



Meeting Minutes

Community Redevelopment Agency

Tuesday, April 11, 2023

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:

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 - February 23, 2023

MOTION was made by Mr. Parness, seconded by Vice Chair Hudak, to approve the February 23, 2023 minutes as submitted. Voice Vote:

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

Nays: 0

APPROVAL OF AGENDA

April 11, 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 2023/002 - 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.**

The Resolution was read by title only.

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.

MOTION was made by Mr. Hudak, seconded by Mr. Preston, to approve Item 1 adopted CRA Resolution 2023/002. Voice Vote:

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

Nays: 0

- 2. CRA Resolution 2023/003 - 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.**

The Resolution was read by title only.

Kris Mory, Director of Economic Development, explained that the Assistant City Clerk was promoted to City Clerk; therefore, the title within the CRA budget must be updated for auditing purposes.

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.

MOTION was made by Vice Chair Parness, seconded by Mr. Preston, to approve Item 2 adopted CRA Resolution 2023/003. Roll Call:

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

Nays: 0

3. Presentation of the FY 2022 Annual Report.

Kris Mory, Director of Economic Development, provided the Board with the FY22 Annual Report. The report is submitted to the State annually, per Florida Statutes, as well other various funding contributors, City of Deerfield Beach, Broward County, and the North Broward Hospital District. She said the report is available for public inspection on the City's website.

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.

MOTION was made by Mr. Preston, seconded by Vice Chair Parness, accepting the FY22 Annual Report. Voice Vote:

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

Nays: 0

GENERAL ITEMS - CONTINUED

4. Presentation regarding the Fiscal Year 2023 Mid-Year Accomplishments.

Kris Mory, Director of Economic Development, outlined the FY23 mid-year accomplishments via PowerPoint. The budget allocation consists of capital projects - 78%; 9% - debt service; contractual services - 1%; operating - 5%; and programs - 7%. Thereafter, she listed the capital improvement projects: island mobility and ADA compliance, which provided additional revenue through more parking spaces; S-Curve utility undergrounding and streetscape; main beach parking lot rail and seating; Ocean Way bollards; Sullivan Park maintenance; Sullivan Park Facility, whereby, staff continues to work with the Guy Harvey Foundation, who has a new executive director, Steve Roden. She explained that the Guy Harvey Foundation is realigning themselves more to curriculum and education and city staff will be co-hosting a fundraiser with them sometime in June. Ms. Mory also outlined various programs: community policing; commercial façade program; public art; pier fishing improvements; special events; and professional development and networking.

Continuing, Ms. Mory said the estimated FY23 carryover is \$7.1 million and the estimated FY24 new tax increment revenue is \$5.1 million for an estimated available tax increment revenue of \$12.3 million; however, the debt service is \$1 million, regularly funded programming and operating expenses is estimated at \$507,600, and other contractual services is estimated at \$168,600. Therefore, the projected tax increment funding available for capital projects is \$10.5 million. Thereafter, she outlined the FY24 priority projects and their costs: S-Curve utility undergrounding and lighting - \$2.1 million; Ocean Way bollards - \$622,000; and Sullivan Park facility - \$3.5 million. New proposed projects consist of real estate purchase to house CRA offices - \$2 million; main beach parking lot design, i.e. incorporating the fire station - \$300,000; and Hillsboro Bridge public art installation - \$800,000.

Mr. Hudak said his priority projects include moving the fire station to a different location and improving the main beach parking lot to allow for additional parking, i.e. parking garage; nevertheless, he understands there are restrictions, but something must be done to that area. Further, he spoke in support of the possibility of entering a partnership to add a parking garage to the Cove Shopping Center, but stated that public opinion has changed over the years, and a referendum may be necessary to amend the height restrictions to allow for a garage at the main beach parking lot.

Mr. Drosky agreed with reevaluating the restrictions on the main beach parking lot, as a two-story garage does not fit with the times. Further, he said the main beach parking lot, along with the Cove parking garage would be two signature projects that would cap out the CRA and put the City on the map for a long time. Mr. Drosky said the Cove could consist of parking on the top and retail at the bottom; however, logistics will be needed, whereas, businesses and residents will not be happy during the construction phase. He again reiterated his support for reevaluating the restrictions for the main beach parking lot but wants to await the results of the Public Safety Master Plan. Lastly, Mr. Drosky reiterated his priority projects, Cove parking garage and main beach parking lot.

Chair Ganz cautioned the Board on moving forward with amending the restrictions after the public voted, in a referendum, to protect the beach. He said these restrictions have made Deerfield's beach unique, and it has prevented over development. Thereafter, he provided a brief overview as to why the referendum came before the voters. Chair Ganz said these referendums are tough because there are a lot of misinformed voters, and many people try and manipulate the situation. Although he would have previously spoken against this, there must now be reconsideration due to the issues with parking and lack of land to purchase. Chair Ganz said years ago the CRA had an opportunity to purchase land for parking but decided to go another route. The CRA also previously discussed metering the Cove parking lot and establishing a sticker program with businesses for their employees and suggested reevaluating that option, as the City is losing revenue.

In response to Chair Ganz's question, Ms. Mory replied that the previous owner of the Cove hotel no longer provides maintenance, as they paid the City in full when the hotel was sold.

Chair Ganz said he is more openminded to reevaluating the parking at the Cove, whereas, parking is an issue and will continue to be in the future; however, he wants to ensure that staff understands why these beach restrictions were put into place. He also wants to see new safeguards established so updates can be done without compromising the integrity of the beach, and he wants all involved to understand the difficulty in pushing a referendum with very little power to promote it.

GENERAL ITEMS - CONTINUED

Vice Chair Parness commented on being approached by an owner who would like to bring their business to the City, with the possibility of garage parking above their restaurant.

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

Ms. Mory said when the budget is brought back before the Board, it will include a small amount for professional services for both parking lot scenarios and all remaining funds will be earmarked for parking, which can be decided upon the completion of the Public Safety Master Plan.

In response to Chair Ganz's question, Ms. Mory replied that CRA funds cannot be used to rebuild the fire station or build a new fire station.

Chair Ganz spoke in support of additional public art, i.e. Hillsboro Bridge.

ADMINISTRATION COMMENTS

None.

BOARD COMMENTS**MAYOR GANZ**

Thank You - Chair Ganz received feedback from the community and commended CRA and Economic Development staff for a job well done.

Community Policing - Chair Ganz urged the deputies to stay on the boardwalk to ensure the rules are being enforced.

There were no other board comments.

PUBLIC COMMENT

There were no comments made by the public.

ADJOURNMENT

MOTION was made by Mr. Hudak, seconded by Vice Chair Parness, to adjourn the meeting at 7:47 p.m. Voice Vote:

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

Nays: 0

BILL GANZ, CHAIR

Heather Montemayor, City Clerk