# Meeting Minutes
# Community Redevelopment Agency

**Tuesday, April 12, 2022** | **7:00 PM** | **Commission Chambers**

## CALL TO ORDER AND ROLL CALL

The meeting was called to order on the above date by Chair Bill Ganz at 7:01 p.m., in the City Commission Chambers, 150 NE 2nd Avenue, Deerfield Beach, Florida.

**Present:** 5 - Mr. Todd Drosky
Mr. Bernie Parness
Mr. Ben Preston
Vice Chair Michael Hudak
Chair Bill Ganz

**Also Present:** 3 - City Manager David Santucci
City Attorney Anthony Soroka
Assistant City Clerk Heather Montemayor

## PLEDGE OF ALLEGIANCE

There was a moment of silence, followed by the Pledge of Allegiance.

## APPROVAL OF MINUTES

*Community Redevelopment Agency Meeting Minutes - December 14, 2021*

**MOTION was made by Mr. Preston, seconded by Vice Chair Hudak, to approve the December 14, 2021 minutes as submitted. Voice Vote:**

**Yeas:** 5 - Mr. Drosky, Mr. Parness, Mr. Preston, Vice Chair Hudak and Chair Ganz

**Nays:** 0

## APPROVAL OF COMMUNITY REDEVELOPMENT AGENCY AGENDA

*April 12, 2022*

**MOTION was made by Mr. Preston, seconded by Mr. Parness, to approve the agenda as submitted. Voice Vote:**

**Yeas:** 5 - Mr. Drosky, Mr. Parness, Mr. Preston, Vice Chair Hudak and Chair Ganz

**Nays:** 0

## GENERAL ITEMS

**1. CRA Resolution 2022/001 - A Resolution of the Community Redevelopment Agency of the City of Deerfield Beach, Florida, designating Michael Hudak as Vice Chair of the Board of the Deerfield Beach Community Redevelopment Agency; providing for an effective date.**

The Resolution was read by title only.

*There was no discussion amongst the Board.*

Chair Ganz opened the public hearing; however, there was none to speak and the public hearing was closed.

**MOTION was made by Mr. Parness, seconded by Mr. Preston, to approve Item 1, adopted CRA Resolution 2022/001. Voice Vote:**

**Yeas:** 5 - Mr. Drosky, Mr. Parness, Mr. Preston, Vice Chair Hudak and Chair Ganz

**Nays:** 0

**2. CRA Resolution 2022/002 - A Resolution of the City of Deerfield Beach Community Redevelopment Agency (CRA), approving a Job Order Contract with Team Contracting, Inc. for the construction of the main beach parking lot concrete seating utilizing the Sourcewell, Inc. Indefinite Delivery-Indefinite Quantity Construction Contract #FL-R10-GC03-111821-TCI in an amount not to exceed $286,059.12; authorizing a budget transfer within the CRA Capital Improvements Fund in the amount of $37,000.00 from the infrastructure and capital improvements account to the main beach parking lot account; providing for execution and an effective date.** *(Funds from Account #190-8000-552-63-08 - Main Beach Parking Lot)*

The Resolution was read by title only.

Kris Mory, Director of Economic Development, explained that the project includes amphitheater styling seating at the main beach parking and paver improvements on Ocean Way; thereafter, a photograph was displayed. She stated that job order contracting is being utilized due to the project size and to expedite the project.

*There was no discussion amongst the Board.*

Chair Ganz opened the public hearing; however, there was none to speak and the public hearing was closed.

**MOTION was made by Mr. Parness, seconded by Vice Chair Hudak, to approve Item 2, adopted CRA Resolution 2022/002. Roll Call:**

**Yeas:** 5 - Mr. Drosky, Mr. Parness, Mr. Preston, Vice Chair Hudak and Chair Ganz

**Nays:** 0

**3. CRA Resolution 2022/003 - A Resolution of the City of Deerfield Beach Community Redevelopment Agency (CRA), approving the award of Invitation to Bid #22-14-JW for the Island Mobility Improvements Project to Magnum Construction Management, LLC d/b/a MCM; approving a budget line item reallocation within the Capital Projects Fund in the amount of $266,000.00 from the Sullivan Park Facility Project to the Island Mobility Project; authorizing execution of an agreement with Magnum Construction Management, LLC d/b/a MCM, the sole responsive and responsible bidder, in an amount of $1,212,354.98 with a 5% contingency of $60,617.75, for a total not to exceed amount of $1,272,972.60; providing for implementation and an effective date.** *(Funds from Account #190-8000-559-63-04 - Infrastructure and Capital Improvements)*

## GENERAL ITEMS - CONTINUED

The Resolution was read by title only.

