



**Deerfield Beach Community Redevelopment Agency  
MEETING MINUTES**

Tuesday, April 9, 2013, 6:30 P.M.  
City Commission Chambers, Deerfield Beach City Hall

The meeting was called to order by Chair Robb at 6:31 p.m. on the above date in the City Commission Chambers, City Hall.

**Roll Call:**

**Present:** Mr. Bill Ganz  
Mr. Ben Preston  
Mr. Richard Rosenzweig  
Vice Chair Joseph Miller  
Chair Jean M. Robb

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

**Absent:** None

**APPROVAL OF MINUTES**

**DIGITAL TIME STAMP: 6:32:16**

January 22, 2013

**MOTION** was made by Mr. Miller and seconded by Mr. Preston to approve the January 22, 2013 minutes as submitted.

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

**APPROVAL OF THE AGENDA**

**DIGITAL TIME STAMP: 6:31:48**

April 9, 2013

**MOTION** was made by Mr. Miller and seconded by Mr. Preston to approve the April 9, 2013 agenda as submitted.

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

**GENERAL ITEMS**

**ITEM 1**

**DIGITAL TIME STAMP: 632:46**

**CRA Resolution 2013/003 - A Resolution of the Community Redevelopment Agency of the City of Deerfield Beach, Florida, confirming that Jean M. Robb and Richard Rosenzweig shall be members on the Board of the Community Redevelopment Agency to serve four year terms as Deerfield Beach CRA Board of Director Members.**

The Resolution was read by title only.

**MOTION** was made by Mr. Preston and seconded by Mr. Miller to approve Item 1, adopted CRA Resolution 2013/003.

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

**ITEM 2**

**DIGITAL TIME STAMP: 6:33:40**

**Distribution of CRA FY12 Annual Report**

Kris Mory, CRA Coordinator, stated that this every year the CRA is required to submit an annual report to its funding agencies; which was sent to the State of Florida, Broward County, North Broward Hospital District and the City's Finance Director; these entities contribute to the Tax Increment Revenue. She said that Staff also completes a marketing component; this year it will focus on the east portion of the CRA. Ms. Mory provided a PowerPoint for various accomplishments in the CRA, along with financials, where the CRA is located and how it functions. The annual report is posted on the City's website and is available at the public's request.

**ITEM 3**

**DIGITAL TIME STAMP: 6:35:52**

**CRA Mid-Year Accomplishments Report**

Kris Mory, CRA Coordinator, stated that Item 3 is information purposes, but would like policy direction at the end. She outlined the accomplishments for the past six (6) months and highlights for Fiscal Year 2014 Budget.

**FY 13 CRA Budget Breakdown** - Ms. Mory stated that the budget has changed substantially because of the amount of money being spent on capital projects. Over the past few years and still today, the Board's directive is to spend tax increment revenue largely on capital projects that improve the infrastructure. The pie chart shows that the budget began with approximately \$880,000 in capital projects; she also outlined other components of the budget. Staff is implementing approximately \$4 million in capital projects from last year and planning for an additional \$6 million in projects next year. She outlined the staffing for the CRA; herself, project manager and a portion of a secretary's time.

**GENERAL ITEMS - CONTINUED**

Continuing, Ms. Mory said that when the budget was passed, Staff was directed to refinance old debt and issue bond funds for two (2) important projects. When the bonds were closed in December, the chart changed significantly; whereby, a mammoth proportion of funds will go toward capital projects. With the bond funds, the amount of money that goes toward debt service every year will be approximately \$1.1 million.

**International Fishing Pier** - Ms. Mory said that over the past six (6) months, the largest accomplishment was the reconstruction of the International Fishing Pier facility. She outlined the concept from start to finish for the new board members, including demolition, design and construction. The idea of public art was introduced, a dune was restored in compliance with DEP requirements and project was completed on time. She also provided before and after photos.

**Pier restaurant vendor selection** - Ms. Mory said that while the project was closing out, the City selected a vendor, and the restaurant will be called Deerfield Beach Café. The lease has been signed and the vendor is in the permitting process and has passed two of the disciplines. There was a grand opening; which was the first look at the pier. Less than a month after the opening, the City hosted the A&E show "The Glades" wherein they filmed a portion of their show at the new facility.

**Cove Gardens Streetscape Improvements** - Ms. Mory said that since January, Staff has moved toward the bidding process for the Cove Gardens Streetscape Improvements; she provided photos of the project that will be discussed later.

**Sullivan Park Redevelopment Phase 1 Design** - Ms. Mory said that Staff has developed a pattern of designing the next project while another project is under construction. The last two (2) months have been spent going through the bidding process to hire an architect and design firm for the Sullivan Park Expansion Project. This project has been in the works for a while and was a 2003 concept. She explained the project from its inception, which included the Urban Land Institute (ULI) who provided recommendations that spurred this plan and incorporated the Riverview Restaurant parcel. ULI provided three (3) conceptual plans that were approved by the Board and will be the launching pad for subsequent design work.

**FIND** - Ms. Mory said that the CRA cooperated with the City and offered a grant to the Florida Inland Navigation District (FIND) which was awarded. It is currently in the implementation phase; reports are submitted on a quarterly basis regarding Sullivan Park's progress. The grant is for \$307,000 bond, will be used for planning, design and engineering costs; money will not be needed from the bond.

