Meeting Minutes
Community Redevelopment Agency

Tuesday, April 9, 2024 | **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:
Mr. Michael Hudak - *tardy*
Mr. Bernie Parness
Mr. Ben Preston
Vice Chair Todd Drosky
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 - March 12, 2024

MOTION was made by Mr. Parness, seconded by Mr. Preston, to approve the March 12, 2024 minutes as submitted. Voice Vote:

Yeas: 4 - Mr. Parness, Mr. Preston, Vice Chair Drosky, and Chair Ganz
Nays: 0

APPROVAL OF AGENDA

April 9, 2024

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

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

Nays: 0

GENERAL ITEMS

1. **CRA Resolution 2024/003 - A Resolution of the Community Redevelopment Agency of the City of Deerfield Beach, Florida, designating Todd Drosky as Vice Chair of the Board of the Deerfield Beach Community Redevelopment Agency; providing for an effective date.**

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

There were no comments made by the Board.

MOTION was made by Mr. Preston, seconded by Mr. Parness, to approve Item 1, adopted Resolution 2024/003. Voice Vote:

Yeas: 4 - Mr. Parness, Mr. Preston, Vice Chair Drosky, and Chair Ganz
Nays: 0

2. **CRA Resolution 2024/004 - A Resolution of the Deerfield Beach Community Redevelopment Agency (CRA), approving an amendment to the Employment Agreements with Mark DiMascio, the CRA Capital Projects Manager, and Ashlee Temple, the CRA Administrative Coordinator, to provide for use of the City's annual performance evaluation policies and procedures and cost of living adjustments; providing for execution and an effective date.**

Kris Mory, Community Redevelopment Agency Director, said the City is in the process of implementing a new evaluation tool; therefore, this item allows both contracted, CRA employees, to be closely aligned with city employees. Thereafter, she briefly outlined the revisions within their agreements.

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

There were no comments made by the Board.

MOTION was made by Mr. Parness, seconded by Mr. Preston, to approve Item 2, adopted Resolution 2024/004. Roll Call:

Yeas: 4 - Mr. Parness, Mr. Preston, Vice Chair Drosky, and Chair Ganz
Nays: 0

4. **Presentation regarding the Fiscal Year 2024 Mid-Year Accomplishments.**

Item 4 was discussed prior to Item 3.

Kris Mory, Community Redevelopment Agency Director, highlighted a PowerPoint presentation regarding the fiscal year 2024 mid-year accomplishments.

Technical difficulties arose, so a brief portion of the presentation was not recorded.

Ms. Mory outlined the Capital Improvement Projects, which include the S-Curve Overhead Utility Undergrounding and Streetscape Project.

In response to Chair Ganz's question, Ms. Mory replied that the project will be completed in October, November 2024. Thereafter, she continued outlining the Capital Improvement Projects, which include fishing pier improvements; Sawgrass to Sawgrass Center at Sullivan Park, which has received the local permitting and will need additional permitting once the contractor is chosen. She explained that staff did perform value engineering in an effort to reduce the cost; nonetheless, the project is currently out to bid, and will close April 24th. Furthermore, a grant application was submitted to the Florida Inland Navigation District (FIND) for $3.36 million, which is half of the construction cost for the museum portion of the facility. The next deadline is May 15th; however, if staff doesn't receive feedback, then the application is complete and staff will hopefully be invited to give a presentation on June 21st and 22nd in Cocoa Beach. Ms. Mory explained that maintenance was performed to the shade sails at Sullivan Park, whereby, the CRA only paid for the installation.

Mr. Hudak arrived at 7:13 p.m. via Zoom.

GENERAL ITEMS - CONTINUED

Ms. Mory displayed a photograph of the Cove Shopping Center parking kiosks. Thereafter, she outlined the programs, which include community policing, public art, retail attraction, and Freebee. CRA also assists with special events, i.e. Ocean Way Holiday, the holiday boat parade, etc. Ms. Mory said the CRA Annual Report went out on time and is in compliance with the State Statutes.

Continuing, Ms. Mory said there are two unknowns when planning for the fiscal year 2025 budget, the bids for the Sullivan Park facility and funding from the FIND grant; therefore, three scenarios are being presented. The first scenario is based on a 3% increase in revenue, the Sullivan Park Facility being on budget, and full funding from the FIND grant, whereby, the total tax increment funding available for capital projects is $3.9 million. She explained that, if awarded, the FIND grant money will be paid to the CRA on a quarterly, reimbursement basis. Scenario 2 is based on a 3% increase in revenue, the Sullivan Park Facility being on budget, and no funding received from the FIND grant, whereby, the total tax increment funding available for capital projects is $617,970. Scenario 3 is based on a 3% increase in revenue, the Sullivan Park Facility being 10% over the cost estimate, and no funding received from the FIND grant, whereby, the total tax increment funding available for capital projects is ($382,030). Further, once Freebee is operational for a certain amount of time, grants can be sought; nonetheless, if Scenario 3 did occur, the Board could decrease the other programs, i.e. community policing, commercial façade, etc.

Lastly, Ms. Mory said due to the unknowns in 2025, the Board may have $0 to $3.5 million to rollover to 2026. Further, she said Broward County advised that the last tax increment payment will occur in 2028, which is being discussed further, as herself and the attorney disagree; nonetheless, tax increment revenue will be received from 2026 - 2028, which can be saved for up to three years if the Board desires to fund a larger project. Furthermore, CRA staff reviewed the 1999 CRA Plan and identified the following projects as not yet being funded, ADA sidewalks; affordable housing, which the Board has advised is not a priority for the barrier island or Cove area; Cove Shopping Center parking garage; landscaping; main beach parking lot improvements; parks; real estate acquisition; residential development connecting Publix and Cove plazas; and retail attraction.