Kris Mory, Director of Economic Development, explained that the Island Mobility Project includes transportation and ADA components; whereas, the area is noncompliant, and lacks transportation facilities for beach patrons. Thereafter, a photograph of the proposed project was displayed. Unfortunately, only one (1) bid was received, which was significantly over the cost estimate.

Chair Ganz said the project is needed but expressed concerns with the cost, specifically, $180,000 for the bus shelter; therefore, he suggested possibly combining projects to expand the competition.

Vice Chair Hudak agreed, as construction costs are up. He asked if other projects have been identified to combine with this project and rebid.

Ms. Mory replied that staff is working on bringing the S-Curve Undergrounding and Streetscape Project forward, which is directly adjacent to this project, but includes a civil component. Further, she said these projects are similar and being adjacent to one another could potentially provide a cost savings.

Mr. Drosky said the project only received one (1) bid and should the projects be combined and rebid, there is a possibility that no bids are received or a possibility that costs continue to increase. Therefore, he advised that he will rely on staffs' expertise as to whether they feel the project should move forward as is or be rebid.

Mr. Parness said history has shown that the market fluctuates but agreed that more bidders should be involved. Thereafter, he commented on companies requiring more than one (1) bid and suggested rebidding the project to see if additional companies come forward.

Mr. Preston said staff has vetted the process and should the project be rebid, there is no guarantee that additional companies will come forward and costs could increase.

David Santucci, City Manager, said this is a small civil project, which is probably why only one (1) bid was received; nevertheless, if projects were combined, it would increase the competitive pool and assist the economy of scale for mobilization, general conditions, insurance, etc. but would not help with costs associated for labor, supplies, etc.

Chair Ganz opened the public hearing.

***Elliot Press, Chief Operating Office and Principal for MCM,*** said although MCM was the only bidder, they are the right company for the job; nonetheless, he understands the concerns for the cost increase, but unfortunately, this is how the market is and if the Board decides to not award the project to MCM, they will continue to bid on the project moving forward. Thereafter, he commented on a similar situation in Miami when the County rebid a project that resulted in a million-dollar cost increase. Mr. Press advised that this project was competitively bid, as MCM predominately bids public work; nevertheless, he respects the budget and staff's work and hopes the project will move forward. Lastly, he said the costs are broken down in unitary pricing and if a better breakdown is needed, it can be provided.

Mayor Ganz closed the public hearing.

**MOTION was made by Mr. Drosky, seconded by Mr. Preston, to approve Item 3, adopted CRA Resolution 2022/003. Roll Call:**

**Yeas:** 3 - Mr. Drosky, Mr. Preston and Chair Ganz

**Nays:** 2 - Mr. Parness and Vice Chair Hudak

## GENERAL ITEMS - CONTINUED

**4. CRA Resolution 2022/004 - A Resolution of the City of Deerfield Beach Community Redevelopment Agency (CRA), approving the award of ITB #22-07-PC for the Ocean Way Bollard Replacement Project to the sole responsive and responsible bidder, Miller Electric Company; approving a budget line item reallocation within the Capital Projects Fund in the amount of $1,408,500.00 from the Sullivan Park Facility Project to the Ocean Way Bollard Project; approving and authorizing execution of a contract with Miller Electric Company for the project in an amount not to exceed $2,368,443.00; and providing for an effective date.** *(Funds from Account #190-8000-559-63-04 - Infrastructure and Capital Improvements)*

The Resolution was read by title only.