**Florida Scenic Highway** - Ms. Mory said that the CRA supported the funding of a redesignation study for the Florida Scenic Highway designation; it was in jeopardy. All the communities, north and south on A1A contributed. The City's contribution was \$3,000 and at the next meeting, they will issue a notice to proceed to the consultant to prepare the plan to preserve the designation.

**GENERAL ITEMS - CONTINUED**

**Special Events** - Ms. Mory said that not all the work is capital projects and on occasion, the plan is amended. In the past six (6) months, the plan was amended to include community policing. The CRA has also sponsored the Green Market, which transitioned the event to an outside vendor and is very successful. The event will continue through April. The holiday celebration at the Cove Shoppes was also funded and well attended. In January, Founder's Day was funded.

Ms. Mory said that included in the Board's packets is the CRA's 5 Year Capital Improvement Plan. She said that the yellow highlighted items have been complete; which she outlined. The green highlighted items are on the agenda tonight; the white items have been on the plan since 2011 and the Board can consider them for future projects.

**Budget Planning for FY 2014** - Ms. Mory outlined the chart, which outlines the past FY 2012 budget, the current FY 2013 budget, the changes and future FY 2014 budget. She said that the CRA is statutorily required to spend money within three (3) years of taking it in. This year, the carryover is almost nothing. From now on, the CRA will live off the tax increment revenue. The Finance Department is suggesting using the \$2 million figure which is a combination of funds received from Broward County, North Broward Hospital District and the City of Deerfield Beach. She explained that debt service is paid every year no matter what and is paid first. Other items, programs and projects, have traditionally been funded in the past; those items are up for discussion. Based on the \$2 million intake, after fixed costs and overhead, the CRA is left with approximately \$820,000 which the amount must be spent on new projects or the money can be banked from year to year for a larger project. In FY 2013, all the items that are typically undertaken equates to the \$820,000 figure. She asked that the Board start thinking about what direction they wish to take by the next meeting.

Chair Robb asked if the CRA was responsible for the construction of the pier and pier restaurant because those who attended the Chamber of Commerce Meeting last week were shown a picture of the turtle migration from March to October. Therefore, she asked John Carlson to take a look at the pier restaurant lights to see if it met the turtle lighting requirement. And informed her that the lights would have to be shielded as they are casting a light, which will be a danger for the turtles. Additionally, Chair Robb asked if the pier restroom project was also a CRA Project.

Ms. Mory replied yes, both were.

Chair Robb said that to get in the stall at the women's restroom, you have to turn sideways to access it, as the doors do not open sufficiently. Additionally, Chair Robb opined that the only thing needed there was a snack bar, since the City did not want to compete against other restaurants; nor is she impressed with what the CRA has done in the past six (6) months. Furthermore, there is \$6 million allocated from the \$40 million bond that was borrowed from the Florida Municipal Loan Council; and expressed concern with handing over \$6 million at this time.

**GENERAL ITEMS - CONTINUED**

Chair Robb said that she feels the City should look for a more professional CRA development, such as the one Pompano Beach has. We have relied on individuals who are not diligent in CRA. Furthermore, she is not happy with the CRA Staff. Specifically, in regards to the Cove Gardens Neighborhood Project and would like to hear from the public before the Board takes action on awarding the bid on the Cove Gardens and Sullivan Park projects. She commented on the Nautical Destination Plan that was presented at the last City Commission Meeting; whereby, it should be incorporated with the Sullivan Park development. She suggested stepping back and doing further review of the projects.

Mr. Ganz asked who John Carlson is.

Chair Robb said he spoke at the Chamber of Commerce Meeting and is a turtle advocate.

Mr. Ganz said that in the past, he believed that Chair Robb was against installing turtle lighting and asked for clarification.

Chair Robb replied that she does not recall being against it.

In response to Mr. Ganz's question, Ms. Mory said that the turtle lighting inspection for the Florida Wildlife Committee is happening at 8 p.m. tonight; Chad Grecsek and Staff is meeting with them. The inspection outcome is unknown; however, it is their job to review the pier plans and make a recommendation. If any lights are not compliant, they will make that finding; and must be corrected before the permit is closed.

*Andrew Maurodis, City Attorney, left temporarily at 6:55 p.m.*

Ms. Mory said that Mr. Carlson's group is an advisory group who volunteers and goes along the beach making recommendations to the Florida Wildlife Commission. In the past, the CRA had to change out the overhead shielded street lighting and turn them into bollards; thus, it is not uncommon for Florida Wildlife to be more stringent than what is necessary to achieve turtle lighting compliance.

*Mr. Maurodis returned at 6:56 p.m.*

Mr. Ganz asked if the inspection was previously scheduled.

Ms. Mory replied yes, that inspection and many others. The completions list is still being worked on for the pier and DEP list, along with the restrooms.

Mr. Ganz asked what the hold up is on the restrooms.

Ms. Mory said that the solution is very simple, but Staff tries to balance cost effectiveness and keeping the contractor from going over certain items. She said she is aware of the problems with the bathroom doors; the item is on the completions list and

**GENERAL ITEMS - CONTINUED**

they have had ongoing negotiations with the contractor and the company that provides the doors themselves to ensure that the corrections do not void the warranty.

