



**Deerfield Beach Community Redevelopment Agency
MEETING MINUTES**

Tuesday, November 13, 2012, 6:45 P.M.
City Commission Chambers, Deerfield Beach City Hall

The meeting was called to order on the above date by Chair Peggy Noland at 6:49 PM in the City Commission Chambers, City Hall, Deerfield Beach.

Roll Call:

Present: Mr. Joe Miller
Mr. Ben Preston
Vice Chair Bill Ganz
Chair Peggy Noland

Also Present: Mr. Burgess Hanson, City Manager
Andrew Maurodis, City Attorney
Samantha Gillyard, CMC, Deputy City Clerk

Absent: Mr. Marty Popelsky - Excused

Mayor Noland announced during the SCC Meeting that Commissioner Popelsky's absence is excused.

APPROVAL OF MINUTES

DIGITAL TIME STAMP: 6:50:01

October 9, 2012

Motion was made by Mr. Miller and seconded by Mr. Preston to approve the October 9, 2012 minutes as submitted.

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

APPROVAL OF THE AGENDA

DIGITAL TIME STAMP: 6:50:12

Motion was made by Mr. Preston and seconded by Mr. Miller to approve the November 13, 2012 agenda as submitted.

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

GENERAL ITEMS**ITEM 1****DIGITAL TIME STAMP: 6:50:40****Request to direct staff to register the Deerfield Beach Community Redevelopment Agency with the State of Florida Department of Economic Opportunity Special District Information Program***

Kris Mory, CRA Coordinator, outlined Item 1. Ms. Mory said that this is done every year, as the State requires the agency to register as they keep a list of all special districts in the State. Since the beginning of the fiscal year, Keven Klopp's, Assistant City Manager, responsibilities have expanded and she has been assuming more of the CRA responsibilities. The request allows the Board to change the status; she asked what the Board's wishes are.

Chair Noland asked if Ms. Mory would be registered with the state as the CRA Agent.

Ms. Mory said that Board's action has to take place.

Chair Noland said that Mr. Klopp was the director, but now he has taken on additional CDBG duties and Ms. Mory has taken over more of the responsibilities and would be the person involved with the State; whereas, instead of Mr. Klopp having that authorization, it would be shifted to Ms. Mory.

Mr. Miller asked Burgess Hanson, City Manager, if he has any issues with Ms. Mory being designated as the CRA Director.

Mr. Hanson replied no; it is entirely up to the Board.

MOTION was made by Mr. Miller and seconded by Mr. Preston to register Kris Mory as the CRA Director; registered with the State of Florida Department of Economic Opportunity Special District Information Program.

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

ITEM 2**DIGITAL TIME STAMP: 6:55:01****Request for CRA Board approval of proposed community policing program guidelines and direction to begin program implementation***

Kris Mory, CRA Coordinator, outlined item 2. She outlined past approval for the CRA Plan amendment; which approval process was completed on November 6th. The Broward Sheriff's Office has provided a proposed program that is included in the backup. The plan consists of a BSO police detail, in the residential and commercial portion of the District, three (3) days per week, Thursday, Friday and Saturday, eight (8) hours per day. BSO will manage and train the detail to make sure the delivery of service is consistent with the programs the City has already. This service is above and beyond

GENERAL ITEMS - CONTINUED

our existing police services in the District. There is also an evaluation mechanism in the program guidelines to review it at 30 and 60 days, then a quarter after to evaluate the effectiveness of the program and can be adjusted at that time if needed. The budget is the next agenda item. There is a tentative kick-off event on November 27th at the Wyndham at 6:30. Then implementation will be the following Thursday. The goal is to start the program by tourist season.

MOTION was made by Mr. Miller and seconded by Vice Chair Ganz to approve the implementation of the Community Policing Program, Thursday, Friday and Saturday, eight (8) hours per day.