Kris Mory, Director of Economic Development, stated that as a result of the successful project at the Kirk Cottrell Pavilion, FWC has approved the implementation of this pilot project throughout the entire beach area. Thereafter, a photograph of the proposed project was displayed. She advised that only one (1) bid was received, which was over budget due to it being a pilot project.

Mr. Drosky said this is a similar situation as the previous item and should this item be approved as well, the Board will be over budget by $800,000. He stated that in an earlier conversation with Ms. Mory, it was suggested that the Sullivan Park Project be delayed to FY24, which he agreed since the Island Mobility and Ocean Way Bollard Replacement Projects have been the Board's main priority for some time now. Further, Mr. Drosky stated that these decisions will impact other projects, which he is unhappy about, but unfortunately, this is the state of the economy right now.

Vice Chair Hudak spoke in support of the project, as bollards provide safety and the current ones are failing; however, he asked for confirmation that the new bollards are sturdier, provide better working conditions and more than one company can maintain them.

Ms. Mory said lessons were learned from the last bollards, whereas, the new ones are stronger, bigger and the lighting system is more durable. Further, she said the bid price contains 20 additional standalone bollards, so should one get damaged it can be replaced immediately.

Chair Ganz opened the public hearing.

***Peggy Ross, 103 NE 19th Avenue, Deerfield Beach,*** asked if the landscaping around the bollards can be properly maintained, so the brightness of the bollards is not hindered.

Chair Ganz closed the public hearing.

In response to Chair Ganz's question, Ms. Mory replied that the Island Mobility and Ocean Way Bollard Projects are around $800,000 over budget but funding is available; additionally, the Sullivan Park Project will be pushed to FY2024 which isn't bad because staff will need time to create the organization, design and permit the building, etc.

Chair Ganz agreed with delaying the Sullivan Park Project, as the two (2) other projects are higher priority. Although, he does not agree with the price increases for either of the projects, not moving forward could create bigger issues.

**MOTION was made by Vice Chair Hudak, seconded by Mr. Parness, to approve Item 4, adopted CRA Resolution 2022/004. Roll Call:**

**Yeas:** 5 - Mr. Drosky, Mr. Parness, Mr. Preston, Vice Chair Hudak and Chair Ganz

**Nays:** 0

## GENERAL ITEMS - CONTINUED

### 6. Update regarding the Sawgrass to Seagrass Experience at Sullivan Park.

*Item 6 was discussed prior to Item 5.*

Kris Mory, Director of Economic Development, introduced, Patxi Pastor, President and CEO of the Guy Harvey Ocean Foundation. Thereafter, a PowerPoint presentation was displayed. She stated that since 2021, staff has been researching ways to create a 501c3 to organize and implement the Sawgrass to Seagrass Experience. She briefly commented on staff's tour of the St. Lucie County Aquarium, which is also run by the Smithsonian Institution. Further, the presentation will be outlined in three (3) parts: organizational structure, staffing and operational costs for running the Exploratorium, and the implementation schedule. Ms. Mory said the planning team consists of CRA, Sustainable Management, Patxi Pastor, B&A, and BaseMint, who is a proposed new partner that will be introduced and explained by B&A. The organizational structure would consist of a chair, co-chair and board of directors, which would include potential partners, i.e. Guy Harvey Ocean Foundation, Ron Bergeron Everglades Conversation, FWC, JM Family, etc., that provide sponsorships.

Ms. Mory said once the Board is established, they would need to hire an executive director, who would begin forming sub-committees for development, marketing, fundraising and education. The educational component is extremely critical to the Exploratorium; fortunately, the Guy Harvey Ocean Foundation has one in place which would potentially be brought forward as part of this partnership. The development team would initiate a capital campaign through galas, events, direct solicitation and donations, and grant writing. Marketing consists of taking the brand/image/message to the public through digital and traditional social media and graphic artist/videographer. Further, contractual support would consist of legal, accounting, transportation, cleaning, grounds, and maintenance.

*Vice Chair Hudak temporarily left the dais at 7:56 p.m. and returned at 7:58 p.m.*

Mr. Pastor commented on the importance of educating the youth and public on the maritime industry, as it is a $13 billion economic engine; so, the creation of this partnership has great potential.