Chair Robb asked if the problem is whether the contractor does not want to pay and wants the City to pay for the door.

Ms. Mory replied yes, we want them to pay.

Mr. Ganz said that if the biggest problem is turtle lighting and bathroom doors, then he and Chair Robb have a difference of opinion. Mr. Ganz said that the pier project is an outstanding project and while it has been a challenge, everyone that he has spoken with has been very positive. As for competition with the pier, the City gains revenue from the restaurant and no other restaurant came forward to object to the pier restaurant. Additionally, Mr. Ganz said that although he has had issues with the CRA, he does not see a need for change, but would prefer that the new Board members interact and get use to working with staff. Thereafter, if Chair Robb is still unhappy, he recommended her bringing it back then for further discussion. He said it is very premature to form a solid opinion without having the opportunity to work with the staff for a brief time.

Continuing, Mr. Ganz said that in regards to Sullivan Park nautical destination, he suggested moving forward with the Sullivan Park project and things cannot be stopped. Notwithstanding, the response by the City Commission toward the nautical destination, seemed to be lukewarm. He said that he and Mr. Miller spoke in favor of it, but no one seemed to jump onboard. He objected to delaying Sullivan Park for the nautical destination program. Lastly, Mr. Ganz said that he has no objection from hearing from the public.

Mr. Preston commented on mimicking the Pompano Beach CRA and that he is not familiar with their structure therefore is challenged with that statement. In previous commission meetings, Chair Robb has spoke about protecting employees, but mimicking Pompano Beach is like outsourcing.

Chair Robb said that Pompano Beach runs the CRA in conjunction with RMA and they are under the auspices of Pompano Beach. It is a redevelopment management association and they know how to run a CRA.

In response to Mr. Preston's question, Chair Robb replied that they are an outside agency, which is what Deerfield Beach has. She commented on past and present CRA staff. She said that she is not questioning Ms. Mory's enthusiasm or work ethic, but whether or not someone more professional is needed.

Mr. Preston asked if Chair Robb or Mr. Rosenzweig interacted with the CRA staff to become acquainted with them.

Chair Robb said that prior to being elected, she was in contact with Pompano to see what their CRA was doing and the pay structure and how they were hired. She said she is not coming out of the blue, but thinks we need a more professional stance.

**GENERAL ITEMS - CONTINUED**

Mr. Preston said that if the problem is with the lighting, the analysis needs to go forward and then do an evaluation to see if the CRA is at fault and what is needed to fix it. With regard to the bathrooms, it is important that the residents be accommodated and not inconvenienced; nevertheless, he does not see those issues being criteria for outsourcing.

Chair Robb said that she is not suggesting that, but is addressing some of the mistakes that were made while listening to the accomplishments, and wanted to bring out the fact that errors were made that should be corrected.

Vice Chair Miller said that when he speaks to people from different cities, they love the beach and what has been done. Vice Chair Miller objected to the need for new staff and said that the recognized problems can be corrected.

Chair Robb said that they must speak with different people. Chair Robb commented on families with small children who would like to buy a small lunch; hamburger, drink and French fries and not spend much money; which is what she encountered during her time at the pier.

Mr. Rosenzweig said that maybe the RMA can bring in new ideas; however, having interacted with CRA Staff, he believes that things can be improved and that they should be giving time to see what can be done and that it is to the satisfaction of the City. Lastly, he said that the CRA Staff should continue on.

Mr. Preston said that these are things that need to be considered, but asked if Chair Robb has spoken to Staff about her concerns.

Chair Robb said that she sent a memo with photos, but did not speak directly to them. She said that her concerns were directed to the City Manager. She said she does not talk to the individual Staff members as it is not allowed by Charter.

Mr. Preston said that you can interact with staff and ask questions.

Chair Robb said that she chose to take the direction of the Charter that states you cannot interfere with the direction of any of the employees, but you must deal with the City Manager. Additionally, she said she wanted to know who was responsible for making sure these things were corrected. The manager said the CRA and the City Engineer; therefore, her questions went to the City Manager.

Mr. Preston said that asking questions is not interacting.

Chair Robb said that when she spoke with the City Manager, he informed her that the CRA and the City Engineer were involved in approving what was done and were responsible for correcting it.

Mr. Preston said that when he has questions about agenda items, he will speak with Staff to gain clarity.

**GENERAL ITEMS - CONTINUED**

Burgess Hanson, City Manager, clarified that the CRA is somewhat different than other City operations. Ms. Mory is the Interim CRA Director and reports directly to the Board and they can interact with her. Also, CRA Staff is appointed by the Board and not himself.

**ITEM 4****DIGITAL TIME STAMP: 7:14:38**

**CRA Resolution 2013/004 - A Resolution of the Community Redevelopment Agency of the City of Deerfield Beach, Florida, awarding Bid #2012-13/05 for the Cove Gardens Neighborhood Improvements Project to the lowest responsible responsive bidder MBR Construction, Inc. for an amount not to exceed \$1,530,227.57 in accordance with the bid specifications.**

Chair Robb asked that the public be allowed to speak on this item.