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

ITEM 3**DIGITAL TIME STAMP: 6:57:44****Request for budget transfer for Community Policing Program**

Kris Mory, CRA Coordinator, requested a budget transfer for policing services in the amount of \$49,000. The budget line item was not approved previously as it was not allowed. The police detail is \$37 per hour, for 24 hours per week and additional funds are built in for special vehicle requests; i.e. a horse. There are also holiday surcharges. It should not exceed \$49,000, unless hours are increased.

MOTION was made by Mr. Miller and seconded by Mr. Preston to approve the budget transfer of \$49,000 for the Community Policing Program budget.

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

ITEM 4**DIGITAL TIME STAMP: 6:58:45****Presentation on procurement and construction schedule options for bond funded improvements projects**

Kris Mory, CRA Coordinator, outlined item 4. She said that these are issues stemming from the upcoming bonding that will take place and to facilitate a discussion on the process to get the projects accomplished.

Ms. Mory said that the CRA is in the process of refinancing old debt; approximately \$7.025 million; and will be funding two (2) Capital Projects, Cove Gardens, for drainage and streetscape improvements - approximately \$2 million. Also, the redevelopment of Sullivan Park, approximately \$4 million has been earmarked; these are the two (2) highest ranking projects on the 2010 Capital Improvement Plan. The project manager delivered the bid documents today; he is working on procurement for the first project, Cove Gardens. The City is scheduled to close on these funds on December 4th, once

GENERAL ITEMS - CONTINUED

that happens, it will be followed by a CRA Meeting on December 18th whereby the CRA will enter into an Interlocal Agreement with the City to borrow and repay those funds. Thereafter, Ms. Mory outlined the following projects.

Cove Gardens - This project is shovel ready. She provided photographs of the affected area and said that the streets flood, there are no sidewalks, parking problems and no lighting. Staff is currently working on bid specifications and next month they will move into advertising so when the funds become available, the project can go out to bid which will likely be January 2013. The project will take approximately 8 months to construct and closing out around this time next year.

Current Status - Sullivan Park - Ms. Mory said that this is also the Riverview Road property. The plan is to put them together into one and redevelop the entire area. She provided a brief outline of the project, from 2005 to present. She further commented on the Urban Land Institute Panel; whereas, their report developed three (3) concepts for redevelopment of the two (2) parcels together and how it would flow and mix with the Cove Shopping Center. She said that there are concepts that have been approved and none of the concepts are vastly different from each other. She expressed importance of gathering the Board's consensus to move on with the projects.

Sullivan Park Project Constraints - Ms. Mory said that the bond funds need to be spent in 36 months; although it appears to be a long time, with this project, it will take every day of 36 months to get it done on time. Additionally, FIND requires public access to the waterway; a public boardwalk, paddleboards, kayaks, etc. Project permitting is also a large constraint. Depending on what is done, there may be dredging in the Intracoastal Waterway. Some of the work is near a manatee protection zone; thus, it is important to comply with the Manatee Protection Program. She also commented on other environmental issues. She stated that Broward County went through the same process and is willing to assist the City.

Procurement Model - Ms. Mory outlined three (3) different models; Construction Manager at Risk, Design Build, Design Bid Build. Historically, the City has utilized two (2) of the three (3) options; currently the Construction Manager at Risk is being used for the pier. Design bid build was used for the Cove Parking Lot, the same with Cove Gardens. The design bid build is a typical model and it gives the most competitive price upfront. The CRA Board is involved in all aspects and makes a lot of decisions and it is a very transparent process. The con is that it is the most time consuming of the three (3) options.

Construction Manager at Risk - This is different than the design bid build. With design bid build, you go through a bidding process and hire a designer; then bid the project, thereafter you hire the contractor and start construction. Under construction manager at risk, the construction and design are done concurrently and it saves time by eliminating the two bidding processes. You still get to pick your team, designer and contractor, but it is a concurrent process. The benefit is that there is a constant flow of communication between the contractor and designer during the entire process. She also explained the reduced risk of change orders with this model. It also allows more value engineering

GENERAL ITEMS - CONTINUED

than with a typical design bid build. Ms. Mory explained value engineering whereby the contractor and designer are able to communicate on what is feasible to build.

