



150 NE 2nd Avenue
Deerfield Beach, FL 33441
954-480-4200

Regular Meeting Community Redevelopment Agency

Tuesday, April 11, 2023

7:00 PM

Commission Chambers

CALL TO ORDER AND ROLL CALL

MOMENT OF SILENCE AND PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES

Community Redevelopment Agency Meeting Minutes

Attachment: February 21, 2023

APPROVAL OF AGENDA

April 11, 2023

ZOOM MEETING

Join Zoom Meeting by clicking the below link

<https://deerfield-beach.zoom.us/j/86943158353?pwd=TXZRZitxeUd0MG41RktlUHpqUjRqUT09>

Join Zoom Meeting via telephone by dialing

Call-in Number: (301) 715-8592

Meeting ID: 869 4315 8353#

Participant ID: #

Passcode: 555891#

For complete instructions on joining and/or participating during Public Comment, please click

the following link or attend in person in the City Commission Chambers.

Attachment: Zoom Instructions

GENERAL ITEMS

1. **CRA Resolution 2023/ - A Resolution of the Community Redevelopment Agency of the City of Deerfield Beach, Florida, designating Bernie Parness as Vice Chair of the Board of the Deerfield Beach Community Redevelopment Agency; providing for an effective date.**
Suggested Action: CRA Board to vote on Resolution
Attachment: Vice Chair Designee
2. **CRA Resolution 2023/ - A Resolution of the City of Deerfield Beach Community Redevelopment Agency (CRA), adopting an amendment to the CRA fiscal year 2023 budget to amend the regular salary line item description to reflect the title of City Clerk; providing for implementation and an effective date.**
Suggested Action: CRA Board to vote on Resolution
Attachment: FY23 Budget Amendment
3. **Presentation of the FY 2022 Annual Report.**
Suggested Action: Informational purposes only
Attachment: FY22 Annual Report
4. **Presentation regarding the Fiscal Year 2023 Mid-Year Accomplishments.**
Suggested Action: CRA Board to provide direction
Attachment: FY23 Mid-Year Accomplishments

BOARD/ADMINISTRATION COMMENTS

PUBLIC INPUT

ADJOURNMENT

NEXT MEETING

Tuesday, May 9, 2023

Any person wishing to appeal any decision made by the City Commission with respect to any matter considered at such meetings or hearings will need a record of the proceedings, and for such purposes may need to ensure that a verbatim record of the proceedings is made, which

record includes the testimony and the evidence upon which the appeal is made. The above notice is required by State Law (F.S. 286.0105). Anyone desiring a verbatim transcript shall have the responsibility, at his/her own expense, to arrange for the presence of a certified court reporter at the hearing.



Meeting Minutes

Community Redevelopment Agency

Tuesday, February 21, 2023

6:45 PM

Commission Chambers

CALL TO ORDER AND ROLL CALL

The meeting was called to order on the above date by Chair Bill Ganz at 6:48 p.m., in the City Commission Chambers, 150 NE 2nd Avenue, Deerfield Beach, Florida.

Present:

Mr. Todd Drosky
Mr. Bernie Parness
Mr. Ben Preston
Vice Chair Michael Hudak
Chair Bill Ganz

Also Present:

City Manager David Santucci
City Attorney Anthony Soroka
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 - November 15, 2022

MOTION was made by Mr. Parness, seconded by Vice Chair Hudak, to approve the November 15, 2022 minutes as submitted. Voice Vote:

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

Nays: 0

APPROVAL OF AGENDA

February 21, 2023

MOTION was made by Mr. Parness, seconded by Vice Chair Hudak, 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 2023/001 - A Resolution of the City of Deerfield Beach Community Redevelopment Agency (CRA), approving the award of Invitation to Bid #23-04-PC for S-Curve Utility Undergrounding and Streetscape Improvements to Team Contracting, Inc.; authorizing execution of an agreement with Team Contracting, Inc., the lowest priced responsive and responsible bidder, in an amount not to exceed \$2,198,379.90; providing for implementation and an effective date. (Funds from Account #190-1500-539-6311 - Lighting)**

The Resolution was read by title only.

Kris Mory, Director of Economic Development, stated that the project is within the budgeted amount and includes installation of paver sidewalks, pedestrian bollards, curbing, and landscaping. Once approved, staff will immediately issue a notice to commence and the estimated completion date is nine months; however, the completion of this project is highly dependent on the performance of the contractors for the three utilities.

In response to Vice Chair's Hudak's question, Ms. Mory replied that this project went through the City's competitive solicitation process; nevertheless, Team Contracting is also performing the work on the amphitheater stairs at the main beach parking lot, which staff is very pleased with.

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

Mr. Parness spoke in support of the project as it will modernize the S-Curve.

MOTION was made by Vice Chair Hudak, seconded by Mr. Parness, to approve Item 1 adopted CRA Resolution 2023/001. Roll Call:

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

Nays: 0

BOARD COMMENTS

MR. DROSKY

Pier Porthole Update - Mr. Drosky asked that an update be provided.

Kris Mory, Director of Economic Development, said the pier porthole is now a city project; nevertheless, staff removed the film from the screen, which made the glare worse. Thereafter, staff worked with the manufacturer of the film and they identified and showed examples of new and improved film that is clearer to look through and not so reflective, which is going to be implemented. Further, staff learned that some of the glare from the screen is due to the television sitting several inches behind the glass, so staff is working to move the television screen closer to the glass. Ms. Mory said if neither of these options work, staff will look into the newest technology in televisions, which is between \$9,000 - \$10,000.

MAYOR GANZ

Commercial Façade Program - Mayor Ganz asked that this program be reimplemented, especially since a potential RFP will be put out for the pier restaurant, whereby, having this program in place may assist with broadening the restaurateur options.

Ms. Mory stated that a commercial façade grant has not been given out for several years; nevertheless, staff is working on marketing the program and will be sending out postcards to all properties within the CRA.

Mayor Ganz suggested that the program be outlined in the RFP.

Thereafter, Ms. Mory commented on a conversation she and Eric Power, Director of Planning & Development Services, had with the new owner of the Royal Palm Hotel regarding the use of commercial façade funding.

BOARD COMMENTS - CONTINUED

There were no other board comments.

ADMINISTRATION COMMENTS**CRA DIRECTOR**

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

There were no other comments.

PUBLIC COMMENT

Peggy Ross, 103 NE 19th Avenue, Deerfield Beach, commended the CRA for all their hard work and said the boat parade was terrific, and asked that the route continue.

ADJOURNMENT

MOTION was made by Mr. Parness, seconded by Vice Chair Hudak, to adjourn the meeting at 7:02 p.m. Voice Vote:

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

Nays: 0

BILL GANZ, CHAIR

Heather Montemayor, City Clerk



Community Redevelopment Agency Meeting - April 11, 2023

DEERFIELD BEACH - YOU ARE HEREBY NOTIFIED that the **Community Redevelopment Agency** meeting will be held on **Tuesday, April 11, 2023, at 7:00 PM** in the **City Commission Chambers located at the City Hall Complex, 150 NE 2nd Avenue, Deerfield Beach, Florida.** A quorum of the CRA Board will be physically present at the meeting and the City will be utilizing communications media technology with most City staff participating through video conferencing.

The April 11, 2023, Community Redevelopment Agency meeting will proceed utilizing communications media technology; **however, the City Commission Chambers located at the City Hall Complex, 150 NE 2nd Avenue, Deerfield Beach, will be open to the public as an additional method** for speakers wishing to speak on items. A copy of the agenda for the April 11, 2023 meeting will be available at <http://www.deerfield-beach.com/1554/Meetings-Agendas>.