It was the consensus of the Board to allow the public to speak, but to allow Staff to provide the presentation.

Kris Mory, Interim CRA Director, outlined a brief PowerPoint presentation on the Cove Gardens and where the development is located. The major concern there is drainage; the project requires removal of the existing roadway, installing a new drainage system, curbing, sidewalks and depending on the particular adjacent property, either landscaping or restoration with the private property.

Continuing, Ms. Mory said that there are significant crime issues; which she outlined. In the Capital Planning Sessions, people talked about the need for the project. She showed photos of the streets, landscaping, drainage/flooding issues. She said that 2010 the public's right-of-way issues contributes to the drainage issues. She also outlined the issues on SE 3<sup>rd</sup> Court and 12<sup>th</sup> Avenue; whereby, the oncoming traffic is blocked but will be remedied with this project. She continued showing photos of the right-of-ways and what needs to be improved. She said that the rights-of-ways have been filled with asphalt which does not allow for drainage; additionally, the dumpsters are not being maintained; unfortunately, there is an ongoing problem with illegal dumping. She outlined a photo of an apartment building that has private parking and one of the only stretches of ADA compliant sidewalks in the entire neighborhood. However, the property next to it does not have any sidewalks or parking on the property, which leads back to parking in the right-of-way. She further commented on the children walking in the street since there are no sidewalks. Ms. Mory provided a timeline of the project; and permitting has been completed; therefore, the Board is being asked tonight to approve the apparent low bidder.

Lastly, Ms. Mory said that they have already spoken with people in the neighborhood about their concerns and have addressed them. The CRA Board can fund this project and at the Board's direction, can partner with some of the property owners on their personal property issues.



**GENERAL ITEMS - CONTINUED**

Vice Chair Miller asked if the property owners can apply for façade improvement.

Ms. Mory replied no, it is a commercial façade program, but the Board can approve a residential façade program.

In response to Mr. Ganz's question, Ms. Mory replied that approximately \$50,000 for design and permitting has been spent on this project.

Chuck Brown, 1261 SE 2<sup>nd</sup> Street, Deerfield Beach, said that there are kids and seniors going to Publix, to school and to church. He said that he witnessed a hit and run there before and the street does not need to be widened, but it needs to be paved, along with installing sidewalks, drainage and adequate lighting. The street needs to go one way to avoid the semi trucks coming down the street, which they have on a daily basis.

Mr. Preston asked if Mr. Brown thought that the overall project would be an upgrade to the neighborhood.

Mr. Brown replied no, not widening the streets. He said that the tenants will leave if they can't park.

Mr. Preston explained that the program includes lighting, sidewalks and drainage and asked if Mr. Brown is in favor of these caveats.

Mr. Brown replied that he is not against the complete program, but likes the improvements mentioned by Mr. Preston; and reiterated that he does not want the streets widened.

There was a brief discussion with Mr. Brown regarding his ownership of the property; whereby, Mr. Brown manages the property but does not own it.

Vice Chair Miller asked how much the street will be widened?

Ms. Mory said that the roads are not being widened. She explained that the road is 11 feet wide and will remain such, but curbing will be installed as well as landscaping. However, on Mr. Brown's street, the road is 10 feet wide. At the end of the road, there will be 2 feet of curbing, a sidewalk and whatever private property is disrupted, it will be restored. In Mr. Brown's case, his car cannot be parked over the sidewalk but may park parallel or move the car back further on the property. She said in the driving experience, the roads will seem narrower.

Richard Troia, 1241 SE 2<sup>nd</sup> Street, Deerfield Beach, said he owns another property at the corner of 15<sup>th</sup> and 2<sup>nd</sup>. He said that it is somewhat a burden as they have become accustomed to parking like this. He said that at his property, 1461 SE 2<sup>nd</sup> Street, he was allowed, by the City, to put pavers on the right-of-way at SE 2<sup>nd</sup> Street, with a permit. If he had to move it up, he would be okay with that, but asked what would happen if the pavers were taken up, would he be reimbursed.

**GENERAL ITEMS - CONTINUED**

Ms. Mory replied that the project budget does not include restoration on private property. She further advised that Mr. Troia is the only one that has this condition; whereby, the Building Department issued a permit when they should not have.

Mr. Troia said he tried to make the property look nicer.

Mr. Ganz said that it was a problem of the City and believes Mr. Troia should be compensated.

Vice Chair Miller agreed.

Mr. Preston asked Mr. Troia if he is in agreement with the project.

Mr. Troia replied that it could be nice, but said he was concerned about the work on the alleys.

Ms. Mory said that there will be work on the alley, drainage and new surfacing.

Mr. Troia suggested using sewers instead of seepage fields; as the seepage fields may not work. He said the project could be nice if it is done properly. It is a scary street because of speed bumps. Additionally, on 8<sup>th</sup> street, three (3) houses have been robbed in the Cove. The biggest problem is drugs.

Ron Coddington, 501 NE 6<sup>th</sup> Avenue, Deerfield Beach, said that while it is a retention pond, you cannot dump into the Intracoastal. He further stated that he looked at the drainage calculation and the engineer hired did a good job; providing twice the amount of retention than what is required by South Florida Water Management and Broward County.

