



**Deerfield Beach Community Redevelopment Agency
Meeting Minutes**

Tuesday, August 13, 2013, 6:30 P.M.
City Commission Chambers, Deerfield Beach City Hall

The meeting was called to order by Chair Robb at 6:30 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, Interim City Clerk

Absent: None

APPROVAL OF MINUTES

DIGITAL TIME STAMP: 6:31:04

June 11, 2013

MOTION was made by Mr. Rosenzweig and seconded by Vice Chair Miller to approve the June 11, 2013 minutes as submitted.

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

APPROVAL OF THE AGENDA

DIGITAL TIME STAMP: 6:31:12

August 13, 2013

MOTION was made by Mr. Preston and seconded by Vice Chair Miller to approve the August 13, 2013 agenda as submitted.

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

GENERAL ITEMS**ITEM 1****DIGITAL TIME STAMP: 6:31:21****REPORT ON 4th OF JULY SPECIAL EVENT**

Kris Mory, Interim CRA Director, provided an update on the return on investment from the 4th of July event, which was funded by the CRA. She said based on the survey conducted by the Parks & Recreation Staff, the event attracted approximately 70,000 attendees; the average hotel stay was four (4) days and revenue for the local economy was \$2.2 million.

Chair Robb asked if the monies from CRA are allowed to fund \$75,000 for the 4th of July event.

Andrew Maurodis, City Attorney, replied that it was ruled that it is allowed for special events.

Chair Robb asked that it be investigated further, as there is a municipality being investigated for use of CRA funds in this manner.

Item 2**DIGITAL TIME STAMP: 6:34:14****UPDATE ON SULLIVAN PARK EXPANSION MASTER PLAN**

Kris Mory, CRA Director, explained that Bermillo and Ajamil will be presenting their master plan for the Sullivan Park expansion. Later, there will be design concepts in two (2) weeks for consideration; nevertheless, the presentation by Bermillo and Ajamil will list constraints for Sullivan Park in the design. She commented on one of the limitations being the FDOT right-of-way in the park; leading many people to believe the park is much larger than what it is, but much of the green space is right-of-way.

Chair Robb said that she would prefer eliminating the Sullivan Park expansion and instead, purchase the hotel at Hillsboro and A1A; turn it into a park with a nice fountain.

Mr. Rosenzweig asked if the hotel was for sale.

Chair Robb replied she is not sure; nevertheless, she asked that Staff look into purchasing it with funds remaining from the \$6 million borrowed. She said those funds can be used for parks and park improvements, according to the Finance Director. She said that Sullivan Park is not an emergency, and can be worked on later. She reiterated that there is a need to upgrade the entrance way to the beach area.

Mr. Preston said that he would like to hear the presentation prior to making a decision.

GENERAL ITEMS - CONTINUED

Mr. Ganz said that the CRA Board did explore this previously; at the time, the price was exorbitant and there was a reluctance to sell. He said that there may be a penalty for not moving forward on Sullivan Park, as the FIND Grant outlines that the park must be developed in a certain amount of time or the money will be lost.

Chair Robb said that the owner refused to sell because of what people were saying about the property and what it was being used for; therefore, he refused to entertain anything from the City. She said she would like to revisit purchasing the hotel.

Randy Hollingworth, Bermillo and Ajamil, said that they are developing the Master Plan and proceeded with a presentation. The initial workshop with City Staff was held on July 12th; goals and objectives for developing the park were discussed. As part of the process, they are reviewing the ULI design options, whereby there were three (3) options to develop parking and open space at the end of the park on the waterfront. There are opportunities and constraints on the site, which is relatively small. He said that there are conditions on the site they are trying to respect to assure easy development and cost savings on various design aspects.