Attending and Viewing the Community Redevelopment Agency Meeting:

This meeting will be broadcast live for members of the public via Zoom. Below are the available options for the public to attend/view the meeting:

1. In Person Attendance. Attend in person in the City Commission Chambers.

2. Zoom

a. Via Zoom Online - Access to the meeting will begin at 6:45 PM on April 11, 2023.

i. Use the following link below to access the meeting via Zoom:

<https://deerfield-beach.zoom.us/j/86943158353?pwd=TXZRZitxeUd0MG41RktlUHpgUiRqUT09>

ii. The video camera display feature is disabled for public use

b. Via Zoom Telephone - Join the meeting via telephone (audio only) using the Call-in number below, followed by the Meeting ID when prompted. No computer or access code is required.

Call-in Number: (301) 715-8592, Meeting ID: 869 4315 8353#, Participant ID: #, Password: 555891#

For more information on using Zoom, please visit Zoom Support at the following link: <https://support.zoom.us/hc/en-us>.

Providing Public Comment:

Public participation is strongly encouraged. Your comments will be limited to three minutes per person. To participate, please choose the option best for you and remember to include your name and address for the record.

- 1. In person** - Public comment may be given in the Commission chambers during the applicable public comment portion of the meeting.
- 2. Live Zoom Video Participation** - If attending via Zoom online, at the appropriate public comment period, click "raise hand" on the bottom of the "participants" tab, and your audio will be unmuted when you are recognized.
- 3. Live Zoom Telephone Participation** - If attending via Zoom by telephone, at the appropriate public comment period, press *9 to "raise your hand" and your audio will be unmuted when you are recognized.

IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT AND FLORIDA STATUTE 286.26, PERSONS WITH DISABILITIES NEEDING SPECIAL ACCOMMODATION TO PARTICIPATE IN THIS PROCEEDING SHOULD CONTACT THE CITY CLERK NO LATER THAN 3 DAYS PRIOR TO THE MEETING AT (954) 480-4213 FOR ASSISTANCE.

Should you have any questions, please feel free to contact the City Clerk's Office at 954.480.4213. For additional information on the agenda items for the Commission meeting, please visit www.dfb.city.



City of Deerfield Beach

150 NE 2nd Ave
Deerfield Beach, FL
33441
954-480-4200

Face Sheet File Number: I.D. 2023-1787

Agenda Date: 4/11/2023

Status: General Items

In Control: Community Redevelopment
Agency (CRA)

Title

CRA Resolution 2023/ - A Resolution of the Community Redevelopment Agency of the City of Deerfield Beach, Florida, designating Bernie Parness as Vice Chair of the Board of the Deerfield Beach Community Redevelopment Agency; providing for an effective date.

Recommended Action

CRA Board to vote on Resolution

Background/History

The governing body of the City of Deerfield Beach serves as the Deerfield Beach Community Redevelopment Agency ("CRA") Board of Directors (the "Board"). Section 163.356(3)(c), Fla. Stat., stipulates that the Board must designate a Chair and Vice Chair. The position of Chair and Vice Chair are typically held by the Mayor and Vice Mayor of the City Commission, since the City Commission sits as the Board of Directors of the Deerfield Beach Community Redevelopment Agency.

Current Activity

Bernie Parness is the current Vice Mayor of the City Commission. The Board is being asked to approve a resolution designating Bernie Parness as Vice Chair of the Deerfield Beach CRA Board of Directors.

Recommendation

Approve via resolution.

RESOLUTION NO. 2023/

**A RESOLUTION OF THE COMMUNITY REDEVELOPMENT AGENCY
OF THE CITY OF DEERFIELD BEACH, FLORIDA, DESIGNATING
BERNIE PARNES AS VICE CHAIR OF THE BOARD OF THE
DEERFIELD BEACH COMMUNITY REDEVELOPMENT AGENCY;
PROVIDING FOR AN EFFECTIVE DATE**

WHEREAS, when the Community Redevelopment Agency (the “CRA”) was created by the City of Deerfield Beach (the “City”), the City Commission was designated as the Board for the Community Redevelopment Agency (the “CRA Board”), with each Commissioner being a Board member of the CRA; and

WHEREAS, Section 163.356(3)(c), Florida Statutes, requires the designation of a Chair and Vice Chair of the CRA; and

WHEREAS, Bernie Parnes current serves as the Vice Mayor of the City Commission; and

WHEREAS, the Board desires to designate Bernie Parnes as the Vice Chair of the CRA Board.

**NOW, THEREFORE, BE IT RESOLVED BY THE COMMUNITY
REDEVELOPMENT AGENCY OF THE CITY OF DEERFIELD BEACH, AS FOLLOWS:**

Section 1. The above referenced “Whereas” clauses are true and correct and made a part of this Resolution.

Section 2. The CRA Board hereby designates Bernie Parnes to serve as Vice Chair of the Deerfield Beach Community Redevelopment Agency.

Section 3. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS ____ DAY OF _____, 2023.

BILL GANZ, CHAIR

ATTEST:

HEATHER MONTEMAYOR, CLERK



City of Deerfield Beach

150 NE 2nd Ave
Deerfield Beach, FL
33441
954-480-4200

Face Sheet File Number: I.D. 2023-1780

Agenda Date: 4/11/2023

Status: General Items

In Control: Community Redevelopment
Agency (CRA)

Title

CRA Resolution 2023/ - A Resolution of the City of Deerfield Beach Community Redevelopment Agency (CRA), adopting an amendment to the CRA fiscal year 2023 budget to amend the regular salary line item description to reflect the title of City Clerk; providing for implementation and an effective date.

Recommended Action

CRA Board to vote on Resolution

Background/History

In August, the CRA Board approved the FY23 Budget which funds a portion of the Assistant City Clerk's salary for administrative services.

Current Activity

Due to recent personnel changes, the Assistant City Clerk now holds the position of City Clerk with the Assistant Clerk position remaining vacant. In order to provide continuity to the CRA standard operating procedure, the City Clerk has requested to remain as the main administrative liaison in the Clerk's Office working with the CRA.

Staff requests the CRA Board to approve a text only amendment to the salary line item description in the FY23 Budget , changing the title of the "Assistant City Clerk" to "City Clerk". Adequate funds are available in this line item to pay the salary at the new position level.

Recommendation

Staff recommends approval of this item. If approved, there is no overall fiscal impact on the FY23 Budget.

CRA RESOLUTION NO. 2023/

A RESOLUTION OF THE CITY OF DEERFIELD BEACH COMMUNITY REDEVELOPMENT AGENCY (CRA), ADOPTING AN AMENDMENT TO THE CRA FISCAL YEAR 2023 BUDGET TO AMEND THE REGULAR SALARY LINE ITEM DESCRIPTION TO REFLECT THE TITLE OF CITY CLERK; PROVIDING FOR IMPLEMENTATION AND AN EFFECTIVE DATE

WHEREAS, Section 163.387, Florida Statutes, requires community redevelopment agencies to adopt their annual budget in accordance with the requirements of Section 189.016, Florida Statutes; and

WHEREAS, Section 189.016, Florida Statutes, provides that the governing body of a special district must adopt a budget by resolution each fiscal year; and

WHEREAS, on August 23, 2022, the Board of the CRA adopted the Fiscal Year 2023 Budget; and

WHEREAS, Section 189.016(6), Florida Statutes, provides that the governing body may amend the budget at anytime within a fiscal year or within 60 days following the end of the fiscal year; and

WHEREAS, due to recent personnel changes, the former Assistant City Clerk now holds the position of City Clerk, with the Assistant City Clerk position currently vacant, and the City Clerk has requested to remain as the main administrative liaison in the Clerk's Office working with the CRA in order not to disrupt CRA standard operating procedure; and

WHEREAS, CRA Staff is recommending that the "Regular Salary" line item description in the CRA FY 2023 Budget be amended to remove the reference to "Assistant City Clerk" and replace it with "City Clerk", as further set forth in the attached Exhibit "A," (the "Budget Amendment"); and

WHEREAS, the Budget Amendment will not result in any change to the adopted total CRA budget amount; and

WHEREAS, CRA staff recommend the CRA approve the Budget Amendment, attached as Exhibit "A".