Steve Scaggs, 1754 SE 3<sup>rd</sup> Court, owner of Two George's, said that he supports the project and commended the CRA for reinvesting in the neighborhood. He said he was on the Nautical Committee and they were in favor of Sullivan Park improvements; i.e. allowing kayak usage. He advised that he is not the spokesperson for the Nautical Committee.

Steve Krevoy 1408 SE 17<sup>th</sup> Terrace, Deerfield Beach, commented on Vice Chair Miller's comments on Chair Robb's election.

Mr. Ganz said that all comments are in regard to the Cove Gardens.

John McDonald, 1416 SE 7<sup>th</sup> Street, Deerfield Beach, said that the renovations are a great idea as currently, the water goes up to his building. He asked that any landscaping removed, be replaced. He referenced the apartment complex on SE 2<sup>nd</sup> Street whereby there is a cut curve that allows parking on the other side of the sidewalk without being ticketed. If parking is continually allowed there, then there is enough room to park without the car being right against the building. If you parallel park you can't fit the cars in for the tenants.

**GENERAL ITEMS - CONTINUED**

Chair Robb said you cannot park over the sidewalk.

Mr. McDonald suggested a cut curve so that residents can drive over the sidewalk and park near the building. He said in this case, you need landscaping but maybe the sidewalk should go out a little further. In closing, he said the cars need to fit and there needs to be landscaping.

In response to Vice Chair Miller's comments, Ms. Mory said that in this illustration there is parking on the property and off. She provided a detailed explanation of what would occur after the changes have been made. She explained that on Mr. Troia's property, he may abandon the sidewalk because he would no longer need it; he then would have the choice to do what he wanted. She said from the center of the road, there would be curbing then sidewalk and the rest of the right-of-way would either be filled in with asphalt or landscaping where possible.

*Burgess Hanson, City Manager, left the meeting temporarily at 7:48 p.m.*

Additionally, Ms. Mory said that since the owners have to push the parking either 4 to 5 feet onto their private property, they are asking the Board to assist with relocation costs. The project ends at the right-of-way line and improvements on private property have not been budgeted. She continued to outline where landscaping and curbing would be.

Chair Robb said that drainage appears to be the biggest problem and asked if the project can start with drainage and proceed in phases without infringing on the rights of the property owner. She explained that there will be a problem with parking once sidewalks are installed.

*Mr. Hanson returned at 7:50 p.m.*

Mr. Preston said that most of the people that came up are in agreement with what is taking place, but wishes to finish with public comments

Ernesto Gonzalez, 1231 SE 10<sup>th</sup> Street, Deerfield Beach, said that he is confused because Ms. Mory just said that the CRA would replace landscaping but, she previously said the property owner had the right to do what they wanted.

*Andrew Maurodis, City Attorney, left the meeting temporarily at 7:51 p.m.*

Mr. Gonzalez asked if debris would be left over. He said that after spending \$50,000, the photographs presented are not good renditions of what is expected. He asked if there are photos available of what the streets will look like.

Ms. Mory said that renderings are typically done in construction, in conjunction with a structural project. To render this project is almost impossible because every property is different, and some properties have to go over the sidewalk and have asphalt. In most cases, what restoration means is that the contractor will be responsible for restoring

**GENERAL ITEMS - CONTINUED**

asphalt and landscaping where possible. There is not an effective way to show that in a rendering; it would have to be drawn property by property.

Mr. Gonzalez said that sidewalks and curbs will go thru every property. A rendering of the proper curbing and sidewalks would be beneficial to the property owners to determine what may be needed in terms of landscaping. He said the project will leave them with good drainage, but the area may not look any better.

*Mr. Maurodis returned at 7:53 p.m.*

Mr. Ganz said that he does think it will look better; he asked that public comments continue.

Marco Vagnini, 1351 SE 3<sup>rd</sup> Street, Deerfield Beach, said the area needs improvements. He understood the purpose for this project was to provide access to Publix and the Intracoastal, but was told that the connection was not going to happen. He outlined where his property is and provided photos thereafter. Mr. Vagnini said on the back of the property, there are Ficus trees and when police are called, people cross through the trees to the other street; but to put a fence with the Ficus, it is not a possibility; however, to remove them would be expensive. He asked why one street is 15 feet and another is 20 feet. He asked who will maintain the expansion with the landscaping and watering.

**MOTION** was made by Mr. Ganz and seconded by Vice Chair Miller to close the public hearing.

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

Vice Chair Miller commented on various points made by the public. Additionally, he said that it is the CRA's responsibility to help Mr. Troia. He also apologized for his comments regarding the election results.

Mr. Ganz objected to only doing the drainage, because the sidewalks are needed. This is a tremendous improvement and is exactly how CRA money should be spent. Additionally, the improvements will add value to the properties. He said that the parking situation can be dealt with as there are different options. He also believes that everyone is in agreement that this is a good project; ADA compliant, safer, better appearance and will be very functional. He spoke in favor that there should be restitution for Mr. Troia and the Board should consider façade improvements on homeowner's properties in the area.

Mr. Rosenzweig said that he is impressed by the direction and moved by the comments from the Board. He said he believes that Chair Robb wants to start in the most important areas and work around. Therefore, he believes the improvements will drive out the drug issues as there will be more lighting, making them visible to others.