Continuing, Mr. Hollingworth provided an aerial of the site, the characteristics of the park and the constraints. One of the constraints is the location of the Chamber of Commerce; it blocks visibility into the park from Hillsboro and hinders awareness of the park traveling east and west on Hillsboro. He said in terms of the residential development to the north, they need to have access to parking; which they will make sure there is substantial buffering between the park and residential units so there is no conflict. There is a sanitary sewer line that runs on the north side of the roadway, thru the parcel, and they have to verify the location to avoid any ramifications for building over it. He continued to outline constraints for the park; overhead wires that run through the park and the DOT right-of-way, which is over 25,000 square feet of land. He said if permitted, they will try to expand uses into the right-of-way. There are a number of substantial trees on site. Right-of-way area and the east of access to residential area, serves the park now, which they are trying to use to increase the park by 11,000 square feet. There is also an issue with developing a marina along the waterfront because of the setback from the channel and Intracoastal.

Mr. Hollingworth outlined the opportunities for expansion with use of the DOT right-of-way. He also commented on the possible expansion of the park thru a small parcel of land owned by the Chamber of Commerce; which would have to be negotiated. Vertical connection between the park and Hillsboro Bridge would allow people to walk to the beach. There is a need to have a connection under the bridge to the Cove Shopping Center, north and south. He commented on the views and also the Marina opportunity on the north side, as part of the park development. The existing trees are beautiful and can be used as an amenity to the site; however, they would have to plant fewer trees, which would provide more shade to the park.

GENERAL ITEMS - CONTINUED

Moreover, Mr. Hollingworth provided options for developing the Marina. Option 1 would be a marginal dock design; the actual dock runs parallel to the shoreline and boats would dock along the edge, where possibly seven (7) boats can park. The diagram shows retaining the County dock. Option 2 allows for finger piers that stick perpendicular to the seawall; allowing possibly 13 slips for boat docking. It increases the opportunity for developing a marina as far as the number of boats that can be facilitated, much more than marginal docks. Lastly, he outlined the program components for the park, vehicular circulation, walkways and bikeways and the Marina. The passive recreation space includes seating opportunities, walkways and open lawn areas. There is a great opportunity to attract more people to the park besides residents, and to do that, you will need more active recreation; playgrounds, interactive water features, special event spaces, open play areas and restroom facilities in the park itself.

Chair Robb asked the cost of planning.

Mr. Hollingworth said the Master Plan Phase was approved.

Chair Robb asked if there was a reverter clause in Sullivan Park.

Andrew Maurodis, City Attorney, replied that there is a reverter clause for the Chamber and parking lot, but he does not believe that is being used. He said that with regards to the area under the bridge; from the Cove Shopping Center north, there are questionable ownership questions. He said he would look into the reverter clause for Sullivan Park.

Vice Chair Miller provided a brief history on the selection of properties and why Sullivan Park was chosen.

Chair Robb said that nothing can be done until the reverter clause is reviewed, the Chamber of Commerce.

Mr. Maurodis said the Chamber property is not going to be developed.

Mr. Hollingworth said that there is a piece of land west of the existing parking owned by the Chamber of Commerce; if the City wishes to entertain expanding the park, that would be an opportunity, but it is not a requirement.

Vice Chair Miller said that there is a grant and there are a lot of factors, as to why this park was selected. He also provided a brief history as to what properties were selected during the Capital Improvement Plan.

Ms. Mory said that in terms of sunk costs, there was \$2.2 million for the Riverview Road property.

GENERAL ITEMS - CONTINUED

In response to Chair Robb's question, Ms. Mory replied that of the \$6 million, \$1.6 million was encumbered for the Cove Gardens and there is approximately \$4 million left. Of the remaining amount, \$75,000 was encumbered for baseline studies and consulting fees.

Additionally, Ms. Mory said two (2) years ago, Staff tried to purchase the property; they wanted \$1.5 million and it appraised for less than \$700,000. She explained that there were three (3) separate appraisers who assisted with the properties being considered. Additionally, Staff never spoke to the property owners, as the broker was the liaison.

Mr. Ganz said he does not mind revisiting the hotel property, as it is a good idea; however, it is important to continue Sullivan Park.