In response to Vice Chair Drosky's question, Ms. Mory replied that the maturity date for the debt service is 2029.

Vice Chair Drosky said if the County is sunsetting the CRA in 2028, how will the payment be made in 2029. Further, he said the parking issues at the Cove Shopping Center continues to worsen, and as the City grows those issues will intensify; therefore, he suggested conducting a feasibility study to determine whether a parking garage is warranted. Thereafter, he provided a brief overview of how the feasibility study could be funded under each scenario. Vice Chair Drosky reiterated his request to add the feasibility study to the fiscal year 2025 budget.

Mr. Preston agreed that parking is a concern and should be addressed; nevertheless, he would like to see if a plan can be developed for affordable housing.

Ms. Mory said affordable housing has not been discussed by the Board, so she does not have an answer at this time; nonetheless, affordable housing on the barrier island is an oxymoron at this time, but affordable housing within the Cove can be investigated. She stated that the housing stock within the CRA is some of the most affordable housing in Broward County that is near the ocean and intracoastal; nonetheless, if the Board desires to go in that direction, it's in the plan, so it's fundable expenditure.

Mr. Preston said if it proposes a lot of difficulty, then affordable housing shouldn't be an option, but if it's something this Board can plan for, then it should be looked into.

Mr. Parness spoke in support of affordable housing.

Mr. Hudak said the CRA Plan was created in 1999, and is not the wish list for this Board; nevertheless, staff and the Board must find a way to invite retail exposure and building to the CRA District, as it is vitally important to build the tax revenue and increase the patronage. Further, he spoke in opposition to making radical changes to the main beach parking lot, but agreed with Vice Chair Drosky on conducting a study to see how parking at the Cove can be improved.

Mr. Hudak arrived in person at 7:44 p.m.

GENERAL ITEMS - CONTINUED

Chair Ganz reiterated that the CRA Plan was established in 1999, whereby, staff has done a great job combing through the plan and outlining the items that have not yet been addressed. He said there are severe limitations on the sidewalks, so making it a priority is difficult. Thereafter, he spoke in opposition to adding affordable/attainable housing to the barrier island, as there is limited space, etc. Further, he expressed frustration with how long the undergrounding is taking along the S-Curve and spoke in support of adding additional landscaping but expressed concerns with the City having to take it over once the CRA sunsets. Chair Ganz spoke in opposition to making improvements to the main beach parking lot, as there wouldn't be anything to really gain. He said if property is bought, it is taken off the tax roll, which is in ineffective because it is some of the most expensive real estate in the City; nonetheless, maximizing parks and acquiring small pieces of land to better enhance them would be beneficial. He stated that it may not be the best idea to construct a residential development with higher density and connectivity, as it would create more traffic and raise resident concerns. He suggested investing most of the money into retail attraction and stated that whatever is done, this Board must keep in mind that the City will have to maintain everything once the CRA sunsets. He spoke in support of community policing, but stated that alternatives must be investigated. Lastly, he is unsure about putting a parking garage in the middle of the Cove Shopping Center, as he believes it would hurt the businesses more than help; nonetheless, a plan must be put into place when the current parking limitations are lifted.

Mr. Preston said these projects were on the list and should be discussed at lengths, and if it is found that many are not attainable, then they should be removed from the plan; otherwise, the plan will not be taken seriously.

Mr. Hudak said these items have been on the list for a long time, and its staff's obligation to include them and for this Board to discuss them. Further, he said affordable housing, anywhere in this city is something that has been supported by the Commission but whether or not it is fiscally feasible in the CRA District would have to be sought and funded by a developer, not the CRA Board.

Chair Ganz said the Board is not required to debate the items within the plan, nor amend the plan should the Board desire to remove any of the items; however, if the Board desires to add something different, then the plan would have to be amended.

In response to Chair Ganz's question, Ms. Mory replied that a plan amendment would need County approval.

Chair Ganz said these items are what we are allowed to do, not what we have to do; nevertheless, if there is an item that is a priority to a member, then it can be pulled aside and debated.

3. Update regarding the Freebee rideshare service.

Claudia Miro, Freebee, 371 NE 61st Street, Miami, provided a brief overview of how the Freebee data is collected. She explained that a live dash board has been created for CRA staff to review at all times, including real time. Thereafter, she displayed the live dash board. Further, she said the ridership has increased week after week; however, it is challenging with it not being offered every single day. Lastly, she said she will report back to the Board in month three, then again in month six.

In response to Mr. Hudak's questions, Ms. Miro replied that there are four vehicles that run from Thursday to Sunday. Further, she said additional vehicles will be needed when the requested rides out weigh the completed rides, and if there is an increase in wait times.

In response to Mr. Preston's question, Ms. Miro replied that she is unaware of any issues since the launch; however, there are times during the soft launch when the geofence needs to be adjusted.

Vice Chair Drosky requested running the report from March 14th to April 9th, which was displayed from the live dash board. Further, he requested that a day by day break down be added.

5. Presentation of the Fiscal Year 2023 Annual Report.

The Fiscal Year 2023 Annual Report was provided to the Board.

ADMINISTRATION COMMENTS

There were no administration comments.

BOARD COMMENTS

There were no board comments.

PUBLIC COMMENT

Peggy Ross, 103 NE 19th Avenue, Deerfield Beach, thanked CRA staff, as well as the Board for everything they have done.

ADJOURNMENT

MOTION was made by Mr. Parness, seconded by Mr. Hudak, to adjourn the meeting at 8:15 p.m. Voice Vote:

Yeas: 5 - Mr. Hudak, Mr. Parness, Mr. Preston, Vice Chair Drosky and Chair Ganz
Nays: 0

BILL GANZ, CHAIR

Heather Montemayor, City Clerk