Meeting Minutes
Community Redevelopment Agency

Tuesday, June 11, 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 7:00 p.m., in the City Commission Chambers, 150 NE 2nd Avenue, Deerfield Beach, Florida.

Present:
Mr. Michael Hudak
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 - May 14, 2024

MOTION was made by Mr. Hudak, seconded by Mr. Preston, to approve the May 14, 2024 minutes as submitted. Voice Vote:

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

APPROVAL OF AGENDA

June 11, 2024

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

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

Nays: 0

GENERAL ITEMS

1. **CRA Resolution 2024/006 - A Resolution of the City of Deerfield Beach Community Redevelopment Agency (CRA), approving a change order to the construction contract with Team Contracting, Inc. for the S-Curve Utility Undergrounding and Streetscape Improvements Project in the amount of $95,000.00 to address additional staffing costs resulting from the FPL utility undergrounding operations and additional paver sidewalk installation; authorizing execution of change order #4 with Team Contracting, Inc. in an amount not to exceed $95,000.00; authorizing a budget transfer within the CRA Capital Improvements Fund in the amount of $95,000.00 from the infrastructure and capital improvements account to the lighting account; providing for implementation and an effective date.** *(Funds from Account #190-1500-539-63-11 - Lighting)*

The Resolution was read by title only.

Mr. Parness left the meeting temporarily at 7:03 p.m. and returned at 7:06 p.m.

Kris Mory, Community Redevelopment Agency Director, said the change order includes a $30,000 request for additional sidewalk pavers and a $65,000 request for compensation due to delays in the project, mainly caused by Florida Power and Light (FP&L). She explained that the design engineer estimated the duration of the project to be 270 days, whereby, two of the utilities took less than 40 days, but FP&L took 285 days, 76 of which were used to mobilize. Furthermore, FP&L decided to trench at a rate of 40 feet per leg, in lieu of directional boring, which is less disruptive. Ms. Mory said there is no schedule of performance outlined in FP&L's contract, as it is not something they contractually commit to when performing this work; however, Team Contracting is under contract and was provided a performance schedule, so they bid the work based on that schedule and were forced to have additional personnel onsite.

In response to Chair Ganz's questions, Mark DiMascio, CRA Capital Project Manager, replied that the overall delay was 285 days, whereby, AT&T undergrounded first, then FP&L had the project at a stand still for 76 days, then took 210 days to complete their portion. Further, he said each utility was contracted separately outside of Team Contracting, who had to be out there when AT&T completed their portion. Mr. DiMascio stated that AT&T and FP&L could not perform work at the same time, as they were scheduled to work concurrently.

In response to Chair Ganz's question, Ms. Mory replied that CRA staff intends to invoice FP&L due to the delays. Further, additional information will be provided to Christine Shaw, External Affairs Manager, to see if anything further can be done with FP&L; nevertheless, she is unsure, as scheduling is not specifically outlined in their contract.

Ms. Shaw said she is awaiting information from CRA staff, so unfortunately, she cannot comment at this time.

In response to Vice Chair Drosky's questions, Ms. Mory replied that the CRA has one contract with FP&L, one with AT&T, one with Comcast, and one with Team Contracting, whereby, each of the utilities performs their own undergrounding, concurrently, and Team Contracting is involved the entire time to maintain traffic, construction oversite, etc. Further, she said the contracts with the utility companies are basically similar in form and do not have a timeline to complete the work. They also do not specify trenching; however, staff was told everything would be completed through directional boring.

In response to Vice Chair Drosky's questions, Mr. DiMascio replied that once AT&T finished, staff had a field meeting with FP&L, and they became aware that AT&T was already in the ground with fiber, so out of an abundance of caution, they decided to trench, which took longer than anticipated. He said Comcast came in last, and completed their portion via directional boring. Lastly, he said Team Contracting has a contract with the CRA, not FP&L.

In response to Vice Chair Drosky's comment, Anthony Soroka, CRA Attorney, advised that he will be working with Ms. Mory on compiling documentation to send a letter to FP&L.

