



**DEERFIELD BEACH COMMUNITY  
REDEVELOPMENT AGENCY  
MEETING MINUTES  
Tuesday, October 12, 2010, 6:30 P.M.  
City Commission Chambers, Deerfield Beach City Hall**

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  
Mr. Martin Popelsky  
Vice Chair Joseph Miller - Tardy  
Chair Peggy Noland

Also Present: Andrew Maurodis, City Attorney  
Samantha Gillyard, Deputy City Clerk

**APPROVAL OF MINUTES**

August 3, 2010

**MOTION** was made by Mr. Ganz and seconded by Mr. Popelsky to approve the meeting minutes of August 3, 2010 as submitted.

Voice Vote: YEAS: Mr. Ganz, Ms. Poitier, Mr. Popelsky, and Chair Noland. NAYS: None.

**APPROVAL OF THE AGENDA**

October 12, 2010

**MOTION** was made by Mr. Popelsky and seconded by Mr. Ganz to approve the September 15, 2010 CRA Agenda as submitted.

Voice Vote: YEAS: Mr. Ganz, Ms. Poitier, Mr. Popelsky, and Chair Noland. NAYS: None.

**GENERAL ITEMS**

Item 1

TIME STAMP: 6:34:10

**CRA Resolution 2010/009 – RESOLUTION TO AUTHORIZE  
KEITH AND ASSOCIATES WORK AUTHORIZATION #31 FOR  
THE DESIGN OF DRAINAGE IMPROVEMENTS TO THE COVE  
SHOPPING CENTER ALLEYWAY\***

**GENERAL ITEMS - CONTINUED**

Keven Klopp, CRA Director, outlined Item 1. He provided a brief history of the item and said that they have accepted the property owner's ideas for alley improvements. Mr. Klopp asked that the Board consider approving the design at a cost of \$27,310.

Chair Noland said the alleyway is in much disrepair and is long overdue for repairs. Therefore, she agreed with the recommendation.

Mr. Popelsky asked if lighting is included.

Mr. Klopp replied no and there is no policy of placing lights in the alley; however, there are lights in the alley, but they belong to the businesses and residents.

In response to Chair Noland's comment, Mr. Klopp said that they can look into lighting.

**MOTION** was made by Mr. Popelsky and seconded by Ms. Poitier to adopt CRA Resolution 2010/009.

Mr. Ganz asked if the CRA would be paying to have the lighting done.

Andrew Maurodis, CRA Attorney, said that staff will only review lighting and if it is worthwhile, they will report back to the Board.

Ms. Poitier asked if FP&L is responsible for the lighting in alleyways.

Mr. Klopp replied yes. He said that there is a light at the end of the alley and it is an FP&L pole; however, we are going away from FP&L poles in the parking lot. He reiterated that the lighting will be reviewed.

Roll call: YEAS: Mr. Ganz, Ms. Poitier, Mr. Popelsky, and Chair Noland. NAYS: None.

**ITEM 2****TIME STAMP: 6:38:53****CRA Resolution 2010/010 - RESOLUTION TO APPROVE THE MARKET COMPANY AS THE PREFERRED VENDOR TO PROVIDE GREEN MARKET MANAGEMENT AND OPERATIONS SERVICES AND AUTHORIZE CRA STAFF TO NEGOTIATE A CONTRACT WITH THE MARKET COMPANY\***

Keven Klopp, CRA Director, outlined Item 2. He provided a brief history of the project wherein he researched implementing a green market in the CRA District. After much research, he determined that the green market would be a good method of animating a commercial area in the CRA District. Thereby animating the district means bringing life to the district; as things must be done to attract people into the City and the green market is a great example of that. He said that the fairest way to implement the market

**GENERAL ITEMS - CONTINUED**

would be through a Request for Proposals (RFP). Once the RFP was issued, two (2) responses were received; The Market Group and Deerfield Beach Historical Society. He read the criteria of the RFP. 1) Experience, capabilities, and qualifications; 2) Proposed personnel and their capabilities; 3) Understanding the work to be performed; 4) Fiscal stability of the proposing entity; 5) Fiscal aspect, compensation to the City or at what cost to the City. He said that in both requests, there would be a cost to the CRA for initiation. 6) Proposed market management; 7) Vendor selection, how they select the vendors; and 8) What operational guidelines are in place.