Chair Robb commented on the hotel owner's position and why he did not want to sell at that time. She also said that Staff should speak to the owner instead of the broker.

Mr. Ganz said the finger piers make more sense to allow more boats than parallel parking. He said he would like to know the best practice and what is less likely to be a problem.

Vice Chair Miller asked if kayaks are still a possibility.

Ms. Mory replied yes. Additionally, she said nothing commercial can be done at the park. She also explained the FIND Grant; of the \$4 million from bonding it was used for the FIND Grant. The grant is structured so that if marine facilities are built, FIND will reimburse 50% for the cost of money put into the park.

ITEM 3**DIGITAL TIME STAMP: 6:59:10****PROPOSED CRA FY 2014 BUDGET DISCUSSION**

Kris Mory, Interim CRA Director, said that the CRA is required to hold two (2) meetings in August to adopt the budget. The presentation includes Staff's budget proposals and allows any input for adjustments. In two (2) weeks another meeting will be held to finalize and adopt the budget. She said CRA revenue for Tax Increment Revenue is \$2.3 million this fiscal year, which is a \$272,000 increase since last year. This is the third straight year for expanded Tax Increment Revenue income in the district, which indicates that the area is on the rebound.

CRA FY Proposed Budget - Ms. Mory said that over \$1.1 million will be carried over from last year, which was unencumbered. Later on, a resolution will be presented to show how much money is carried over from year to year. Additionally, the new and old TIF will be placed in the FY 2014 Budget, which will be approximately \$3.5 million. CRA Staff is implementing the Cove Gardens Streetscape Improvement Project and the

GENERAL ITEMS - CONTINUED

Sullivan Park Redevelopment Project to illustrate Staff's workload. The bond funds for those two (2) projects do not intermingle with CRA TIF Funds, but TIF Funds are used to repay that debt. During discussion of the 5 Year Capital Improvement Plan, the Board can revisit additional acquisition in the future, as it is proposed in the Plan.

Staffing - Ms. Mory said that the work in the CRA is performed by essentially three (3) core staff members; herself as the CRA Director, a department secretary and Hiep Hyun, Capital Projects Manager. She said that CRA Staff is also supported by the City Manager, Assistant City Manager, City Clerk and many other personnel.

Budget Highlights - Ms. Mory outlined budget highlights for this fiscal year; Cove Gardens, Sullivan Park, Community Policing, Commercial Façade, Landscaping services, special events, SE 15th Avenue and other infrastructure and capital improvement projects to be determined by the Board.

Budget Line Summary - Ms. Mory highlighted the budget that the Board will be considering for approval in two (2) weeks. The largest line item is \$1.3 million for Capital Improvements Projects. The only project designated thus far is Southeast 15th Avenue; the unfinished street between the Cove Shopping Center and the Cove Gardens Project, and has been budgeted for \$500,000 for completion next year.

Detailed Information - Ms. Mory outlined other projects that are in the Capital Improvements Plan; sidewalk improvements, beach area sidewalk improvements and the purchase of Deerfield Beach Island entry, NE 1st Street property. She said that the Board can do these projects at their discretion; it has to be included in the budget and submitted for Board approval. She said she recommended that the hotel stay in the Plan; if the Plan is adopted, it will be available to the Board. She encouraged the Board to review the Plan for new projects or old ones that have been abandoned.

In response to Chair Robb's question, Ms. Mory said that any changes should be discussed now, as it will be very difficult to amend the budget on August 27th. She said the only thing the Board needs to do is indicate that they are okay with the budget and anything that they want changed can be changed.

MOTION was made by Vice Chair Miller and seconded by Mr. Rosenzweig to move the proposed budget onto August 27th for final adoption.

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

BOARD/ADMINISTRATION COMMENTS

No reports.

ADJOURNMENT:

There being no further business, the meeting adjourned at 7:06 p.m.

JEAN M. ROBB, CRA CHAIR

ATTEST:

SAMANTHA GILLYARD, CMC, INTERIM CITY CLERK