Meeting Minutes
Community Redevelopment Agency

Tuesday, June 8, 2021 | **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 7:00 p.m., in the City Commission Chambers, 150 NE 2nd Avenue, Deerfield Beach, Florida.

Present: 4 - Mr. Todd Drosky
Mr. Michael Hudak
Vice Chair Ben Preston
Chair Bill Ganz

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

Absent: 1 - Mr. Bernie Parness - Excused

PLEDGE OF ALLEGIANCE

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

APPROVAL OF MINUTES

Community Redevelopment Agency Meeting Minutes

MOTION was made by Vice Chair Preston, seconded by Mr. Hudak, to approve the April 13, 2021 minutes as submitted. Voice Vote:

Yeas: 4 - Mr. Drosky, Mr. Hudak, Vice Chair Preston and Chair Ganz

Nays: 0

APPROVAL OF COMMUNITY REDEVELOPMENT AGENCY AGENDA

June 8, 2021

MOTION was made by Vice Chair Preston, seconded by Mr. Hudak, to approve the agenda as submitted. Voice Vote:

Yeas: 4 - Mr. Drosky, Mr. Hudak, Vice Chair Preston and Chair Ganz

Nays: 0

GENERAL ITEMS

1. **CRA Resolution 2021/003 - A Resolution of the City of Deerfield Beach Community Redevelopment Agency (CRA), approving an Agreement with Shiff Construction & Development, Inc. to construct improvements to the SE 1st Street right of way entrance to the Hillsboro Square Shopping Center in an amount not to exceed $66,039.33, utilizing Sourcewell Job Order Contract #FL-SEA-GC02-041019-SCD; authorizing execution of the Agreement; and providing for an effective date.** *(Funds from Account #190-8000-552-32-16 - Landscaping Services)*

The Resolution was read by title only.

Kris Mory, Director of Economic Development, stated that the project is budgeted; thereafter, she displayed a photograph of the project location. She explained that improvements consist of redoing the boulevard between the incoming and outgoing traffic, landscaping, hardscaping to include curbing and lighting. Further, staff decided to move forward with job order contracting as opposed to a competitive bid because of the size of the contract, whereby, this State job order contract already includes pre-bid prices. Once approved, the project will immediately move into construction and should be completed in three (3) months. Thereafter, a photograph of the proposed improvements was displayed. Ms. Mory said this design was done in conjunction with Publix, who are very supportive of the project, as they will be doing a complete resurfacing of their parking lot. Lastly, she said staff continues to work with Publix on design options for the other entrance off Federal Highway to help with the traffic flow.

Mr. Hudak spoke in favor of the project. Thereafter, he provided an example of how people must enter the shopping center.

Mr. Drosky also spoke in favor of the project but stated that this should have been handled years ago and should not be the City's responsibility. Further, he said this project is minimal in cost and suggested that other areas within the CRA be improved and upgraded should any big projects be completed under budget.

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

MOTION was made by Mr. Hudak, seconded by Mr. Drosky, to approve Item 1, adopted CRA Resolution 2021/003. Roll Call:

Yeas: 4 - Mr. Drosky, Mr. Hudak, Vice Chair Preston and Chair Ganz

Nays: 0

2. **CRA Resolution 2021/004 - A Resolution of the City of Deerfield Beach Community Redevelopment Agency (CRA), approving Amendment No. 2 to the Work Authorization No. 1 with Carnahan, Proctor and Cross, Inc. in an amount not to exceed $11,500.00 for FPL street lighting design services for the S-Curve Streetscape Improvements Project; authorizing execution of the Work Authorization; and providing for an effective date.** *(Funds from Account #190-8000-552-32-99 - Other Contractual Services)*

The Resolution was read by title only.

Kris Mory, Director of Economic Development, explained that this is a spending item that had to come back before the Board because a previous change order on the design contract exceeded the director's authority to spend. She stated that during plan review, the Engineering Department requested that the project change the city owned light poles to FP&L leased light poles, which is a cost saving measure over the life of the poles. Further, she advised that this requires staff to redesign the project because leased poles are different than owned poles; therefore, the cost is for redesign.