Continuing, Mr. Klopp said that there was a review committee; he outlined each person on the committee. The Review Committee selected The Market Company as the preferred vendor. The venue suggested is Sullivan Park. He requested authorization to move forward with negotiations. He introduced Claire Tomlin, The Market Company.

Ms. Poitier said that she recalls that the Pompano Beach Historical Society is working with The Market Company. She asked if any consideration was given to the Historical Society after they submitted the RFP, with regard to the scope of services or CRA participation. She said that economic development should include local residents. She also asked that Staff find out what The Market Company does with the Pompano Beach Historical Society.

Mr. Klopp replied yes. He said that Staff has considered the value of having local organizations involved in the green market and that is one of the primary reasons to have a green market, to engage the local community.

*Vice Chair Miller arrived at 6:45 p.m.*

Mr. Popelsky said that one of the scope items is that the CRA will give \$10,000 to the company for advertising. He asked why this money should be given to a corporation who will keep all their assets.

Mr. Klopp said that this is a different method of bringing the market to Deerfield Beach. Parkland has an employee who manages their market; which could be an alternative for the Deerfield Beach CRA. The reason to put funding into the market is to provide an incentive for someone to take the risk of initiating it with no guarantee that they will make money. He said that through other methods, they tried to bring a market to the City and it appeared that there was no interest because of the unknown. He said while they are willing to bring a green market here, they are not willing to lose money. Lastly, he concluded that this fee will increase chances of success.

Mr. Ganz commented on having only one (1) proposal in the backup material when there were two (2) proposers. He said that with only one (1) proposal, it is hard to judge. He said that he thought the \$10,000 would be used for advertising and other components. He asked if this will be a payment to the company or will they present bills to the CRA up to \$10,000.

**GENERAL ITEMS - CONTINUED**

Mr. Klopp said that the Historical Society's proposal should have been in the packet. The Market Company's proposal was included to show what type of assistance and requirements they were asking for in the contract, and the CRA's response. He said that the request is to authorize negotiation. He further stated that Staff will work on the details of payment and not have the \$10,000 be a loss, if it is not successful. Thereafter, he provided the Deerfield Beach Historical Society proposal.

Mr. Ganz said that the first year, the CRA would not receive any revenue from this; however, the second and subsequent years, there would be a 10% pay based on sales. He asked if the sales would be from the vendors' booths or the actual sales.

Mr. Klopp replied that they will request all proceeds from The Market Company, not the vendors themselves.

Mr. Ganz asked if there is any restriction on sponsorship and if the CRA is an official sponsor or once the City hands over the funds, will it no longer be a sponsor.

Mr. Klopp replied that we will be an official sponsor but will turn the operations over to them. He said that in the first year and subsequent years, the CRA can make a decision on entering into contract; however, that is not Staff's intent, but to make it successful and hope for reinvestment.

Mr. Ganz asked if there will be any reoccurring expenses on the City's behalf. He commented on the use of City property, i.e. parking, and the fee percentage from table sales that the City would receive.

Mr. Klopp replied that it is anticipated that The Market Company will be paying for that. He said that the more successful it is, the more likely we will have expenses for those types of things. If it is successful, and there is more interest, then the City can address those needs and negotiate with The Market Company for anticipated revenues, as well as what the CRA can contribute for continued success.

Mr. Ganz said that there is a problem with parking and either they will have to direct traffic, or the City will have to step in. He commented on the City having to assist with parking with the Pig Out in the Park event at the last minute; and suggested that parking be separate. If they have to pay for parking assistance, is the fee, in the 2<sup>nd</sup> year and so on, coming from their gross or net?