Design Build - Ms. Mory said that the City has not used this model before but wanted the Board to be aware of it. She said that design build is a turnkey procurement and project delivery process; in which you hire a primary contractor who then hires the designer and contractor and everyone is under one contract. However, it is the fastest method; but tends to be the most expensive model upfront as it is not competitively bid. Additionally, there are no anticipated change orders; however, a negative is that the Board loses some control because the contractor is primarily responsible. However, it is a big trade off for getting the job done fast.

Chair Noland said that with the Urban Land Institute coming in and the residents giving their opinion, we already know what we want to see which would be conveyed to the contractor and architect; the design will be based on that. She commented on the reduced need for change orders and the Board having input.

Andrew Maurodis, City Attorney, said that the Board would have more input on the Construction Manager at Risk, as opposed to the design build.

Ms. Mory explained that in a design build model, you tell the contractor how much you have to spend and what you want built and they design and build for that amount.

Chair Noland emphasized that the contractor would have to design and build based on what the Board would be spending.

Mr. Maurodis said that there is more control in the construction manager at risk than the design bid build.

Ms. Mory said that Staff would like a clear understanding as to which procurement model is desired and how much public input there will be; notwithstanding, it is important to get the project done within 36 months. She commented on the schedule prepared to show how to shave time off. Another way to save time is to come to a consensus on the general plan now; in hopes of avoiding the first bid, but hire a designer to compile an RFP for the design. She further stated that it may be possible to put the scope together in house. However, the concept in itself along with Staff assistance, can shave 2 to 3 months off the process.

Vice Chair Ganz asked how soon the funding would become available.

Mr. Maurodis said the funds would become available in December.

Vice Chair Ganz said that it is in the Board's best interest to make a decision tonight.

Ms. Mory agreed.

GENERAL ITEMS - CONTINUED

Mr. Preston said that within the three (3) models, there are both pros and cons. He asked which model provides the best option in terms of evaluating time and cost, and the project quality.

Ms. Mory replied the Construction Manager at Risk, as it will consume less time. She said that the design and construction are done concurrently and because the designer is talking to the contractor, you may likely end up with better quality because of the communication.

Mr. Maurodis said that through a competitive process, you will be able to get the best as it is not based on price, but quality; and you can negotiate the price. You also have the option to pick the best contractor.

Mr. Preston asked Ms. Mory for her perspective.

Ms. Mory recommended the Construction Manager at Risk.

Mr. Miller said that considering the time constraint, this is the logical compromise. If you don't use this money in time, it will cause problems. He said that the construction manager at risk is the best option.

Vice Chair Ganz agreed with the Construction Manager at Risk.

MOTION was made by Mr. Miller and seconded by Mr. Preston to utilize a construction manager at risk for Sullivan Park.

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

PUBLIC INPUT**DIGITAL TIME STAMP: 7:22:58**

Bett Willett, 2646 Emerald Way Circle, Deerfield Beach, said that the Hillsboro Streetscape looks great; however, the trees are covered with vines. She said a month ago, she checked with the landscaping people and they said they are starting out west and working east. She asked why they have not been maintained.

Burgess Hanson, City Manager, said that they will be cleaned out by Friday and there has been a change in Parks Maintenance with management.

BOARD/ADMINISTRATION COMMENTS**DIGITAL TIME STAMP: 7:24:09**

Mr. Miller - Pompano Beach Pier - Mr. Miller said that the Pompano Beach pier is really nice. He highlighted some of the items they have and said that it may give Deerfield direction.

Chair Noland said that they have a picnic area and the beach is huge.

ADJOURNMENT

There being no further business, the meeting adjourned at 7:25 PM.

PEGGY NOLAND, CRA CHAIR

ATTEST:

ADA GRAHAM-JOHNSON, MMC, CITY CLERK