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

There was no discussion amongst the Board.

GENERAL ITEMS - CONTINUED

MOTION was made by Mr. Hudak, seconded by Vice Chair Preston, to approve Item 2, adopted CRA Resolution 2021/004. Roll Call:

Yeas: 4 - Mr. Drosky, Mr. Hudak, Vice Chair Preston and Chair Ganz

Nays: 0

3. Presentation of Kirk Cottrell Pavilion Mural Call to Artist Finalists.

Kris Mory, Director of Economic Development, introduced Ashlee Temple, CRA Coordinator.

Ms. Temple displayed a brief PowerPoint presentation. She said the Kirk Cottrell Pavilion was completed in December 2020, which presented a new opportunity for public art. Thereafter, she displayed the proposed location. She said the Deerfield Beach Island Community Association generously donated to public art. In April, City staff distributed a public survey and received 180 responses supporting the addition of public art for both sides of the wall at the Pavilion. Further, Ms. Temple stated that the mural will consist of paint and themes include oceanic awareness, beach life and beach sports. She explained that the call to artists went out in May and specified that the artists interpret those themes as they saw fit; however, it was mandatory that the artist assured the use of a UV resistant exterior coating and the materials must be conducive to the elements and location. Ms. Temple said there were over 20 submissions to the call and 19 completed submissions, whereby, the public art committee had to narrow it down to three (3). Thereafter, she displayed photographs of the three (3) artists' submissions that were short listed. Each artist submitted two (2) designs for the two (2) sides of the wall, as well as previous installations from 3-5 years ago. Lastly, she said should the Board decide, the commission award to the artist is $7,500.

Ms. Mory said as part of a larger project within the CRA area, staff provided a tour of the Kirk Cottrell Pavilion to Dr. Guy Harvey, the Guy Harvey Oceanic Institute staff and others. During the tour, Dr. Harvey expressed interest in the possibility of doing the mural and this morning she received confirmation that Dr. Harvey would like to paint the mural at the Pavilion. Although this is not part of the existing process, she wanted to bring this opportunity to the Board's attention because of Dr. Harvey's contributions to oceanic awareness, marine conservation, etc. Further, if the Board decides to move forward with Dr. Harvey, Ms. Mory proposed another location to display the artists' artwork at the International Fishing Pier so they do not feel sidelined. Thereafter, she displayed a photograph of the new location. Ms. Mory said the area is almost the exact same size, and consists of the same material, which is a flat, stucco wall. She said the additional area will allow for more public art and recognize the current public art process and the artists' contributions, as well as accommodate a partnership with Dr. Guy Harvey. Lastly, Ms. Mory said if the Board desires to have Dr. Harvey do the mural at the Pavilion, it would be done at a greatly reduced commission rate of $20,000 and the CRA would have to pay for materials, hanging of the art, gravity proofing and a fairly robust press conference/celebration once the artwork is completed.

Mr. Hudak said having a world-renowned researcher and artist like Dr. Harvey offer his services is a tremendous honor and it would be wise for the City to take this opportunity. Further, he spoke in favor of having one (1) of the short-listed artists paint the new location.

Mr. Drosky agreed with taking advantage of the opportunity given by Dr. Guy Harvey, whereby, the $9,000 that was donated by the Deerfield Beach Island Community Association will pay for half of the cost. Further, he also spoke in favor of the new location and chose Artist 2, as the artwork highlights the City's beach, as well as the area.

Vice Chair Preston also spoke in favor of Dr. Guy Harvey painting the mural at the Pavilion as it will bring positive attention to the City.

Chair Ganz provided a brief overview of the time he spent with Dr. Harvey during the tour. He stated that he advised Dr. Harvey that the City would love to have a piece of his artwork displayed somewhere in the City and never imagined he would offer to do it. He thanked Ms. Mory for providing the tour and for her representation of the City. Chair Ganz agreed with the other board members as this is a unique opportunity at a discounted rate. Further, he said all three (3) short listed artists did an outstanding job, but Artist 2's artwork stood out because it captures the volleyball courts as well as both a female and male figure. Thereafter, he outlined another location for this artwork; however, he does not want to insult the artist by putting their artwork by the restrooms, but feels this would

GENERAL ITEMS - CONTINUED

be a cool area to have this artwork displayed as it would distinguish the area. Lastly, he said the other two (2) artists' art pieces are outstanding and suggested finding other locations within the City.