Mr. Klopp said that it is not known at this time.

Chair Noland said that this is something that will have to be negotiated. She further stated that they met 1.5 years ago and found that the fruit and vegetable farmers do not pay; only other vendors pay. She commented on the success of Parkland's green market. She clarified that the items addressed will be negotiated and asked whether Mr. Klopp would come back before the Board.

**GENERAL ITEMS - CONTINUED**

Mr. Klopp replied if necessary. He said if they can negotiate one (1) year agreement and Staff is comfortable with how those costs will come to the CRA, he maybe able to authorize this, with the Board's permission, without coming back. If the costs are more than \$10,000, or there is something in the agreement that needs Board approval, it may have to come back.

Chair Noland said that if this is approved, the signage is very important; therefore, she recommended that the City assist with marketing.

Mr. Ganz referenced page 3 of the Historical Society proposal; specifically, the annual cost of \$6,000, not including salary to City employees. He asked for clarification.

Mr. Klopp replied that this was based on Parkland's cost, for advertising, cleanup, parking, managing, etc. He said that Parkland runs the event every other week and the estimated cost is \$6,000 for the season. If the City runs the event every week, the costs may be higher.

Mr. Ganz asked if the vendor would be picking up the costs associated with the event.

Mr. Klopp replied yes.

Mr. Ganz asked if there was a comparison of other cities.

Mr. Klopp said that they investigated Parkland, Pompano Beach, and Boca Raton. There are all sorts of arrangements; some are private, city functions, or partnership. Once they are successful, they are all self funding; however, it is the initial startup that costs.

Chair Noland said that she and Mr. Klopp have been to several and with the amount of people to run it; it would take more than \$6,000. Additionally, Chair Noland commented on the City's inexperience with starting a green market.

Mr. Klopp said that the \$6,000 does not include salary, but advertising.

Ms. Poitier said that she understands that Pompano Beach's market is successful and would like to imitate it. If you are going to give money for advertising, will it be a City expense or owner. She said that CRA funds are used to enhance, not start a business.

Continuing, Ms. Poitier commented on the proposers to start a green market, as well as prospecting vendors from other areas.

Mr. Klopp said that they are using the company to find the vendors.

Ms. Poitier suggested advertising on the website and determining what type of market you want. She said that she disagrees with not involving the local community.

**GENERAL ITEMS - CONTINUED**

Vice Chair Miller apologized for being late. He said that he is for the concept of a green market and that there is much wisdom on this turnkey operation. He said that the \$10,000 investment is almost a guarantee of success. He said that the green market is a benefit to the City; to allow people to buy fresh foods at a discounted rate. He asked that Mr. Klopp consider a 30 day clause to end the contract. He outlined various reasons that the CRA may wish to terminate the contract, i.e. traffic congestion, disruption to the City; he would like the ability to terminate versus dealing with it for 12 months. Notwithstanding, if it is successful, the City may consider doing it in house in the future. Additionally, he would like to take into account the people who live across the street from Sullivan Park and asked that any obstructions be worked out.

Mr. Popelsky said that the contract is from October to May.

Mr. Ganz said that the goal is to jumpstart a successful green market. He agreed with Ms. Poitier about having local participation. He commended the committee in their review of the proposals. Although everyone wants to help the historical society in some way, the committee was able to review the proposal without being bias, but with what would be best for starting a green market. He further stated that he has many concerns, but will wait to see how negotiations are handled. Additionally, he would like to see the Historical Society and locals play a part in this in the future; and agreed to move forward with the negotiations.

**MOTION** was made by Mr. Ganz and seconded by Vice Chair Miller to approve Item 2, adopting Resolution 2010/010.

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

Chair Noland said that over 1 ½ years ago, she sought after locals and was told that this would take too much time, there was not enough money, and not enough people to implement. Moreover, not enough money would be made.