**GENERAL ITEMS - CONTINUED**

Chair Robb said that she was disturbed about Vice Chair Miller's comments about the election results as he is not normally aggressive. She also clarified that her suggestion was to start with drainage and then work around and go a little slower. She commented on following the desires of the residents. She said that drainage is a major problem and does not see anything wrong with progressing slowly. There are problems with parking and the project will cut down on where people can park; thus, it should be addressed.

Mr. Rosenzweig asked about the timeframe.

Ms. Mory replied that if approved tonight, negotiations would begin and a notice to proceed would be issued in late April and construction would start late April, or early May; to be completed in 8 months with completion by December 2013 or January 2014.

Mr. Rosenzweig asked if this gives the residents enough time to get prepared.

Ms. Mory said that individual notifications will be given to the property owners. She has met with some, but others are corporate and out of town owners and Staff could contact them during contract negotiations.

In response to Chair Robb's question, Ms. Mory replied that Staff has gone property by property because of the specific parking problems, on 2<sup>nd</sup> Street, and dealt with them on a case by case basis to understand their issues and how it would be addressed; however, you cannot notify property owners until the Board makes a decision.

Chair Robb commented on the process of planning notifying residents prior to a project being approved.

Mr. Maurodis said that is for planning but not contracts.

Mr. Preston asked Chair Robb if she wants to scrap the entire project.

Chair Robb replied no, but thinks it would be good to hear from all the property owners.

Mr. Preston said he has struggled with the CRA because the money never went where it should have, it should have gone to District 2. Unfortunately nothing can be done about it now. He said that one of the criteria to obtain CRA money is showing blight; which amazes him that it was shown in District 1 and not 2. He agreed that not many people have come to voice their opinion. He asked if there is a cost factor in waiting.

Ms. Mory said that the contractor's bid is good for 90 days and opened February 22<sup>nd</sup> and would expire May 22<sup>nd</sup>.

Mr. Rosenzweig said that those directly involved have spoken tonight.

In response to Chair Robb's question, Ms. Mory replied that Code Enforcement has notified every property owner by either knocking on the door or letters. She said she

**GENERAL ITEMS - CONTINUED**

cannot speak to them until they know whether the project is approved and going forward.

Chair Robb asked what the property owners were told prior to the project being approved.

Ms. Mory replied the same thing. She said that there are a large amount of corporate and out of state owners and you don't know who is reading the mail, even if you send a certified letter. She said if she sends the letter to the corporation's liaison, it is not true meaningful communication.

In response to Chair Robb's comments, Mr. Maurodis said its' 300 feet for certain zoning matters, but has never been so for construction projects.

Ms. Mory outlined the project boundary map, but because people were going to be impacted are outside the area, they are included in the public notification. The owners have been identified, but not notified. Any property owner who has an issue in the right-of-way, they have been notified and provided with her name and number and were told about the project from code compliance.

Mr. Maurodis said that there is no notification procedure in anticipation of construction in the Cove.

Chair Robb said it is there for Planning and Zoning.

Mr. Ganz said that his opinion is that the project is a tremendous improvement for the neighborhood and does a great deal of good and accomplishes more than one thing. He said he does not think taking the project in phases is not the most cost effective way of doing things. He said if people don't want it, then don't do it; however, anyone against the project has not come forward tonight. As soon as the Board changes direction, you will start hearing from others. He said that if the Board wishes to change direction, he is open-minded and onboard.

Chair Robb said that she is not saying this is a good project, but thinks more people should have been notified. If the bid will stay until May, everyone could be notified of the project by the next CRA meeting. She said if response is received then the Board can decide whether to move forward. She reiterated that she does not have a problem with the project, but the residents who will be most affected have not all been notified.

Mr. Ganz said that he has been led to believe that there is much community involvement, door to door and asked if that is correct.

Ms. Mory agreed.

Mr. Ganz said that everyone who will be adversely impacted has been notified and dealt with one on one. He said he doesn't believe everyone who will be impacted is here tonight.

**GENERAL ITEMS - CONTINUED**

Vice Chair Miller said that he prefers to get projects done during off season, as quickly as possible; putting it off puts it in season. He commented on adjusting the project with the issues raised by the public. He said that he is in favor with moving it forward now knowing that some landscaping that has to be moved is not insurmountable. He said he believes the northern owners will be pleased that the area is being updated and the lots that are affected, the Board should be able to assist them.

Mr. Preston disagreed with Mr. Ganz about not having more input from the public and outlined the various comments from the public. He expressed opposition to delaying the project to contact individuals that are not present.

**MOTION** was made by Mr. Ganz and seconded by Vice Chair Miller to approve Item 4, adopted CRA Resolution 2013/004, to awarding the contract to MBR Construction, Inc. and work with the property owners, on a case by case basis, to alleviate their concerns.

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

**ITEM 5****DIGITAL TIME STAMP: 8:30:27**

**CRA Resolution 2013/005 - A Resolution of the Community Redevelopment Agency of the City of Deerfield Beach, Florida, authorizing staff to negotiate a contract with Bermello Ajamil & Partners, Inc. for the design of the Sullivan Park Expansion Project.**

The resolution was read by title only.

