Noland reminded Ms. Poitier about the three (3) year provision on CRA funds.

Mr. Klopp said that Vice Chair Miller said that this project was approved by the previous Commission; however, the present Commission also approved this as a line item in the budget, a year ago. This was an indication that the Commission wanted to proceed. He said that if it is placed in the budget again, that is a request for Staff to proceed. He said that they do not have temporary construction easements to the level that they would feel comfortable; it is still a reasonable, viable project. Therefore, it would still be Staff's responsibility to present it to the Board and possibly obtain a recommendation to deny all bids. He concluded that the meeting will occur and the decision will be put before the Board soon.

Ms. Poitier suggested inviting the realtor to the meeting.

Mr. Ganz agreed with Mr. Klopp regarding the item being in the budget; and that the majority felt that the project needed to move forward a year ago. He said that a decision must be made between now and when the budget is done. Lastly, he said that his preference was to adhere to the public's desires back then; however, since much time has passed, he does not have the support and wants to find out what the public wants.

GENERAL ITEMS - CONTINUED

Ms. Poitier said that she understands Mr. Ganz's position, because there are people that do not care because they do not live in the area. She also commented on the restaurant being for sale. She said that if she stops an issue that cannot be left as a legacy in Deerfield Beach, then she stands by her decision. Notwithstanding, the same thing she spoke on tonight was said in 1974; and in 1976, she was not able to make a change because of the reverter clause. Now that the reverter clause is being examined, she asked that the City Attorney determine if there was no civil right division during those times and that it be added to the clause.

Mr. Maurodis asked for further clarification.

Ms. Poitier said that Blacks were not allowed on the east side of the track.

Chair Noland asked how it relates to the parking lot.

Ms. Poitier said that Blacks were not allowed to go into the Cove.

Vice Mayor Miller asked if another CRA meeting could be held before approval of the budget, and then decide whether to move forward or not.

Mr. Klopp suggested that they meet either on August 24th or August 31st.

Vice Chair Miller said that if it is in the budget, that would be consent to move forward. He said that he wants to find a way to not disrupt the businesses.

Mr. Ganz said that is not achievable; everyone will not be happy. The fact that it was delayed for a year is the Board's responsibility, regardless of the reason.

Vice Chair Miller said that the difference is we have a contractor who is willing to work on the weekends and at night. He said that the area around the 1500 Building could be complete on a weekend; and those businesses that are not open at night could be complete then. Notwithstanding, there are new factors in the equation; and the area around the 1500 Building is not as was originally planned, the entire project would be done in six (6) months. Additionally, he said that there are stakeholders that prefer to hold off, he is also listening to them.

Chair Noland asked if the stakeholders have been informed that the project can be done in sections.

Mr. Klopp replied no, not in an organized fashion.

Chair Noland said that some of the stakeholders are present and asked if they could speak and possibly allow the Board to make a decision tonight.

Ms. Poitier said that she is not in a position to make a decision tonight.

GENERAL ITEMS - CONTINUED

Mr. Ganz said that there are factors that the stakeholders have not been informed of. He said the point tonight is to allow them to have a meeting and come back before the Board to determine if there was a compromise and move forward.

It was the consensus of the Board to allow the public to be heard.

Chair Noland clarified the Board's request to Mr. Klopp; have a meeting and inform the stakeholders of the construction schedule of being able to work at night and over the weekends, when their businesses are closed. Additionally, Chair Noland said that an option would be beginning at the Admiral Building first, then American Rock, then through sections of the shopping center.

Ms. Poitier asked how the doctor's office would get around the construction if the contractor worked through the night.

Chair Noland replied that the contractor has to have accessibility to the businesses; which was in the RFP.

PUBLIC INPUT**TAPE 1****COUNT 00:50:70**

Bob Rebie, Marketing & Management for Dr. Marino Flannigan, said that there is a rumor circulating regarding Marriott.

Mr. Hanson left the meeting temporarily.

Mr. Rebie asked if the Marriott was establishing a letter of intent to purchase, or a contract to purchase the Cove Restaurant contingent upon the successful completion of the parking lot, 18 months, starting September 2, 2010.

Mr. Hanson reentered the meeting.

Chair Noland replied that it is a rumor that she has also heard. She said that each Board member met with the builder trying to sale the Cove; possibly Dennis Max; however, she did not meet him.

Mr. Ganz said that in speaking directly with the leasing agent, he asked the same question. He said that the Marriott is absolutely not involved in this, which is the assurance that he has received from the leasing agent. He also said that he has met the individual in line to purchase the property.

Mr. Rebie asked if it is someone involved in the hotel and convention business.

Mr. Ganz replied no.