**ITEM 3****TIME STAMP: 7:12:48****CRA Resolution 2010/011 - RESOLUTION TO APPROVE  
SILSAR LLC APPLICATION FOR CRA COMMERCIAL FAÇADE  
IMPROVEMENTS GRANT FUNDING**

Keven Klopp, CRA Director, said that this is a request for a façade grant for 1997 NE 2<sup>nd</sup> Avenue, Antilla Plaza, for \$57,600. He provided a brief history of the building and its location. He said that construction began in 2005 and was not complete; therefore, it sat until March. Additionally, the Board approved moving forward with this building when he began as CRA Director. The City Commission also extended the site plan to allow the bank to comfortably sell to someone that would finish and occupy the building. The new owner estimates that finishing the building will be in excess of \$600,000, including approximately \$270,000 to finish and upgrade the façade from what was

**GENERAL ITEMS - CONTINUED**

originally planned. Based on the new façade program, they are eligible for \$57,600 in funding. The grant requires that they spend a match to what they receive; this amount is far less than a 50% match. Staff recommended approval of the request.

Mr. Popelsky asked how the money would be administered.

Mr. Klopp said it is based on reimbursement; once they provide their expenditures, they will be reimbursed 50% of what they spent up to the cap. He said he is not sure how they will request it, periodically, or all at once. Upon final approval and inspection of expenditures, checks will be disbursed.

Mr. Popelsky said that the people building are going out of business before they finish. He said he does not want this to end up the same way, because of the amount that they will be spending. He suggested before granting the funds, that completion be based on a curve; progress at three (3) months, six (6) months, and nine (9) months, based on them having 12 months to complete. He provided an example of Howard Johnson's.

Mr. Klopp said that the guidelines indicate that it is a loan for the first five (5) years. They are required to maintain and complete the improvements for which they obtain funding. After five (5) years, the loan is forgiven and it becomes a grant.

Mr. Popelsky said that funds were allocated to Harpoon Louie's to extend the sidewalk and they are not there five (5) years.

Andrew Maurodis, CRA attorney, said that they were allowed to use it.

Mr. Klopp said that the agreement has been rescinded.

Mr. Maurodis said that something can be placed into the agreement.

Mr. Ganz asked if there are clauses that will protect us if they tried to default on the loan.

Mr. Maurodis said that it is a loan that can probably be subrogated to a mortgage. The main idea is that they accept the money and disappear. If they go out of business, you are facing the property and you have a second mortgage.

Mr. Ganz said that this property has been stagnant for a long time, due to financial reasons. He said that this is not meant to disparage anyone coming forward.

Mr. Maurodis said that you can make CRA money the last money, or use CRA funds after they have put in 50%. He said that this can be addressed during negotiation for security.

**GENERAL ITEMS - CONTINUED**

Mr. Ganz said he does not want CRA money to be the first money. He also asked what the cap is.

Mr. Klopp replied \$100,000 is the cap for the program; however, for this particular application, the cap is \$57,600, based on lineal footage.

Mr. Ganz asked if the façade improvement subject to any appearance criteria.

Mr. Klopp replied that the Code is applicable and if it requires Community Appearance Board approval, it is subject to that. In this case, it was approved previously and the upgrades do not require Community Appearance Board (CAB) approval.

Mr. Ganz asked when it was approved by the CAB?

Mr. Klopp replied approximately 2003 or 2004.

Mr. Ganz said that it may be problematic based on the time it was approved.

Mr. Klopp said that it was approved then, but extended by the City Commission six (6) months ago.

Mr. Maurodis said that it was probably a part of the site plan.

Chair Noland said that she wants it to be clear that if the building is sold before the five (5) years that it stays with the new owner.

Ms. Poitier provided examples of other properties that participated in the façade program; therefore, the framework exists on how to protect City funds.

Mr. Maurodis said that with regard to the appearance issue, any condition can be included.