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF DEERFIELD BEACH COMMUNITY REDEVELOPEMENT AGENCY AS FOLLOWS:

Section 1. The above referenced "Whereas" clauses are true and correct and made a part of this Resolution.

Section 2. The CRA hereby approves the Budget Amendment, attached as Exhibit “A.”

Section 3. The appropriate CRA officials are authorized to do all things necessary to carry out the aims of this Resolution, including all actions required to effectuate the Budget Amendment.

Section 4. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS _____ DAY OF _____, 2023.

BILL GANZ, CHAIR

ATTEST:

HEATHER MONTEMAYOR, CLERK

AMENDEDMENT PROPOSED APRIL 11, 2023

Deerfield Beach Community Redevelopment Agency Fiscal Year 2023 Budget

OPERATING				
ORG	OBJECT	ACCOUNT DESCRIPTION	BUDGET DESCRIPTION	AMOUNT
1901500	5521001	REGULAR SALARY	Payment for the following portion of staff salaries (Director of Economic Development 50%, CRA Project Manager 100%, CRA Administrative Coordinator 100%, City Clerk 25%)	\$ 276,779
1901500	5521012	SICK LEAVE CONVERSION PAY	Once a year in December, every full-time employee who has used less than six days of sick leave during the preceding year may choose to be paid for the unused portion of those days. The payment is calculated using the employee's base hourly rate and not including any additional pay factors	\$ 4,355
1901500	5521101	FICA	The 7.65% FICA rate is composed of two rates; a 6.2% social security tax that is applied to the first \$106,800 that an employee earns and a 1.45% Medicare tax that is applied to all earnings	\$ 21,503
1901500	5521204	ICMA PENSION	Estimated by city pension contribution for those city employees who are participants in the ICMA defined contribution plan; the city contribution, as a percentage of salary, is 8%	\$ 22,486
1901500	5522300	INSURANCE SERVICES ALLOCATION	Payment to the general fund for insurances required for staff and the agency	\$ 62,003
1901500	5523927	GENERAL ADMIN CHARGE	Payment to the general fund for the services that are provided to support the CRA Fund	\$ 131,645
1901500	5521003	LONGEVITY	Payment to staff who have greater than 10 years service	\$ 4,300
1901500	1909000	DEBT SERVICE / BOND PRINCIPAL PAYMENT	Principal payment for debt service on Florida Municipal Loan Council Covenant Bonds (CRA portion 73% of \$1,210,000)	\$ 920,000
1901500	1909000	DEBT SERVICE / BOND INTEREST PAYMENT	Interest payment for debt service payments on Florida Municipal Loan Council Covenant Bonds	\$ 168,994
1901500	1909000	DEBT SERVICE / PAYING AGENT FEES	Trustee and Administrative fees for debt service payments on Florida Municipal Loan Council Covenant Bonds (CRA portion 73% of \$ 9,492)	\$ 7,300
1901500	5521006	AUTOMOBILE ALLOWANCE	CRA's portion of the cost of one and a half (1.5) vehicles for use by CRA staff	\$ 6,000
1901500	5521025	CLOTHING ALLOWANCE	Staff clothing	\$ 250
1901500	5523403	CELLULAR PHONE SERVICES	Staff cell phone service	\$ 2,500
1901500	5523513	MINOR TOOLS AND EQUIPMENT	Minor administrative office repairs	\$ 1,000
1901500	5523609	COPIER LEASE	Cost of Toshiba lease and maintenance	\$ 5,000
1901500	5523524	MATERIALS AND MAINTENANCE	Materials and maintenance services necessary for CRA Building and Sullivan Park	\$ 30,000
1901500	5523509	PROFESSIONAL PUBLICATIONS	Funding for development and management newspapers, trade magazines and books	\$ 100
1901500	5523935	DUES AND MEMBERSHIPS	Annual professional association memberships and Special District Reporting	\$ 1,200
1901500	5523504	OFFICE SUPPLIES	Office supplies as necessary for operations	\$ 1,000
1901500	5523901	TRAVEL AND TRAINING	Mileage reimbursement for CRA Administrative Coordinator (\$4,000), attendance at seminars and meetings	\$ 9,500
1901500	5523902	PRINTING	Printing of brochures, hand-outs and annual report	\$ 500
1901500	5523921	ADVERTISING	Advertising in newspapers	\$ 500
1901500	5526043	OTHER MACH AND EQUIPMENT	Laptop replacement for CRA Staff	\$ 1,900
OPERATING TOTAL				\$ 1,678,815
OTHER CONTRACTUAL (NON CAPITAL)				
ORG	OBJECT	ACCOUNT DESCRIPTION	BUDGET DESCRIPTION	AMOUNT
1901500	5523216	LANDSCAPING SERVICES	Small landscaping projects within the CRA	\$ 5,000
1901500	5523299	ADA COMPLIANCE SERVICES	Funding for document remediation and ADA compliance	\$ 4,000
1901500	5523299	LEGAL SERVICES	Contractual services provided by the CRA Attorney for legal services	\$ 48,000
1901500	5523006	INTERNAL AUDITING SERVICES	Marcum LLP Independent audit of CRA financials as required by statute; based on 4 year contract	\$ 6,459
1901500	5523299	ANNUAL REPORT DESIGN SERVICES	Annual report design as required by statute	\$ 5,000
1901500	5523299	OTHER PROFESSIONAL SERVICES AS NEEDED	Other professional services as determined by the CRA Board	\$ 100,000
OTHER CONTRACTUAL TOTAL				\$ 168,459

PROGRAMS				
ORG	OBJECT	ACCOUNT DESCRIPTION	BUDGET DESCRIPTION	AMOUNT
1901500	5713230	COMMUNITY POLICING	Cost of BSO Deputy Detail to provide additional security in the CRA	\$ 50,000
1901500	5793574	SPECIAL EVENTS	Funding for 4th of July Celebration (\$105,000), December Holiday Celebration (Event \$25,000 and Lighting \$102,000), Greater Pompano, Lighthouse Point and Deerfield Beach Holiday Boat Parade (\$7,000)	\$ 239,000
1901500	5523595	ART IN PUBLIC PLACES	Public art projects, programs and events	\$ 130,000
1901500	5523959	COMMERCIAL FAÇADE LOAN PROGRAM	Funds to partner on façade improvements to storefronts in the CRA District and past year awards	\$ 417,147
PROGRAMS TOTAL				\$ 836,147