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

Mr. Hudak spoke in favor of Chair Ganz's suggestion regarding Artist 2 but agreed that he does not want the artist to feel insulted. Further, he spoke in favor of Artist 3's second picture for the new location outlined by staff.

Vice Chair Preston said at first, he was in favor of Artist 3, until Chair Ganz made the comments regarding the designs from Artist 2, as it is an excellent suggestion and he fully supports it.

Mr. Drosky suggested that the Board move forward with the approval of having Dr. Harvey paint the mural at the Pavilion, and have staff reach out to Artist 2 to see if they agree to the proposed new location suggested by Chair Ganz.

Ms. Mory stated that staff will move forward with the recommendation, if the Board desires, but reminded the Board that the update would not be provided until August.

There were no objections from the Board.

Ms. Mory clarified that staff will reach out to Artist 2 to assure that the proposed new location recommended by Chair Ganz is suitable, then check with Dr. Harvey to assure that he is comfortable with his artwork being close to another piece of artwork and then reach out to Artist 3 about the new location presented by staff.

Chair Ganz suggested that staff reach out to both Dr. Guy Harvey and Artist 2, but to hold off on reaching out to Artist 3.

There were no objections.

MOTION was made by Mr. Hudak, seconded by Vice Chair Preston, to move forward with the design option from Dr. Guy Harvey and contact Artist 2 about the proposed new location. Roll Call:

Yeas: 4 - Mr. Drosky, Mr. Hudak, Vice Chair Preston and Chair Ganz

Nays: 0

ADMINISTRATION COMMENTS

CRA DIRECTOR

Confirmation of Community Redevelopment Agency Termination Dates - Kris Mory, Director of Economic Development, said she received a letter from Ralph Stone, Director of Housing and Community Redevelopment Division, which outlines potential financial implications for the CRA in the future. The County is requesting that the CRA confirm and agree that the County's last tax increment revenue payment would be made to the Deerfield Beach CRA in November 2028. The CRA Attorney did a lot of research to formulate a response and it is believed that the last payment from Broward County is due to the Deerfield Beach CRA in 2029; whereas, our CRA plan is in effect until November 2029 based on the 30-year agreement. Furthermore, Ms. Mory said the CRA has debt service obligations that must be adhered to until 2029.

Anthony Soroka, City Attorney, said Ms. Mory is prepared to respond that the CRA believes that a 2029 payment should be received. Further, he believes that the other taxing authorities received a copy of the letter; therefore, whatever decision is made with the County, the other taxing authorities will follow suit.

Chair Ganz said it could simply be a miscalculation on the County's part, but spoke in support of the response provided by staff. Thereafter, the public hearing was opened; however, there were none to speak and the public hearing was closed.

ADMINISTRATION COMMENTS - CONTINUED

MOTION was made by Mr. Hudak, seconded by Mr. Drosky, to direct staff to move forward with responding to Broward County's letter. Voice Vote:

Yeas: 4 - Mr. Drosky, Mr. Hudak, Vice Chair Preston and Chair Ganz

Nays: 0

Island Mobility Project - Ms. Mory provided a brief overview of the Island Mobility Project. Thereafter, a photograph of the project location was displayed. She stated that the 50% design plans were sent to FP&L, who advised that in order to underground the three (3) poles, two (2) five-foot tall transformer boxes would be required above ground. These two (2) transformers would then sit on an 8x8 pad and require a 10x10 easement, which would not be feasible. In addition to the above ground transformers, the project would require two (2) additional poles along State Road A1A, which does not coincide with our vision of decreasing the poles. Further, she advised that because of the requirements for undergrounding, the design team does not feel that the cost benefit of undergrounding is practicable.

Mr. Drosky said prior to making a recommendation he wants to assure that all engineering possibilities have been explored.