Mr. Ganz recommended not changing the rules.

Mr. Klopp said that the program is not being used more because the property owners do not want to subject themselves to more scrutiny and requirements. Therefore, Staff is trying to encourage the investment and not use the grant as a way to obtain concessions.

Mr. Ganz said that if the rules are flawed, he is not going to punish the applicant. He said that maybe the façade program should be reevaluated because it is unfair to put people through hurdles and as they come forward, the rules should not be changed. However, applicants will still be under scrutiny because they are using City funds.

**GENERAL ITEMS - CONTINUED**

Chair Noland said that this is the only property that the permit was extended for. She thanked the owners for coming into the City and wished them success with the project. She also commented on the improvements being made to the Cove Shopping Center parking lot and alley.

Vice Chair Miller said that because there are unique characteristics to this building, they extended the permit. Considering the location, the s-curve corridor is the City's signature; and to have a building renovated is wonderful for Deerfield Beach. If it is as attractive as its rendering, it may stimulate others to take advantage of the program. In closing, Vice Chair Miller said that he supports funding.

**MOTION** was made by Mr. Ganz and seconded by Vice Chair Miller to approve Item 3, adopting Resolution 2010/011.

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

Rick Squadrito, Camelot Construction, thanked the Board for their assistance and said that they went before the CAB some months ago with additional façade improvements; as well as the Planning & Zoning Board. He further stated that this allows them to add other features to the building that they were hoping to add.

**ITEM 4****TIME STAMP: 7:30:01****DISCUSSION REGARDING CRA 5 YEAR CAPITAL IMPROVEMENTS PLAN**

Keven Klopp, CRA Director, asked for direction on the 5 year capital improvement plan. He explained the importance of the plan and how it will determine how funds are spent over the next 10 years. He suggested bonding out future dollars to make improvements now; whether for property acquisition, park improvements, or partnerships along the waterfront.

Chair Noland said that she would like to acquire the Old Riverview Restaurant property and the Chamber of Commerce, and maybe have musical events for the people who live in the condos. She commented on improvements being made to the area; i.e. the parking garage, Howard Johnson's. She also commented on the streets around Cove Gardens needing repairs.

Mr. Ganz said that a workshop should be held with public input. He said that he is often criticized from District 1 residents for voting on items outside of his district. Therefore he welcomed positive public feedback and suggested that the Board mold the comments into positive discussions instead of any negativity. He emphasized the importance of public input.

**GENERAL ITEMS - CONTINUED**

Vice Chair Miller said that it is a privilege to have money that has to be used in the CRA. He said that he is looking forward to the real estate report as it may contain positive components. The real estate report is needed, along with public input. He also commented on expanding Sullivan Park, implementing an exercise track, and other areas that he would like to turn into green space to correlate with the S-Curve. He said the more successful the businesses, the less taxpayers will have to pay.

Chair Noland asked what Mr. Klopp desires as the next step.

Mr. Klopp said that he wanted each board member to hear what the other member was interested in. He agreed with having workshops with public input, along with various consultants. He said that if the Board wants to direct staff to move forward with negotiating certain properties mentioned by the board, only a consensus is needed; however, the real estate report will be presented in November, and the Board can use this as the basis for their decision.

Ms. Poitier said that she would like the area to be a destination, but to also receive input from the community. She said that in Boca Raton, the road along Mizner Park and the Amphitheater is damaged and there is no asphalt. She said that the City should take their time and work on the plan. She said that the Riverview Restaurant site does not have to be demolished, but can be turned into a historical site. She said that at one time, the Riverview Restaurant was the greatest attraction and drew people to the City. She said that once the focus is placed on renovating and beautifying the Cove, everything will come together.

Mr. Popelsky asked if they should have discussions with the real estate consultant privately to share their ideas so that it is a part of the public discussion or wait until input is made public along with the consultant.