CAPITAL PROJECTS				
ORG	OBJECT	ACCOUNT DESCRIPTION	PROJECT/DESCRIPTION	AMOUNT
			S-Curve Utilities Undergrounding and Streetscape Improvements	
1901500	5396311	LIGHTING	Streetscape Construction, Utility Undergrounding	\$ 2,500,000
1901500	5396311	OTHER CONTRACTUAL SERVICES	Construction Administration	\$ 50,000
			Island Mobility - Relocation of Bus Shelter and Streetscape Improvements	
1901500	5596304	INFRASTRUCTURE AND CAPITAL IMPROVEMENTS	Construction	\$ 1,272,973
1901500	5596304	OTHER CONTRACTUAL SERVICES	Construction Administration	\$ 60,000
			Ocean Way Bollards - Installation of pedestrian bollards along Ocean Way	
1901500	5596304	INFRASTRUCTURE AND CAPITAL IMPROVEMENTS	Construction	\$ 1,265,793
1901500	5596304	OTHER CONTRACTUAL SERVICES	Construction Administration	\$ 50,000
			Sullivan Park Facility - Phase II of Sullivan Park Expansion	
1901500	5596304	INFRASTRUCTURE AND CAPITAL IMPROVEMENTS	Construction	\$ 3,769,664
1901500	5596304	OTHER CONTRACTUAL SERVICES	Design, Permitting and Construction Administration	\$ 370,196
			Main Beach Parking Lot Stairs - Construction of amphitheater style stairs at the Main Beach Parking Lot	
1901500	5526308	MAIN BEACH PARKING LOT	Construction	\$ 286,059
1901500	5526308	OTHER CONTRACTUAL SERVICES	Construction Administration	\$ 15,000
1901500	5596304	INFRASTRUCTURE AND CAPITAL IMPROVEMENTS	Hillsboro Square Access Improvements	\$ 80,000
CAPITAL PROJECTS TOTAL				\$ 9,719,685

Fiscal 2023	
Total Proposed CRA Budget	\$ 12,403,106
Projected Fiscal Year 2023 Tax Increment Revenue	\$ 4,961,877
ESTIMATED Fiscal 2022 Carryover	\$ 7,441,229
Total Available Tax Increment Revenue Funds	\$ 12,403,106

Deerfield Beach Community Redevelopment Agency Fiscal Year 2023 Budget

OPERATING				
ORG	OBJECT	ACCOUNT DESCRIPTION	BUDGET DESCRIPTION	AMOUNT
1901500	5521001	REGULAR SALARY	Payment for the following portion of staff salaries (Director of Economic Development 50%, CRA Project Manager 100%, CRA Administrative Coordinator 100%, Assistant City Clerk 25%)	\$ 276,779
1901500	5521012	SICK LEAVE CONVERSION PAY	Once a year in December, every full-time employee who has used less than six days of sick leave during the preceding year may choose to be paid for the unused portion of those days. The payment is calculated using the employee's base hourly rate and not including any additional pay factors	\$ 4,355
1901500	5521101	FICA	The 7.65% FICA rate is composed of two rates; a 6.2% social security tax that is applied to the first \$106,800 that an employee earns and a 1.45% Medicare tax that is applied to all earnings	\$ 21,503
1901500	5521204	ICMA PENSION	Estimated by city pension contribution for those city employees who are participants in the ICMA defined contribution plan; the city contribution, as a percentage of salary, is 8%	\$ 22,486
1901500	5522300	INSURANCE SERVICES ALLOCATION	Payment to the general fund for insurances required for staff and the agency	\$ 62,003
1901500	5523927	GENERAL ADMIN CHARGE	Payment to the general fund for the services that are provided to support the CRA Fund	\$ 131,645
1901500	5521003	LONGEVITY	Payment to staff who have greater than 10 years service	\$ 4,300
1901500	1909000	DEBT SERVICE / BOND PRINCIPAL PAYMENT	Principal payment for debt service on Florida Municipal Loan Council Covenant Bonds (CRA portion 73% of \$1,210,000)	\$ 920,000
1901500	1909000	DEBT SERVICE / BOND INTEREST PAYMENT	Interest payment for debt service payments on Florida Municipal Loan Council Covenant Bonds	\$ 168,994
1901500	1909000	DEBT SERVICE / PAYING AGENT FEES	Trustee and Administrative fees for debt service payments on Florida Municipal Loan Council Covenant Bonds (CRA portion 73% of \$ 9,492)	\$ 7,300
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1901500	5521025	CLOTHING ALLOWANCE	Staff clothing	\$ 250
1901500	5523403	CELLULAR PHONE SERVICES	Staff cell phone service	\$ 2,500
1901500	5523513	MINOR TOOLS AND EQUIPMENT	Minor administrative office repairs	\$ 1,000
1901500	5523609	COPIER LEASE	Cost of Toshiba lease and maintenance	\$ 5,000
1901500	5523524	MATERIALS AND MAINTENANCE	Materials and maintenance services necessary for CRA Building and Sullivan Park	\$ 30,000
1901500	5523509	PROFESSIONAL PUBLICATIONS	Funding for development and management newspapers, trade magazines and books	\$ 100
1901500	5523935	DUES AND MEMBERSHIPS	Annual professional association memberships and Special District Reporting	\$ 1,200
1901500	5523504	OFFICE SUPPLIES	Office supplies as necessary for operations	\$ 1,000
1901500	5523901	TRAVEL AND TRAINING	Mileage reimbursement for CRA Administrative Coordinator (\$4,000), attendance at seminars and meetings	\$ 9,500
1901500	5523902	PRINTING	Printing of brochures, hand-outs and annual report	\$ 500
1901500	5523921	ADVERTISING	Advertising in newspapers	\$ 500
1901500	5526043	OTHER MACH AND EQUIPMENT	Laptop replacement for CRA Staff	\$ 1,900
OPERATING TOTAL				\$ 1,678,815
OTHER CONTRACTUAL (NON CAPITAL)				
ORG	OBJECT	ACCOUNT DESCRIPTION	BUDGET DESCRIPTION	AMOUNT
1901500	5523216	LANDSCAPING SERVICES	Small landscaping projects within the CRA	\$ 5,000
1901500	5523299	ADA COMPLIANCE SERVICES	Funding for document remediation and ADA compliance	\$ 4,000
1901500	5523299	LEGAL SERVICES	Contractual services provided by the CRA Attorney for legal services	\$ 48,000
1901500	5523006	INTERNAL AUDITING SERVICES	Marcum LLP Independent audit of CRA financials as required by statute; based on 4 year contract	\$ 6,459
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OTHER CONTRACTUAL TOTAL				\$ 168,459

PROGRAMS				
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1901500	5523595	ART IN PUBLIC PLACES	Public art projects, programs and events	\$ 130,000
1901500	5523959	COMMERCIAL FAÇADE LOAN PROGRAM	Funds to partner on façade improvements to storefronts in the CRA District and past year awards	\$ 417,147
PROGRAMS TOTAL				\$ 836,147

CAPITAL PROJECTS				
ORG	OBJECT	ACCOUNT DESCRIPTION	PROJECT/DESCRIPTION	AMOUNT
			S-Curve Utilities Undergrounding and Streetscape Improvements	
1901500	5396311	LIGHTING	Streetscape Construction, Utility Undergrounding	\$ 2,500,000
1901500	5396311	OTHER CONTRACTUAL SERVICES	Construction Administration	\$ 50,000
			Island Mobility - Relocation of Bus Shelter and Streetscape Improvements	
1901500	5596304	INFRASTRUCTURE AND CAPITAL IMPROVEMENTS	Construction	\$ 1,272,973
1901500	5596304	OTHER CONTRACTUAL SERVICES	Construction Administration	\$ 60,000
			Ocean Way Bollards - Installation of pedestrian bollards along Ocean Way	
1901500	5596304	INFRASTRUCTURE AND CAPITAL IMPROVEMENTS	Construction	\$ 1,265,793
1901500	5596304	OTHER CONTRACTUAL SERVICES	Construction Administration	\$ 50,000
			Sullivan Park Facility - Phase II of Sullivan Park Expansion	
1901500	5596304	INFRASTRUCTURE AND CAPITAL IMPROVEMENTS	Construction	\$ 3,769,664
1901500	5596304	OTHER CONTRACTUAL SERVICES	Design, Permitting and Construction Administration	\$ 370,196
			Main Beach Parking Lot Stairs - Construction of amphitheater style stairs at the Main Beach Parking Lot	
1901500	5526308	MAIN BEACH PARKING LOT	Construction	\$ 286,059
1901500	5526308	OTHER CONTRACTUAL SERVICES	Construction Administration	\$ 15,000
1901500	5596304	INFRASTRUCTURE AND CAPITAL IMPROVEMENTS	Hillsboro Square Access Improvements	\$ 80,000
CAPITAL PROJECTS TOTAL				\$ 9,719,685

Fiscal 2023	
Total Proposed CRA Budget	\$ 12,403,106
Projected Fiscal Year 2023 Tax Increment Revenue	\$ 4,961,877
ESTIMATED Fiscal 2022 Carryover	\$ 7,441,229
Total Available Tax Increment Revenue Funds	\$ 12,403,106

FY 2023 Budget Adopted August 23, 2022



City of Deerfield Beach

150 NE 2nd Ave
Deerfield Beach, FL
33441
954-480-4200

Face Sheet File Number: I.D. 2023-1822

Agenda Date: 4/11/2023

Status: General Items

In Control: Community Redevelopment
Agency (CRA)

Title

Presentation of the FY 2022 Annual Report.