GENERAL ITEMS - CONTINUED

Mr. Rebie said that they have heard from seven attorneys and paralegals, CPA's, accountants, restaurant supply houses, surveyors, and a host of other industries; which is why he brought it to the Board's attention.

Chair Noland said to the Board's knowledge, it is not true.

Mr. Rebie asked what weight would the stakeholders decision have on the Board's decision.

Ms. Poitier said that the Board will not likely know until it is time to vote.

Mr. Maurodis said that no percentage can be given; additionally, the Board will have the sovereign power to act and cannot commit themselves.

Mr. Rebie said that since November 2007, Henry Iler said that it will be 2.5 years before the project would be completed. He said that it is a pain to have to relive this, but there is no confidence when the project deadline continues to change.

Mr. Ganz said that a part of the problem is rumor control. He said that the City owns the parking lot and the Board/Commission are the ones who make the decision.

Mr. Rebie said that except for Ms. Poitier and Vice Chair Miller who own businesses, they may appreciate it differently than anyone else. He commented on everyone being aboard previously; however, a year ago, we were not in the worst recession that the Country has seen, in terms of layoffs and outsourcing. Additionally, he said that we are going to be clobbered January 1st when the 2001 and 2003 tax benefits that former President Bush implemented take off; and when the Obama campaign comes down from Washington. He said that the CRA continues to say that it will take 18 months. However, there is no way that a business can stay afloat for that time period. Moreover Vice Chair Miller agreed with them and said that it was ridiculous; however no one in that shopping center can stay in the business for 18 months.

Steve Krevoy, Cove Bagel & Deli, 1408 SW 17th Terrace, Deerfield Beach, said that the road construction started prior to the sitting commission coming in. When the road started, it was suppose to take a certain amount of time, but it did not. He commented on various projects supported on Hillsboro Boulevard. He said that Charlie DaBrusco, Director of Environmental Service, was there as the project manager; people asked him to contact Mr. DaBrusco about certain things that were going on, i.e. blocking entrances, digging an exorbitant number of holes. When a public meeting was requested, the public was angry because of how construction was going; so they found alternative routes to other places. He said that you could not rent a store there before construction started. Since the road construction started, at least 20 different people have moved out; yet the road is still not completed. Continuing, Mr. Krevoy stated that he and others met with Mr. Klopp to determine the timeframe and everything else and were shown the contractor's proposals. He commented on Chair Noland's statement that construction could start in different places; he said they were told the same thing.

GENERAL ITEMS - CONTINUED

Continuing, Mr. Krevoy said that if it was done in sections, it would take 18 months. However, the owners of the property found out the time span and that 90 spots would be eliminated for the entire period. Moreover, people see all the cars in the parking lot, but they are not in the stores; but at the beach. He commented on the petition that was distributed. He said if the construction starts now, as proposed, he would no longer be a tenant; as well as other tenants; and the public will not come into the shopping center.

Robert Lawson, 109 SE 2nd Avenue, Deerfield Beach, said that he has been at the Cove Shopping Center for 12 years and has never heard anybody talk about the parking lot. He said that the building needs a facelift, not the parking lot. He further asked Mr. Klopp what is he going to do about the small businesses and he replied that is not his problem. He said that Mr. Klopp should not have made that comment. Further, he said that they will continue to rebel because the City is taking away their livelihood. He said if it costs \$1.9 million to repair the parking lot, not to proceed with the project, but use the money for a facelift. He said that fixing up the buildings will increase business.

Chair Noland said that the City does not own the buildings. Additionally, the CRA Director previously came before the Board to help business owners with \$10,000 for a façade improvement.

Mr. Klopp said that amount has since been increased.

Continuing, Chair Noland said that there was a limit on the amount that the businesses could receive; however, it has since been increased, based on Mr. Klopp's recommendations. She said that the business owners are not getting involved in the program. She commented on spending funds to redo the parking lot when some of the owners do not paint their front door; notwithstanding, there are some owners that maintain their property. Further, she said that the Board cannot enforce the façade program.

Mr. Lawson said that everyone should be working together and helping each other; however, taking money away from them will hurt them. Notwithstanding, the road project was suppose to take 18 months and asked if a bonus would be given if the project was completed earlier; and the response was no, it will be 18 months and now it is three (3) years. For that reason, Mr. Lawson said it is hard to believe that the parking lot will be complete at the stated time.

Robert Sousa, Royal Fiesta Caterers, 1680 SE 3rd Court, Deerfield Beach, stated that he has been the owner in the Cove for over 20 years. He said that we made a major breakthrough about 4 years ago, with the charrettes, and public input was received. He said that a majority of the people in the Commission Chambers voted for the approved plan. However, much time has passed and the City has spent much money, not only on the charrettes, but also architectural designs. Therefore, factual information should have been provided. Nevertheless, he does not want to make any personal opinions, as to being for or against, until he could find out what the duration of construction was, the construction timeline (at night, weekend, non-business hours).