Continuing, Ms. Mory outlined the preliminary budget. The staffing plan would be around $840,000 and operations would be just over a half a million dollars. Potential revenues would consist of entrance fees - weekdays - $200,000; entrance fees - weekends - $280,000; and memberships - $30,000. Ms. Mory said staff, along with the Guy Harvey Foundation, want to assure that the facility is accessible to all income levels by allowing free admission like the St. Lucie Aquarium does on Tuesdays. Further, she said the potential partnership with Guy Harvey will allow for co-branding, so a gift shop is being proposed as an additional revenue source. The facility could also potentially be utilized as a rental space for special events; for a total proposed revenue source of $672,000. Ms. Mory stated that the total cost for running the facility would be around $1.4 million/year, which is more than the revenue, so the organization would need to raise an additional $730,000/year through grants, sponsorships, etc. Furthermore, staff looked at other business models and was advised that in order to open the doors on this facility, there should be at least three (3) years of operational costs banked, which would be over $4 million.

Mr. Pastor stated that you must be conservative when throwing numbers around, but the comments and feedback that have been received thus far are extremely positive; therefore, he does not foresee there being issues with retrieving and sustaining the funds overtime.

Lastly, Ms. Mory outlined that proposed scheduled: consideration of the Board to approve a scope of services for the design of the Exploratorium, three (3) month turnaround for staff to generate three (3) interior design options, which will be included in the sponsorship formation. The proposed design completion is December 2022, followed by permitting and bidding, starting construction around June 2023, anticipated grand opening December 2024. Further, she explained that although the additional expenditures made this evening pushed this project back, it is not detrimental.

Mr. Pastor said some of the components within the schedule may be accelerated, but it is better to be conservative. Further, although there is a deficit with this project because of the other projects, he is very optimistic that companies will step up and be a part of this project.

Mr. Drosky said he visited the Manatee Lagoon in Riviera Beach, which was similar but did not have an entrance fee and asked how that works.

## GENERAL ITEMS - CONTINUED

Mr. Pastor replied that the title sponsor for that facility is FP&L; whereby, there isn't a fee due to deficit financing. He expressed the importance of forming partnerships with large corporations, as their buy-in is important for the success of the facility. Thereafter, he commented on a facility in Tampa that is sponsored by Teco People's Gas and is the largest attended venue in the State without an admission price.

In response to Chair Ganz's question, Ms. Mory replied that the additional costs for the other two (2) projects are not critical to this project's timeline.

### 5. CRA Resolution 2022/ - A Resolution of the City of Deerfield Beach Community Redevelopment Agency (CRA), approving the Work Authorization with Bermello Ajamil & Partners, Inc., for creative conceptual design services for interior spaces of the Sullivan Park Facility Phase II Project in an amount not to exceed $88,750.00; authorizing execution of the Work Authorization; and providing for an effective date. *(Funds from Account #190-8000-559-63-04 - Infrastructure and Capital Improvements)*

The Resolution was read by title only.

Kris Mory, Director of Economic Development, introduced James Bowers, Bermello Ajamil & Partners (B&A), architect.

Mr. Bowers provided a brief PowerPoint Presentation. He stated that B&A has partnered with Basemint Creative and outlined the team, as well as brands they previously worked with, i.e. Disney, Universal, SeaWorld, NBC, etc. The main focus for this project will be themed areas, recreation, retail and entertainment and education. The two (2) components for this project are creative and technical; whereby, the creative side focuses on the creation of the concept and assuring the story is brought into the entire process for users. Once the creative side is completed and approved, the team will dive into the technical side which focuses on program development, master planning, and applying it to the project. Thereafter, he outlined notable projects completed by the team, Jimmy Fallon Race Through NY for NBC, the Fast & Furious in Orlando and Beijing, and the Sesame Street at SeaWorld in Orlando. Further, Mr. Bowers said specialty integration is key, as it makes the project unique for users to remember, and can be done through projection mapping, special effects, interactive experiences, sound, and specialty lighting. Thereafter, he displayed the projects previously mentioned and the work that went into each. Lastly, Mr. Bowers said the team is looking forward to bringing this exciting project to fruition.