In response to Mr. Hudak's question, Ms. Mory replied that the S-Curve undergrounding project is a completely different project and has no affect on this project. Further, she said staff will continue to look at other alternatives, but the full-blown undergrounding is cost prohibitive.

Chair Ganz said as a board we always try to make sure we achieve the goals that we originally set out to achieve, but sometimes things like this occur; nevertheless, he agreed that all alternatives must be exhausted before a final decision is made. If nothing can be done, then the Board will accept that when the design comes back to us at 90%.

There were no objections.

Two Georges at the Cove - Ms. Mory displayed a photograph of the proposed redesign of the Two Georges at the Cove restaurant. She stated that their cost estimate is a $3 million complete renovation of the restaurant to bring it all down to one (1) floor. Other renovations include redoing the entrance, adding a decorative pavilion, relocating the outside bar area, etc. Further, she said the new owner, L&M Restaurant Group, expressed interest in applying for the commercial façade program. She explained that the applicant would not completely comply with the way the program is currently structured because the applicant owns the business and has the option to purchase the property within five (5) years. Even though he is not the owner according to the property appraiser, CRA staff can create an application for commercial façade funding, which would be $100,000, and structure a deal to assure the money stays with the project.

Chair Ganz spoke in support of the project, if it is structured to assure that the money is being used properly.

In response to Mr. Hudak's questions, Ms. Mory replied that the program has been around since 2010 and 12 businesses have participated. Further, she said should the Board desire to move forward, a budget transfer would be needed because there are no funds remaining in this line item; however, funds can be reallocated. Lastly, she said if other businesses come forward, money would be available.

Award Submission - Ms. Mory stated that staff prepared applications for the Kirk Cottrell Pavilion and applied to the Florida League of Cities and Florida Redevelopment Association.

Community Policing - Ms. Mory said community policing detail was increased to help with the concerns in the CRA area, i.e. vandalism, dogs on the boardwalk, etc. She explained that there will not be enough money to maintain that level of mobilization for the remainder of the FY; however, if the Board is satisfied with the current level of mobilization, she can pay for community policing under the special events line item, which would be an additional $15,000 in spending.

Chair Ganz expressed his frustrations with additional monies being spent on enforcing the rules. He requested more clarification on exactly what the money is being spent on, crowds or enforcing the rules.

ADMINISTRATION COMMENTS - CONTINUED

David Santucci, City Manager, said additional enforcement was increased to ensure the orders relating to COVID were being adhered.

Chair Ganz spoke in support of the additional detail.

Mr. Drosky outlined the community policing reports in the backup and stated that some are more detailed than others and requested that all officers provide detailed reports.

Chair Ganz said although he has seen improvements when he's at the beach, it can be better.

Property Acquisition - Ms. Mory advised the Board that the 7-11 on SE 12th Avenue and Hillsboro Boulevard shuttered up due to lack of business, which is disappointing, but is an opportunity for the CRA. She said it is an odd sized lot and layout; therefore, if another 7-11 does not take over, she feels the owner will have a difficult time finding a new tenant. Further, she asked the Board to think about the possibility of real estate acquisition in the future.

CITY MANAGER

None.

CITY ATTORNEY

None.

BOARD COMMENTS

MR. HUDAK

None.

VICE CHAIR PRESTON

None.

MR. DROSKY

None.

CHAIR GANZ

Thank you - Chair Ganz thanked staff again for providing a tour to Dr. Harvey, his staff, etc. and reminded staff to continue to be open minded when unique opportunities come forward, as the City has a lot to offer and believes more projects with Dr. Harvey and his foundation will be brought forward in the future.

Proposed Project - Chair Ganz said there is a shower between Oceans' 234 and the Deerfield Beach Café, that is extremely close to restaurant goers; therefore, he suggested adding a privacy wall around it.

PUBLIC COMMENT

There were no public comments.

ADJOURNMENT

MOTION was made by Vice Chair Preston, seconded by Mr. Hudak, to adjourn the meeting at 8:05 p.m. Voice Vote:

Yeas: 4 - Mr. Drosky, Mr. Hudak, Vice Chair Preston and Chair Ganz

Nays: 0

BILL GANZ, CHAIR

Samantha Gillyard, CMC, City Clerk