Recommended Action

Informational purposes only

Background/History

Florida Statutes Chapter 163.356 (3)(c) requires Community Redevelopment Agencies (CRAs) to “file with the governing body, on or before March 31 or each year, a report of its activities for the preceding fiscal year, which report shall include a complete financial statement setting forth its assets, liabilities, income and operating expenses as of the end of such fiscal year. At the time of filing the report, the agency shall publish in a newspaper of general circulation in the community a notice to the effect that such report has been filed with the municipality or county and that the report is available for inspection during business hours in the office of the city clerk and in the office of the agency.”

Current Activity

At the CRA meeting, staff will distribute Deerfield Beach CRA’s FY22 Annual Report. The FY22 report highlights include Ocean Way Bollard Replacements, Main Beach Parking Lot Seating, S-Curve Utility Undergrounding and Streetscape Improvements, Island Mobility Improvements, special events, public art, the commercial facade grant program and community policing.

The report was mailed to stakeholder organizations including Broward County, the North Broward Hospital District, Children’s Services Council of Broward County, the City of Deerfield Beach Finance Department and the State of Florida Auditor General. It is posted on the CRA section of the City’s website and will also be distributed to the community upon request and to potential investors throughout the year.

Recommendation

This item is for informational purposes only.

2022

ANNUAL REPORT



COMMUNITY REDEVELOPMENT AGENCY
BENCHMARKING OUR PROGRESS

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Redevelopment Agency (DBCRA)

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FY 2022 AUDITED FINANCIALS



DEERFIELD BEACH

COMMUNITY REDEVELOPMENT AGENCY (DBCRA)



CRA BOARD OF DIRECTORS

Pictured from left to right:

Commissioner **Michael Hudak**

Commissioner **Bernie Parness**

Commissioner **Ben Preston**

Mayor **Bill Ganz**

Commissioner **Todd Drosky**

WHAT IS A CRA?

A Community Redevelopment Agency (CRA) is a dependent taxing district established by local government for the purpose of carrying out redevelopment activities including reducing or eliminating blight, improving the tax base and encouraging public and private investments in the redevelopment area. The City of Deerfield Beach Mayor and Commissioners serve as the CRA Board of Directors in the execution of the City of Deerfield Beach CRA Plan. CRAs provide local government with a funding and planning mechanism to redevelop areas where market forces aren't performing.

WHAT IS A TIR?

Redevelopment activities are primarily funded by Tax Increment Revenue (TIR). TIR is calculated by "freezing" the tax base in the year the CRA was created. Taxing authorities continue to receive tax revenue based on the frozen tax base. When tax revenues rise as a result of redevelopment activities, this "increment" is deposited into the CRA Trust Fund for use on subsequent redevelopment activities.

WHAT IS OUR HISTORY?

The Deerfield Beach CRA was created in 1999 to creatively use Tax Increment Revenue to form public-private partnerships to redevelop the CRA District. Since its inception, the Deerfield Beach CRA has successfully completed or benefitted from several cornerstone redevelopment projects such as the Ocean Way Boardwalk, A1A S-Curve Improvements, the Cove Shopping Center, Hillsboro Boulevard, the Hillsboro Square Shopping Center, the Deerfield Beach International Fishing Pier entrance buildings, the award-winning Sullivan Park project and Kirk Cottrell Pavilion.

IMPROVING THE ISLAND AND THE COVE WITH YOU.

CAPITAL PROJECTS

SULLIVAN PARK PHASE II

Phase II of the Sullivan Park Expansion focuses on the Sullivan Park Facility, a community facility that will serve as a western anchor and entryway point to Sullivan Park. The design boasts a seamless paring of clean, sharp lines with a modern rustic edge that reinforces the style of Sullivan Park Phase I.

In Fiscal Year 2022, CRA continues to work hand and hand with the Guy Harvey Ocean Foundation (GHOF) Team to brainstorm preliminary plans for partnership to develop a marine experience to Sullivan Park. This year also marked preliminary discussions reading programming and educational components to include in the facility.

Estimated Project Cost: \$3.5 Million Dollars



CAPITAL PROJECTS

ISLAND MOBILITY

The Island Mobility Project focuses on enhancing the pedestrian experience in the Beach area by creating ADA accessible sidewalks, adding pedestrian crosswalks, providing new landscaping and constructing a new bus shelter to encourage a greater use of public transportation. The new sidewalks and crosswalks establish a safe, accessible route from the Main Beach Parking Lot and other sites south of Hillsboro Boulevard to the S-Curve Business District. In addition to protection from the elements, the long overdue new bus shelter provides amenities such as a trash receptacle and leaning rail. In Fiscal Year 2022, the CRA Board awarded Magnum Construction Management LLC the construction contract for the Island Mobility improvements. This project is ongoing and expected to be completed in Fiscal Year 2023.

Estimated Project Cost: \$1.27 Million



CAPITAL PROJECTS

MAIN BEACH PARKING LOT

The Main Beach Parking Lot is a redevelopment project location called out in the CRA Plan and the 5-Year Capital Improvement Plan. The largest public parking location on the beach, this heavily trafficked area is a point of departure for beach recreation and ground zero for some of the largest events in the City of Deerfield Beach. In Fiscal Year 2021, the CRA Board directed staff to explore options to implement amphitheater style seating at the Main Beach Parking Lot to coincide with a full railing replacement. To close out Fiscal Year 2021, the CRA Board approved a Design, Permitting and Construction Administration Services Contract with Keith and Associates, Inc. to design this new feature. Fiscal Year 2022 marked the completion of design and permitting and the CRA Board awarded TEAM Construction the Job Order Contract for the Construction of the concrete seating. This project is ongoing and is expected to be completed in Fiscal Year 2023.