Mr. Klopp replied that either way is sufficient. The consultants are working on their draft report and he can set up individual meetings for them or wait until the draft report is complete and then meet with them individually. He said he can set the meetings up immediately.

Vice Chair Miller said that targeting a specific location may drive the price; therefore, he would like to keep it all in play and then make a decision. He said that he wants to make purchases based on the best price.

Chair Noland asked if Mr. Klopp has a price for the prospective locations, the Chamber of Commerce or Riverview Restaurant.

Mr. Popelsky said about a year ago, they wanted \$400,000, but there were stipulations. He said that they had approximately \$190,000 in liabilities, as well as the City; they wanted an additional \$100,000 provided that they were given the space and not accountability.

**GENERAL ITEMS - CONTINUED**

Chair Noland said that it is now under different management and she is not sure what the situation is; therefore, she asked if Mr. Klopp to research the matter.

Mr. Klopp said that he does not know, but will look into it. He said that he relies on the experts for this type of information.

Mr. Popelsky said that the real estate consultant was looking into this.

Ms. Poitier said that two (2) appraisals would be needed and any purchase would be at today's market value; therefore, you would not purchase until you get the appraised value. Ms. Poitier asked if there is a law prohibiting the CRA from spending over 10% of the appraised value, if there are two (2) appraisals.

Andrew Maurodis, CRA attorney, said that it is not a statutory requirement, but some cities follow it.

Chair Noland said that we will follow it. Also, one of the properties has stipulations on it and it can only be used for non-profit.

Ms. Poitier said that with public input, you will be able to build consensus or abolish the deal.

Mr. Ganz agreed with Ms. Poitier. He said that he would like to have more public input before the Board becomes attached to their ideas. He said that government will always be at a disadvantage when it comes to getting the best deal. Overall, the Board has to have the willingness to walk away when the price is above what should be paid. He said that the only way the City will get the best deal is when the seller is desperate. Regardless of the situation, the City should get the best for the money. He reiterated that public input is necessary and that the City should not be committed to any building.

Mr. Klopp said that his report will include all this information, as well as discussion with the consultant. There will be a wealth of information on various properties. He explained what the real estate report will entail, a dashboard of information, with percentages on varying things.

In response to Chair Noland's question, Mr. Klopp replied that the report will be publicly presented at the November CRA Meeting; the draft is anticipated for later this month.

After a brief discussion, it was the consensus of the Board to hold public input at the November 8<sup>th</sup> CRA Meeting.

**PUBLIC INPUT**

Public Improvement - Pam Militello, 884 SE 19<sup>th</sup> Avenue, Deerfield Beach, said that she would like the Board to share their ideas during the public input meeting.

**PUBLIC INPUT - CONTINUED**

Green Market - Sheila Pascar, 1627 Riverview Road, Deerfield Beach, expressed disappointment that the condo buildings were not kept in the loop about the green market. She explained the conversations with the city manager wherein she did not receive any information; and two (2) days ago, she found out that they were ready to set up for November 14<sup>th</sup>. She commented on various concerns with the green market and Sullivan Park; i.e. parking, traffic, vagrants, etc. She said that she does not have a problem with the green market per se, but the space. She commented on the rat problems in the area. Additionally, she expressed concern with how many vendors can fit in the space. She suggested having it at the Cove parking lot on a Sunday.

Chair Noland said that Staff would look into the transients that are there.

Ms. Pascar said that she would like to be included or updated on what is going on. She commented on patrons carrying items across the street to their parked car.

Green Market - Caryl Berner, 3130 Cambridge F, Deerfield Beach, agreed with Ms. Pascar. She said that there was no notice and that she has not been able to get feedback from various City employees. Additionally, she said that she was told that the CRA was suppose to give jobs to people, but we are giving the project to someone who already has a business, just to give her more money. Moreover, the people she is hiring are already vendors and they are getting more money. She said that CRA funds are not being given to new businesses. She said she would like a green market, but is not sure about how the City is going about it. She asked for clarification on property tax revenue if the CRA is purchasing the buildings.