Vice Chair Hudak spoke in support of the project.

Chair Ganz opened the public hearing; however, there was none to speak and the public hearing was closed.

Mr. Drosky asked that staff keep the Board engaged with the process.

**MOTION was made by Mr. Drosky, seconded by Mr. Parness, to approve Item 5, adopted CRA Resolution 2022/005. Roll Call:**

**Yeas:** 5 - Mr. Drosky, Mr. Parness, Mr. Preston, Vice Chair Hudak and Chair Ganz

**Nays:** 0

### 7. Presentation regarding the FY 2021 Annual Report.

Kris Mory, Director of Economic Development, advised that the CRA has filed the FY2021 Annual Report with the State of Florida, which is a statutory requirement; thereafter, she displayed the report.

In response to Chair Ganz's question, Ms. Mory replied that the fishing pier improvements will be outlined in the mid-year accomplishments and are expected to be completed in two (2) months.

## GENERAL ITEMS - CONTINUED

### 8. Presentation regarding Fiscal Year 2022 Mid-Year Accomplishments.

Kris Mory, Director of Economic Development, outlined the FY22 mid-year accomplishments via PowerPoint. The budget allocation consists of operating, debt services, contractual services, programs and capital projects. Thereafter, she listed the capital improvement projects: island mobility and ADA compliance; S-Curve undergrounding and streetscape, which is in the final phase of redesign and will be bid within 30 days; main beach parking lot railing and seating; Ocean Way bollards; warranty work, which includes the inground LED lights on the S-Curve and the touch screen at the Kirk Cottrell Pavilion; Sullivan Park Facility research and development; and main beach parking lot wayfinding. Ms. Mory also outlined various programs: fishing pier improvements which consist of signage showcasing fish art, the City's accomplishments, volleyball community, and the brag board which will be completed in two (2) months. Other programs include public art, community policing, boat parade, Ocean Way holiday, and professional development and networking.

Continuing, Ms. Mory said the estimated FY22 carryover is approximately $7.2 million and the estimated FY23 new tax increment revenue is $4.8 million for an estimated available tax increment revenue of just under $12 million; however, the debt service is $1 million, regularly funded programs and operating expenses is estimated at $1.3 million and other contractual services is estimated at $350,000. Therefore, the projected tax increment funding available for capital projects is approximately $9.1 million. Thereafter, she outlined the FY23 priority projects and their costs: S-Curve utility undergrounding and lighting is approximately $2 million, Ocean Way bollards - $2.4 million and island mobility and ADA improvements - $1.2 million; with $3.4 million remaining. The Sullivan Park Facility is estimated at $3.6 million and will not be feasible in FY23; however, as previously discussed it can be funded in FY2024.

## ADMINISTRATION COMMENTS

### CRA DIRECTOR

*Boat Parade* - Kris Mory, Director of Economic Development, presented the Board with the Boat Parade Award.

### CITY MANAGER

*None.*

### CITY ATTORNEY

*None.*

## BOARD COMMENTS

### MR. HUDAK

*None.*

### MR. PARNESS

*None.*

### MR. DROSKY

*None.*

### VICE CHAIR PRESTON

*None.*

## BOARD COMMENTS - CONTINUED

### CHAIR GANZ

*Community Policing* - Chair Ganz advised that improvements have been made, and thanked staff for ensuring adherence to the rules.

Thank You - Chair Ganz thanked CRA staff for keeping up with the projects and holding vendors accountable for the upkeep of the equipment.

## PUBLIC COMMENT

***Peggy Ross, 103 NE 19th Avenue, Deerfield Beach,*** commended CRA staff and thanked them for all they do.

## ADJOURNMENT

**MOTION was made by Vice Chair Hudak, seconded by Mr. Parness, to adjourn the meeting at 8:39 p.m. Voice Vote:**

**Yeas:** 5 - Mr. Drosky, Mr. Parness, Mr. Preston, Vice Chair Hudak and Chair Ganz

**Nays:** 0

BILL GANZ, CHAIR

Samantha Gillyard, CMC, City Clerk