Estimated Project Cost: \$286,000

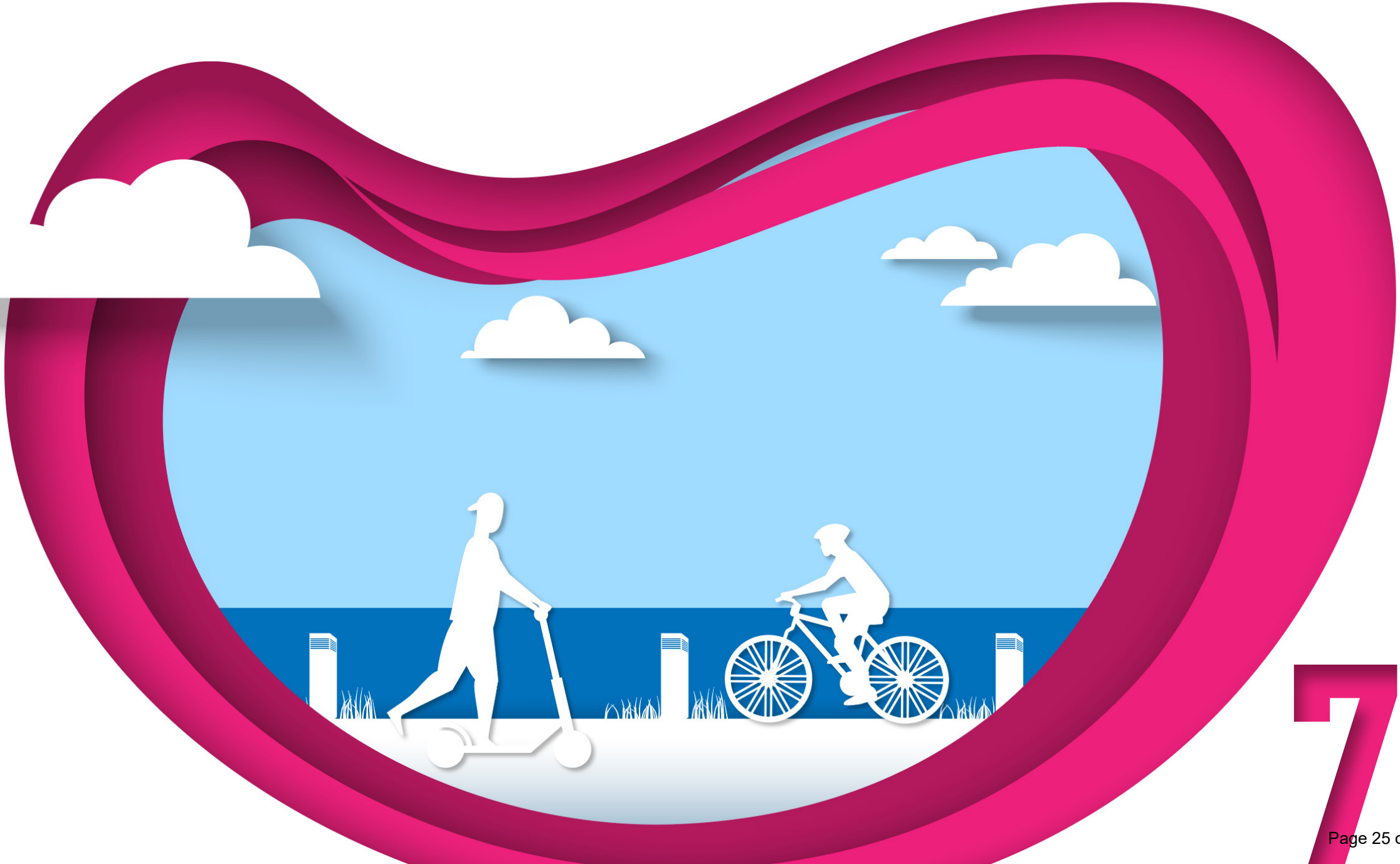


CAPITAL PROJECTS

OCEAN WAY BOLLARDS

The CRA Board continues to ensure projects are consistent with the stated goals of the CRA Plan. The CRA researched various options for improving the lighting along the beach with lit bollards that significantly increase overall visibility for pedestrians while still complying with sea turtle habitat amber lighting regulations. In Fiscal Year 2021, as a result of the tremendously successful pilot program at the Kirk Cottrell Pavilion, the CRA Board directed staff to broaden the project scope to include all bollards along Ocean Way within the CRA boundaries. Fiscal Year 2022 with the architectural design completed, the CRA Board awarded the construction contract to Miller Electric Company. This project is

Estimated Project Cost: \$1.4 Million



CAPITAL PROJECTS

S-CURVE UTILITY UNDERGROUNDING AND STREETScape IMPROVEMENTS

The S-Curve is a prominent beachfront business district that attracts for beachgoers who want to enjoy local shopping and dining. Prior to the implementation of this project, the District was littered with massive concrete poles supporting an overhead puzzle of different utility wires. The CRA recognized the opportunity to further enhance the pedestrian experience through this project by relocating these unsightly utilities underground and significantly enhancing the visual appeal of the streetscape by installing new pedestrian lighting and landscaping. When the project is complete, District visitors will focus their sights on the natural beauty of the ocean with a clear view through the sky. In Fiscal Year 2022 with permits and easements secured, the CRA Board approved conversion agreements with Florida Power and Light and AT&T. In December, the Board approved a Premium Lighting Agreement for the lease of overhead street lights from Florida Power and Light. Contracts with Comcast, AT&T and Florida Power and Light were also approved by the CRA Board for the utility undergrounding expenditures. This project is ongoing and is expected to be completed in Fiscal Year 2024.

Estimated Project Cost: \$2.875 Million

HILLSBORO SQUARE LANDSCAPING PROJECT

Located on the main thoroughfare of East Hillsboro Boulevard, the Hillsboro Square Shopping Center serves as a gateway into the CRA District and is home to dozens of successful small businesses in addition to the Publix grocery store anchor. The entrance located on SE 1st Street has consistently been an area of concern due to the poor condition of the hardscape and landscaping within the right of way. In need of a complete renovation, funds were allocated to complete small landscape projects in the Fiscal Year 2021 budget and the CRA Board approved a Job Order Contract with Shiff Construction and Development to construct improvements to the SE 1st Street entrance of the Center. The improvements began in July and were fully completed at the start of Fiscal Year 2022. Improvements include new pavers, lighting, landscaping and irrigation which improved the vehicular and pedestrian experience at this heavily used location.

Project Cost: \$66,000



CAPITAL PROJECTS

PIER FISHING IMPROVEMENTS

The CRA continued to complete aesthetic improvements on the International Fishing Pier in Fiscal Year 2022. An IPE Trash enclosure was installed to transform the cluttered entry point into a sleek trash system. Subsequent components of this enhancement project include the installation of interpretive and regulatory signage for visitors as well as the construction of a fishing ‘brag board’ to encourage visitors to capture their Deerfield Beach experience and share it via social media as a form of free District marketing.

Project Cost: \$126,000



PROGRAMS & SPECIAL EVENTS

OCEAN WAY HOLIDAY

Ocean Way Holiday attracted over 15,000 attendees this year, marking the largest Ocean Way Holiday event since the pandemic. The cost to implement the event was \$102,745, of which \$63,136 was funded by the CRA.

Staff conducted surveys during the event to gather information on the economic impact of the event. Out of the 100 surveys, attendees that were surveyed spent an average of \$25 - \$50 on food and beverages at the event totaling from \$7-\$13 per attendee, resulting in a \$93,750-\$187,500 economic impact for the event.



JULY 4TH

This year the July 4th event returned to the beach attracting over 85,000 attendees, marking the largest 4th of July celebration since the pandemic.

The cost to implement the event was \$99,209 of which \$84,297 was funded by the CRA. Parks and Recreation staff conducted surveys during the event to gather information on the economic impact of the event. Out of the 200 surveys, attendees that were surveyed spent an average of \$15 - \$25 on food and beverages at the event totaling between \$4-\$7 per attendee, resulting in a \$318,750-\$531,250 in economic impact for the event.

HOLIDAY BOAT PARADE

This is the second year the CRA was an official sponsor of the Greater Pompano Beach, Lighthouse Point and Deerfield Beach Holiday Boat Parade. 175 spectators gathered at Sullivan Park to see over 40 lit vessels light up the Intracoastal. The CRA's sponsorship contribution is \$4000 annually.