Mr. Ganz said that we do not currently receive any tax revenue from the Chamber.

Ms. Berner said that it would be nice to have an art center at the Chamber, but it appears that the CRA is trying to buy several properties and she does not understand how that will help the City. She suggested combining the districts so that CRA dollars could help District 2.

Chair Noland said that they are not aware of what the buildings will be sold for. She also commented on Silsar façade funding and the hopes that their improvements will generate revenue. She commented on the area's condition and explained that CRA funds are used to improve the area. She said that there is a big difference when you come from Boca on A1A into Deerfield Beach. The city itself has to put money into the community in order to get others to invest.

Ms. Berner said that there are other areas besides District 1 that need improvements. She said no matter where you are in Boca Raton, there is beautiful landscaping, not just in their CRA area, if they have one.

**PUBLIC INPUT - CONTINUED**

Green Market - Carolyn Morris, Deerfield Beach Historical Society, 380 E. Hillsboro Boulevard, Deerfield Beach, provided a proposal to the CRA to be a part of the green market. She said that under her administration, they have been willing to do whatever necessary to raise money. She said that when she learned about the RFP, she jumped on. She said in her proposal, it requests consideration for donating a booth to local charities that have asked the City for money as a way of bringing the community together and allowing them to ask for community support; the booth would be rotated. Since their proposal will not be negotiated, they are requesting a booth for the Historical Society to create awareness of the City's history. She also asked for a small portion of the vendor fee.

Chair Noland said that Andrew Maurodis, CRA Attorney, would have to look into it. They have other organizations that are looking for funding and want to make sure that other organizations are a part of this. Additionally, Chair Noland said that she asked the Historical Society about the green market two (2) years ago.

Ms. Morris said that she does not have any recollection of that; however, she does not have the manpower.

Chair Noland said that various organizations are looking to raise money and they want to make sure that the community organizations are a part of this.

Ms. Morris said they are doing whatever they can to keep their head above water.

Keven Klopp, CRA Director, said that he spoke with Claire Tomlin who said that her intent is to work with the local organizations. He said that he wanted her to speak to the Board because it might have encouraged them to see her community feel.

Vice Chair Miller asked who decided to put the green market in Sullivan Park instead of the Cove Shopping Center.

Mr. Klopp said that when they spoke with some of the Cove business owners, they were not very positive. Sullivan Park had the path of least resistance.

Vice Chair Miller said that there are pros and cons to everything, but we should keep an open mind on this.

Mr. Klopp said that in the RFP, the opportunity was given to find a location and they came back with Sullivan Park.

Ms. Poitier said that different organizations could come in at different times to raise money.

Green Market - Marge Norwich, 8 NE 9<sup>th</sup> Avenue, Deerfield Beach, said that the Board is lacking in the misunderstanding for the Cove site. She said that the green market is

**PUBLIC INPUT - CONTINUED**

competing with Publix because of the location. She commented on the need to fill in the site on the ocean and having a Cove Park to bring people from everywhere to the City. She also commented on having a park for music, similar to Grant Park in Illinois.

**BOARD/ADMINISTRATION COMMENTS**

**Green Market - Mr. Ganz** - Mr. Ganz said that some of the comments made by Ms. Berner should be addressed at an appropriate time; if a purchase is being considered. He commented on the Boca green market and that the shopping center and parking lot are very difficult, but they made it work. He said that he is putting faith in Mr. Klopp to determine the logistics, which may be a part of the negotiations. He commended Mr. Klopp for his performance tonight.

**Shooting - Chair Noland** - Chair Noland commented on the young man that was shot last night and said that everyone should start being more compassionate.

**ADJOURNMENT**

There being no further business the meeting adjourned at 8:15 p.m.

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PEGGY NOLAND, CRA CHAIR

ATTEST:

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ADA GRAHAM-JOHNSON, MMC, CITY CLERK