GENERAL ITEMS - CONTINUED

He commented on the rumors about a hotel chain purchasing vacant property. However, since receiving information from Mr. Klopp and Kris Mory, CRA Coordinator, he feels better about the project. He suggested meeting with the contractor; however, no information can be provided from them because the CRA has not entered into a contract with them. Notwithstanding his business is hurting, for two (2) reasons: disrepair of the Cove and the decay that is occurring, i.e. vagrancy, trash, garbage, people partying and racing cars at night. He further stated that he cannot make plans as a business owner, in terms of renovating, moving forward, and a business plan; until he knows what is going to happen. He commented on Phase 1 and 2, which was discussed during the charrettes, Charley's Crab House, private/public partnership for a parking deck at the Charley's. He said that if you go through compliance again and try to get everyone to agree, the momentum will never be there. He said that the Board's leadership is needed.

Fran Bruno, Dr. Bruno's wife, said that they own two (2) buildings in the Cove, and have six (6) tenants. She said that it is normal for construction to be disruptive; you cannot make progress without some pain. She agreed with Mr. Ganz that charrettes were held for public input and they voted on the project. Ms. Bruno further stated that she does not understand why the project was postponed. She also commented on the business owners not taking advantage of the façade program. She said that if the parking lot is updated, it may spark the owners to make changes to their buildings. She said that now that the economy is bad, this is a great time for the parking lot repairs. The Cove is not as busy as it once was, which is why most of the parking spaces were occupied. She said that any day of the week, there are vacant parking spaces; and if it continues to be prolonged, it will never be done. She said that she cannot believe that anyone sitting here is proud of the Cove Shopping Center; and urged the Board to help them by repairing the parking lot.

Chair Noland referenced minutes from 1991; wherein, it was recommended that the property be given back to the Sullivan Family and installing meters in the shopping center. She recommended that Staff determine the cost for pay and display.

Ms. Bruno said that the owners agreed to an assessment, to help pay for the parking lot paving.

Chair Noland said that she was involved in the assessment; however, it was not in 1991. Chair Noland referenced minutes for the 1991 for a bond issue.

Ms. Bruno said that she met with Jean Robb and the owners who had an attorney because the parking meters would be a detriment to their businesses. She said that mostly older patrons visit the shopping center and commented on an 80 year old receiving a ticket, who never returned to their business.

Chair Noland explained the type of calls that she receives regarding public parking areas, i.e. the beach, and some asking why the parking spaces at the Cove are not being charged for. She further commented on people parking at the Cove and walking to the beach.

GENERAL ITEMS - CONTINUED

Ms. Bruno said that everyone wants to see it improved; therefore, anything that the Board can do will be appreciated by her and her business owners.

Pam Militello, 884 SE 19th Street, Deerfield Beach, said that she has heard the same complaints for 18 years. The people that have businesses in the Cove complain chronically about its appearance and when the previous Board decided to make improvements, it was in two (2) phases because it would be the least disruptive, the least expensive, and would improve the parking lot's appearance. She said that appearance standards were set; however, things were delayed because of various processes that had to be taken care of. Furthermore, changes were purposely made in order to make improvements at a minimal cost and disruption, in an effort to spur the business owners onto making improvements to their façade. She said that it boggles her mind how the City is preparing to make these improvements with no cost to the business owners, and the same people are still trying to stop this. However, it is the same people that have complained for years about the shopping center being dismal.

In closing, Ms. Militello said that it is not time to make changes before things turn around. She commented on how the City once operated by ignoring public input; and they had hoped that the era had passed. She said that at the first charrette, there were 250 people there. Although she is sorry that some of the businesses are upset, but progress hurts a little. She also commented on the streetscape program; however, you cannot please everyone. She commented on Dennis Max being a great restaurateur and the Riverwalk views being bankrupt. She reiterated that you will not be able to please everyone.

BOARD/ADMINISTRATION COMMENTS**TAPE 1, COUNT 5025**

This was discussed prior to the public's input on the Cove Shopping Center.

Keven Klopp, CRA Director - Update on Redevelopment Plan Amendment - Mr. Klopp said that the Redevelopment Plan was adopted by the Planning & Zoning Board and will be presented to the City Commission in September as a public hearing to adopt the change to the Redevelopment Plan. He said that the change adds a policy that states that the CRA can sponsor special events in next year's budget.

ADJOURNMENT

There being no further business the meeting adjourned at 9:40 p.m.

PEGGY NOLAND, CRA CHAIR

ATTEST:

ADA GRAHAM-JOHNSON, MMC, CITY CLERK