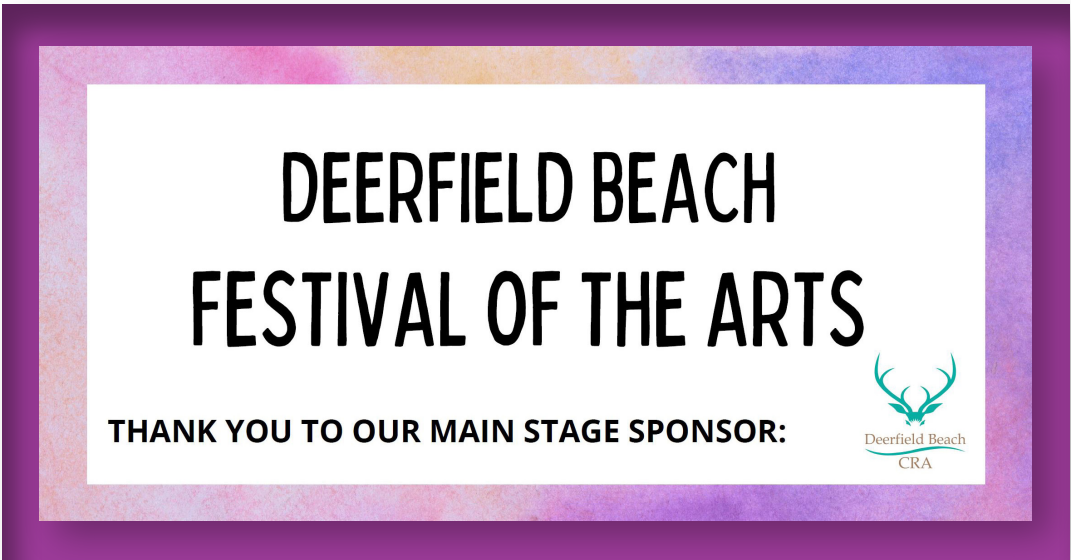
PROGRAMS & SPECIAL EVENTS

PUBLIC ART

The Public Art Program continues to be a force in the effort to bond, build and bridge members of the community.

FESTIVAL OF THE ARTS

The CRA once again sponsored the Main Stage of the 2022 Festival of the Arts. This is events hosts artists and vendors from across the nation and thousands of patrons excited to purchase custom arts and crafts.



MURALS

In Fiscal Year 2022, the CRA continued to issue calls for local artists to participate in the window mural program. Since this location has extreme visibility from the heavily traveled East Hillsboro Boulevard, this component of the public art program has increased in popularity with artists and residents alike. Quarterly mural installations depicting seasonal themes like “Legacy” for Black History Month and “The Art of Spring”, continue to be a community favorite.

PROGRAMS & SPECIAL EVENTS

GUY HARVEY

World-renowned artist and conservationist Dr. Guy Harvey unveiled two original murals in November.

These art installations measure seven feet by eight feet and are mounted at Deerfield Beach's new hot spot, the Kirk Cottrell Pavilion which is named after Deerfield Beach surf legend and Island Water Sports Founder Kirk Cottrell.

"The murals tell the story of the vibrant marine life found near the famous International Fishing Pier. I am so thrilled to partner with Deerfield Beach on this project and so many other exciting efforts to bring educational and conservation initiatives to everyone in this community and beyond," said Dr. Harvey. These murals feature more than 15 different marine species commonly found off the coast of Deerfield Beach. The artwork is a focal point near the landmark fishing pier.



PROGRAMS & SPECIAL EVENTS

COMMUNITY POLICING

The CRA continues its innovative community policing program in Fiscal Year 2022. Program goals include enhancing public safety and protecting the investments of the CRA through consistent deputy patrols throughout the CRA District, while maintaining a constant awareness of the changing needs of the community. Collaborating with the Broward Sheriff's Department, the CRA adjusted the scope of Community Policing program this year to focus on enforcing mandates and increasing deputy patrol in areas that continues to see a consistent rise in vagrancy.



COMMERCIAL FAÇADE PROGRAM

In Fiscal Year 2022, the CRA Board continued to support aesthetic improvements in the District through the Commercial Façade Grant Program. Two grantees: LMR Cove LLC and 1500 SE 3rd CT LLC continued to make headway with facade improvements and project construction in Fiscal Year 22.

PROGRAMS & SPECIAL EVENTS

PUBLIC PRIVATE PARTNERSHIP

At the Kirk Cottrell Pavilion grand opening in Fiscal Year 2021, the proceeds of a custom surfboard raffle went to provide scholarships for 5 kids from the Jim Moran Boys and Girls Club to attend Island Watersports' Surf Camp. In Fiscal Year 2022, interested club members entered a contest where they were challenged with using the words: ocean, adventure, scared, and salty to create an original story submission. The Deerfield Beach Kiwanis Club judged the submissions and offered to sponsor 3 additional participants for a total of 8 surf camp scholarship opportunities. Through the partnership with Island Water Sports, the generosity of the Deerfield Beach Kiwanis Club and participation of the Jim Moran Boys and Girls Club Members, these young Deerfield Beach residents were able to participate in an unforgettable experience.





FY 2022 AUDITED FINANCIALS (DRAFT)*

ASSETS

Cash, Investments, Interest and Monies Due From Other Funds \$6,739,356

LIABILITIES & FUND BALANCE

Accounts Payable \$321,484

Total Fund Balance \$5,448,558

REVENUES

Property Tax (Contributions from the City, County and Hospital District) . . . \$4,559,383