Kris Mory, Interim CRA Director, said that Staff likes to keep a constant flow of projects. During the bond, the Board directed Staff to move forward with the Sullivan Park project. Over the past two (2) months, Staff has gone through the bidding process for architectural engineering design services. A portion of the fees will be offset by a FIND grant. The Board approved RFQ documents; for new Board members, she explained the construction manager at risk in this process. At the January meeting, the Board approved the RFQ process and also provided input that the evaluation committee should use; the Board also approved the composition of the evaluation committee. Ms. Mory listed the committee members. Thereafter, she explained the RFQ which the shortlist consisted of five (5) proposals: 1) Atkins North America; 2) Bermello Ajamil; 3) Applied Technology Management; 4) Craven Thompson; and 5) IBI Group of Florida. After each firm's oral presentation, there was a tie with Bermello Ajamil and Atkins North America, but declared Bermello Ajamil as the most qualified provider. Staff is asking the Board to either accept the evaluation committee's recommendation or direct Staff to move into negotiating a scope of services and a contract; rejecting the bids; or opting to interview the top ranked firms.

Andrew Maurodis, City Attorney, explained that the general procedure is to affirm Staff's ranking and direct negotiations to begin with the number one ranked firm. The

**GENERAL ITEMS - CONTINUED**

procurement code also allows the Board to overrule the ranking, there would need to be a 4/5 vote then make their own recommendation. Otherwise, the Board would approve the recommendation and start contract negotiations.

In response to Chair Robb's question, Ms. Mory replied that this is for design and permitting.

**MOTION** was made by Vice Chair Miller and seconded by Mr. Rosenzweig to approve Item 5, adopted CRA Resolution 2013/005.

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

**ITEM 6****DIGITAL TIME STAMP: 8:36:50****Community Policing Evaluation**

Kris Mory, Interim CRA Director, said that in December, the CRA launched a community policing program in the CRA district on Thursday, Friday and Saturday evenings from 7 p.m. to 3 a.m. On Thursday, it is from 5 p.m. to 1 a.m. At the last meeting, she was asked to provide raw data which has been provided. Included in the packet is the daily report from the deputy of what transpires during their duties for January and February. Sgt. Dublin is present to answer any questions; she supervises the deputy details.

Mr. Preston asked Deputy Dublin about the impact to the area.

Deputy Dublin said that the initial schedule was adjusted because the businesses close earlier on Thursday. She highlighted activities that some of the officers have undertaken; robberies, dogs without leashes; etc. She said there is much interaction with CRA Staff and the officers.

In response to Chair Robb's comments, Chief Schnakenberg, BSO Police Chief District X, explained that police services are a part of the contract with BSO, but this is a paid detail from the CRA. It is a quality of life issue whereby the CRA provides an extra deputy to the CRA area and does not take away from the rest of the City.

Mr. Ganz explained that it is supplemental and does not take away from the City. He said the theory is that it would cost more from the general fund.

Vice Chair Miller asked if the Board has to decide whether to keep the program at this time.

Ms. Mory replied that it would be discussed at budget time, and will have further discussion about this subject next month.

In response to Vice Chair Miller's question, Ms. Mory replied that \$49,000 is budgeted annually for community policing. She emphasized that anything that the CRA does



**GENERAL ITEMS - CONTINUED**

cannot be provided by the City, but has to be above any regular service. For example, regular maintenance is not allowed, but capital improvement would be.

**ITEM 7****DIGITAL TIME STAMP: 8:44:21****Report on Founders' Days Special Event**

Ms. Mory, Interim CRA Director, said that in January, the Founder's Day Committee advised the City that it would not be putting on Founder's Day. The Board decided to sponsor a portion of it. Normally, the event attracts 80,000 to 100,000 people but due to bad weather, only 50,000 attended this year. The Board approved an amount not to exceed \$34,500. Another part of the approval asked for a return on investment. She said that vendors, businesses and event attendees were surveyed. The vendors were hot and cold due to the weather; some were not happy with their sales. However, of the 35 business surveys sent, 5 responses were received and all were favorable. The one on one surveys provided the best results, 60. She outlined what the average attendee spends for the event: \$7.65 on fuel; \$20 on hotel accommodations; and \$57.68 on meals while attending. Across the 50,000 attendees, the overall economic impact was \$1.4 million. She said that the Parks & Recreation Department did a great job with pulling off the event last minute and has asked the CRA for reimbursement of \$29,000. No motion is needed as it was previously approved.

Chair Robb said that Founder's Day replaced Cracker Day. She said that all activities that impact the use of the main beach parking lot and beach area have to be evaluated during budget. Cracker Day was a one day event, a parade and a barbecue. She said that in selling beach stickers, many people cannot use them because the beach is cut off. We have to decide how many things are going to happen on the main beach next year as the meter devices are a large source of income. She listed the events that should be addressed: Art Festival, Founder's Day and 4<sup>th</sup> of July. She said she doesn't think the beach should be tied up every weekend.