Chair Ganz's expressed concerns with how long it is taking CRA staff to get the invoices over to FP&L and requested that they be sent out no later than Friday, June 14th. Thereafter, he opened the public hearing; however, there were none to speak and the public hearing was closed.

GENERAL ITEMS - CONTINUED

MOTION was made by Mr. Hudak, seconded by Mr. Parness, to approve Item 1, adopted CRA Resolution 2024/006. Roll Call:

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

2. **CRA Resolution 2024/007 - A Resolution of the City of Deerfield Beach Community Redevelopment Agency (CRA), approving an Interlocal Agreement with the City of Deerfield Beach for the City to provide short term loan funding in the amount of $2,000,000.00 to the CRA for the Sawgrass to Seagrass Center Project located at Sullivan Park; providing for conflicts, severability, and an effective date.** *(Funds from Account #001-0000-389-90-10 - General Fund/Principle on Interfund Loan to #190-8000-559-6304 - Infrastructure and Capital Improvements - Sullivan Park Facility)*

The Resolution was read by title only.

Kris Mory, Community Redevelopment Agency Director, provided a brief overview of the item.

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. Parness, to approve Item 2, adopted CRA Resolution 2024/007. Roll Call:

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

3. **CRA Resolution 2024/008 - A Resolution of the City of Deerfield Beach Community Redevelopment Agency (CRA), approving the award of Invitation to Bid #24-10-PC for the Sawgrass to Seagrass Center Project to Shiff Construction & Development, Inc.; authorizing execution of an agreement with Shiff Construction & Development, Inc., the lowest responsive and responsible bidder, in the amount of $8,129,671.87; providing for implementation and an effective date.** *(Funds from Account #190-8000-553-63-04 - Infrastructure and Capital Improvements - Sawgrass to Seagrass Center)*

The Resolution was read by title only.

Kris Mory, Community Redevelopment Agency Director, stated that there were five bids submitted for this project, ranging from $8.1 million to $9.1 million. If approved, CRA staff hopes to have the ground breaking ceremony in October 2024, with an anticipated completion in December 2025.

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. Parness, to approve Item 3, adopted CRA Resolution 2024/008. Roll Call:

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

ADMINISTRATION COMMENTS

Florida Inland Navigation Grant - Kris Mory, Community Redevelopment Agency Director, reminded the Board that she will be traveling to Coco Beach to present the Sawgrass to Seagrass Center Project.

PUBLIC COMMENT

There were no public comments.

BOARD COMMENTS

CHAIR GANZ

Freebee - Chair Ganz asked for an update, whereby, he has not been provided the statistics or reports.

Kris Mory, Community Redevelopment Agency Director, said customers are extremely satisfied with the service and each month, the total rides increase; however, hours of operation may need to be adjusted as Sunday's have a lower ridership than the other days, and also, ridership is very low some nights, towards the end of the evening, so the vendor recommended adding a survey onto the app, continued marketing, etc.

Chair Ganz asked that statistics be provided to the Board at their next meeting. Furthermore, he said he received feedback from the drivers that the service is not being utilized. Chair Ganz said there is no additional advertising on the app, and it is extremely difficult to find the service on the City's website; therefore, he asked that Freebee and Beach Rides USA be better advertised.

David Santucci, City Manager, said the Freebee rideshare program is displayed under the CRA's webpage. Further, he said staff is looking to expand the transportation portion of the webpage to include all forms of transportation, i.e. Freebee, Tri-Rail, etc.

Chair Ganz agreed with adding all forms of transportation, but reiterated that Freebee and Beach Rides USA needs to be better advertised and suggested that it be outlined on the City's main webpage.

Mr. Preston agreed with ensuring that these types of services are properly advertised, as the public must be informed.

There were no additional board comments.

ADJOURNMENT

MOTION was made by Mr. Parness, seconded by Mr. Preston, to adjourn the meeting at 7:38 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