Investment Earnings/Miscellaneous Other \$14,337

Total Revenues \$4,573,720

OTHER FINANCING SOURCES AND USES

Transfers Out** \$131,645

EXPENDITURES

Operating Expenses \$748,672

Debt Service \$1,091,353

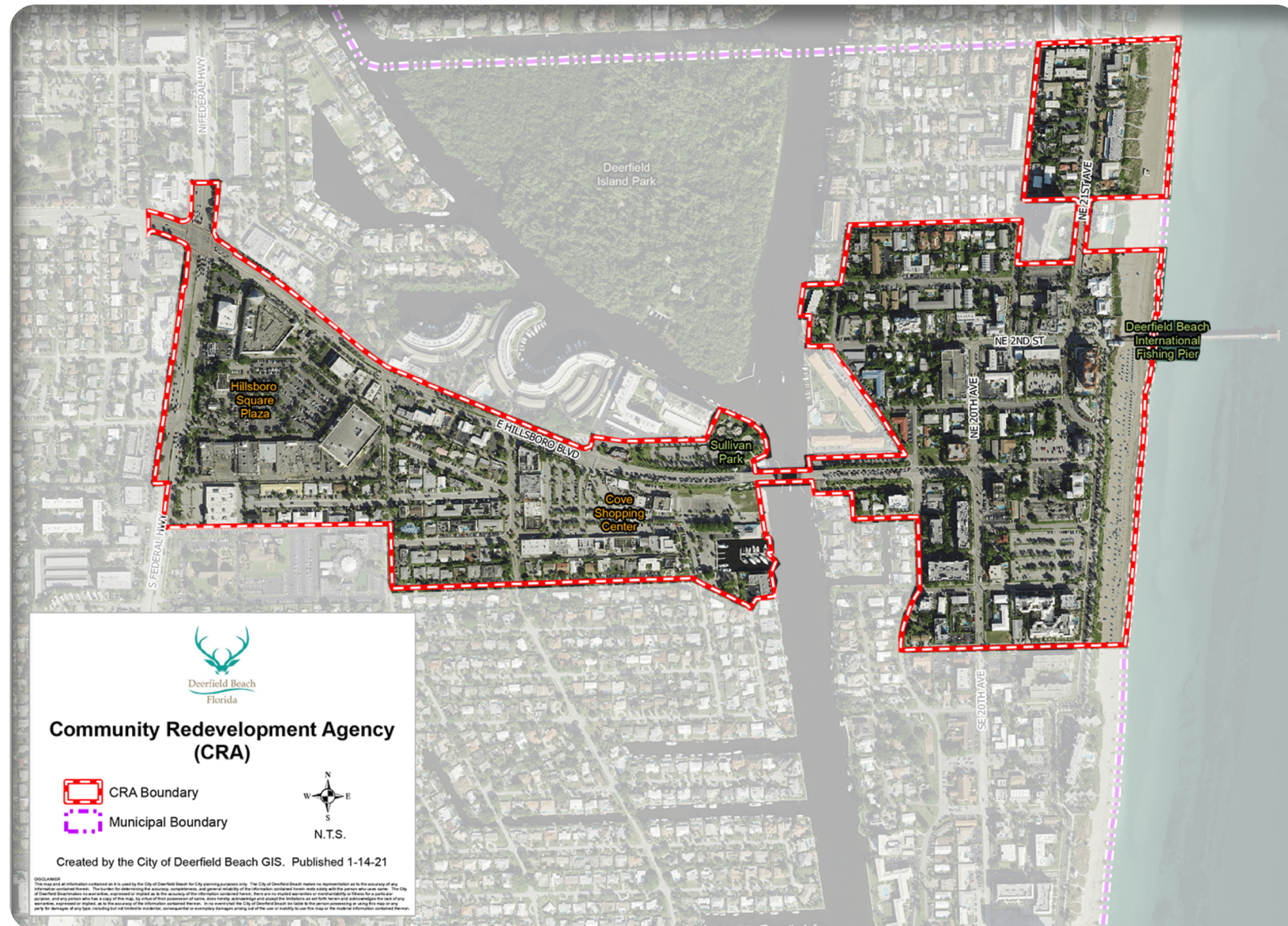
Capital Outlay \$1,579,008

Total Expenditures \$3,419,033

* Financials reported here are unaudited as of 3/24/2023.
** CRA Debt Service Reimbursement to the City for Ocean Way, Hillsboro Boulevard, Cove Gardens, Sullivan Park and Kirk Cottrell Pavilion.



FY 2022 AUDITED FINANCIALS (DRAFT)



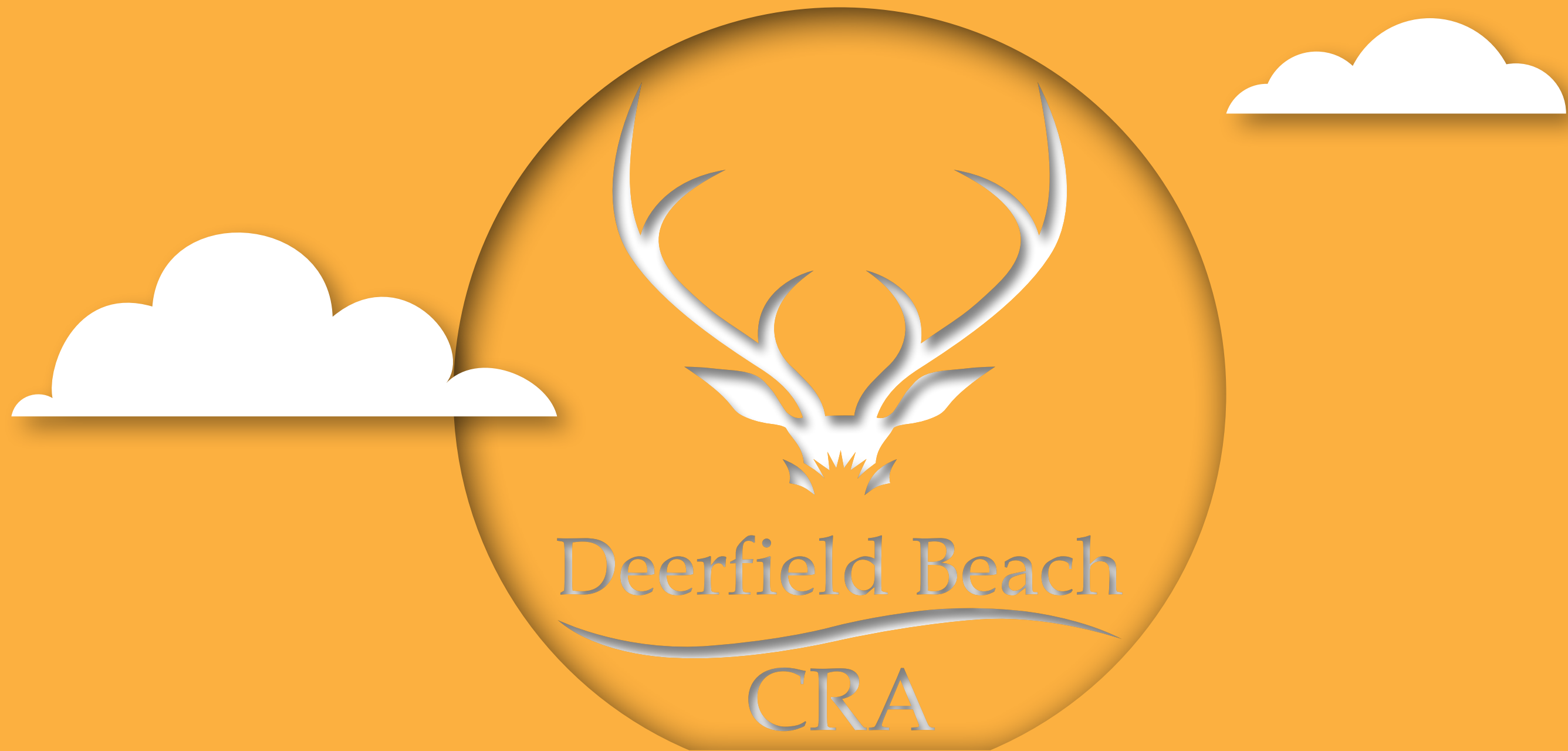
AUDITED STATEMENTS

As a dependant special district of the City of Deerfield Beach, the Deerfield Beach CRA presents its financial statements in accordance with the reporting model required by Governmental Accounting Standards Board Statement No. 34, Basic Financial Statements and Management's Discussion and Analysis for State and Local Governments. The Deerfield Beach CRA Trust Fund is reported as a major fund in the City of Deerfield Beach Comprehensive Annual Financial Report (CAFR). This report also contains other supplementary information in addition to the basic financial statements themselves. The CRA adopts an annual budget for its General Fund. This report demonstrates compliance with this budget.

Copies of the Deerfield Beach CRA's financial statements are available on the website at www.Deerfield-Beach.com or may be requested by telephone at 954-480-4262.

DEERFIELD BEACH CRA DISTRICT BOUNDARIES

The CRA's boundaries lie generally north and south of Hillsboro Boulevard from Federal Highway to the Atlantic Ocean, encompassing the two neighborhoods generally known as The Cove and The Island or Beach.



Improving the Island and the Cove with You.

150 NE 2nd Avenue, Deerfield Beach, FL 33441 ■ 954 480 4262 ■ Deerfield-Beach.com





City of Deerfield Beach

150 NE 2nd Ave
Deerfield Beach, FL
33441
954-480-4200

Face Sheet File Number: I.D. 2023-1779

Agenda Date: 4/11/2023

Status: General Items

In Control: Community Redevelopment
Agency (CRA)

Title

Presentation regarding the Fiscal Year 2023 Mid-Year Accomplishments.

Recommended Action

CRA Board to provide direction

Background/History

Every year at the half way point of the fiscal year, staff presents major project and program accomplishments to the CRA Board of Directors.

Current Activity

Staff will present Mid-Year accomplishments as well as request direction from the CRA Board regarding FY24 Budget and Capital Improvement priorities.