**BOARD/ADMINISTRATION COMMENTS****DIGITAL TIME STAMP: 8:49:18**

**Mr. Richard Rosenzweig - Thank you** - Mr. Rosenzweig thanked everyone for their input.

**PUBLIC INPUT****DIGITAL TIME STAMP: 8:49:43**

**CRA Funds** - Bett Willett, 2646 Emerald Way Circle, Deerfield Beach, commented on how to use CRA money to benefit the other districts. Her idea was to use it for infrastructure. She said those funds can be used for the CRA instead of general funds in that area. She encouraged the Board to continue in that direction.

**CRA Project** - David Cohen, 953 SE 6<sup>th</sup> Street, Deerfield Beach, agreed with Ms. Willett. He said 30 years ago he wanted to landscape his corner lot in the front and was told that you have to have a 25 foot triangle where nothing is planted that is more than 4 feet high. He said the further east he drives in District 1, there are hedges up to the

**PUBLIC INPUT - CONTINUED**

sidewalk and you cannot see children on skateboards. In regard to the filtration ponds, it has been successful. He commented on having the Gambusia fish which is effective in eating mosquito larvae. It does take time for the flooding to go down, but it is livable and it's only when there is intense rainfall. The parking problem to him is solved, the sidewalk will be relocated on top of the curb; therefore, there is plenty of public property than can be used and private properties that can either be paved or landscaped.

Green Market - Steve Krevoy, 1408 SE 17<sup>th</sup> Terrace, Deerfield Beach, said that the first green market was done with an RFQ and an evaluation committee. The two candidates were The Market Company and the Historical Society; he outlined the members for that evaluation committee and the ranking for the each vendor. The Historical Society had no credentials, but The Market Company outlined that they had credentials to run the market; however, the CRA gave them \$10,000 to start. After using it, they requested more, but it was denied and the Green Market failed. He said that Hillsboro Boulevard was a blunder; along with the Cove Shopping Center whereby 36 businesses left. He further commented on the Staff and how professional staffing is needed.

S-Curve Project - Ron Coddington, 501 NE 6<sup>th</sup> Avenue, Deerfield Beach, said that about a week or so ago, he saw the proposed presentation for the S Curve for A1A; the City will not have a lot of control over that, but funding will come from somewhere. He said it seems that the project engineer contacted property owners. On the beach you have people that lease, Bob's and Jakes both lease but they need to be made aware of what is going on. The area in front of Bob's and Jakes contributes to more than half their income and is much less square footage inside. He said to be careful of what happens on A1A in respect to the patronage those businesses receive. If you lose 4 or 5 feet of sidewalk in front of Bob's and Jake's, it will change their business. He said to make sure that the people who are affected are contacted, before funding is received.

Chair Robb said she was surprised that Bob's Pizza and others were not at the meeting with the engineer.

Mr. Coddington said that the land owners were notified, but the lessee's were not. He said he does not believe Bob and Jake would be gung ho if they knew they were going to lose the prime square footage that produces the income.

Chair Robb said that was the most important thing they illustrated at the meeting was that those small businesses would be affected.

Mr. Coddington said that if 4 feet are removed, you will have to change the façade somewhat.

CRA - Pam Militello, 884 SE 19<sup>th</sup> Avenue, Deerfield Beach, said that it was a long time ago when the CRA started and many said it should be in District 2. The CRA has been handled extremely well. Infrastructure projects have been completed and in the last 2 years, Pompano is doing something. They have spent more money on fireworks and parties; they should look to our CRA as a role model. She said that the direction of the CRA for the past year or so has been good. Project delays had nothing to do with the

**PUBLIC INPUT - CONTINUED**

CRA or City. She said when changes are made, things happen and we must look to the future. This CRA has been frugal and did what they can to help the entire City. She said everyone is benefiting from what is happening in the CRA.

CRA Funds - James Benefield, 533 NW 3<sup>rd</sup> Way, Deerfield Beach, said that he would like to learn about politics and will be here a lot because he wants to understand. He asked if the CRA funds are spent in a particular section or can it be divided equally among all the districts.

Chair Robb replied it cannot be. The CRA has boundaries and cannot be spent outside of that boundary; from Federal Highway to A1A.

Chair Robb agreed with Ms. Militello that it should have been in District 2, but it went to District 1 because of the tax revenue. She said it should have not taken four (4) years to pave Hillsboro Boulevard. The County has decided that no more CRA's can be developed.

Mr. Benefield said that there are flooding problems in District 2.

Chair Robb said that the \$40 million bond was suppose to be for the infrastructure after the old bond was refinanced at a better rate. She said she does not understand why the CRA was allowed to get \$6 million of that bond issue; even though they are paying it back. It should not have gone to the CRA.

Mr. Ganz said that he agrees with where the CRA should be and will explain at a later time and will provide figures as to why the money was pulled and why it was the wise thing to do.

Deerfield Beach Photos - Frank Davis, 231 NW 38<sup>th</sup> Street, Deerfield Beach, provided a photo of what Deerfield Beach looked like in 1963, then in 1965.

**ADJOURNMENT**

There being no further business, the meeting adjourned at 9:09 PM.

*Jean M. Robb*  
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JEAN M. ROBB, CRA CHAIR

ATTEST:

*ADA Graham-Johnson*  
\_\_\_\_\_  
for ADA GRAHAM-JOHNSON, MMC, CITY CLERK