



Meeting Minutes

Community Redevelopment Agency

Tuesday, April 8, 2025

7:00 PM

Commission Chambers

CALL TO ORDER AND ROLL CALL

The meeting was called to order on the above date by Chair Todd Drosky at 7:00 p.m., in the City Commission Chambers, 150 NE 2nd Avenue, Deerfield Beach, Florida.

Present:

Mr. Michael Hudak
Mr. Tom Plaut
Mr. Daniel Shanetzky
Vice Chair Ben Preston
Chair Todd Drosky

Also Present:

City Manager Rodney Brimlow
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 11, 2025

MOTION was made by Mr. Plaut, seconded by Mr. Shanetzky, to approve the February 11, 2025 minutes as submitted.
Voice Vote:

Yeas: 5 - Mr. Hudak, Mr. Plaut, Mr. Shanetzky, Vice Chair Preston, and Chair Drosky
Nays: 0

APPROVAL OF AGENDA

April 8, 2025

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

Yeas: 5 - Mr. Hudak, Mr. Plaut, Mr. Shanetzky, Vice Mayor Preston, and Chair Drosky
Nays: 0

GENERAL ITEMS

- 1. CRA Resolution 2025/004 - A Resolution of the Community Redevelopment Agency of the City of Deerfield Beach, Florida, appointing members to the Board of the Deerfield Beach Community Redevelopment Agency; designating a Chair and Vice Chair of the Board; providing for an effective date.**

The Resolution was read by title only.

There was no discussion amongst the Board.

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

MOTION was made by Mr. Shanetzky, seconded by Mr. Hudak, to approve Item 1, adopted CRA Resolution 2025/004.
Voice Vote:

Yeas: 5 - Mr. Hudak, Mr. Plaut, Mr. Shanetzky, Vice Chair Preston, and Chair Drosky
Nays: 0

- 2. Presentation regarding Mid-Year Accomplishments and Fiscal Year 2026 Budget Planning.**

Kris Mory, CRA Director, highlighted a brief PowerPoint presentation. Thereafter, she outlined the capital projects, which include the Sullivan Park Marine Science Center. She explained that the project received \$3.3 million from the Florida Inland Navigation District, which will offset costs. Additionally, staff is awaiting a \$500,000 grant from Broward County Culture Affairs, and if received, the money will be allocated to the costs associated with the interior buildout. Further, she said staff continues negotiating the management agreement, whereby, recently, through changes in operations, the Museum of Discover and Science (MODS) reduced the funding gap to \$250,000. Ms. Mory explained that the other capital project includes the S-Curve Overhead Utility Undergrounding and Streetscape Project, which is close to completion. CRA programming includes community policing, commercial façade/mini façade, special events, business development activation, Freebee, etc. Ms. Mory suggested possibly setting aside \$250,000 in CRA programming to support the startup of the Marine Science Center. Further, agency administration consists of staff keeping abreast of the new reporting requirements, monitoring and advocating for the new CRA legislation, etc.

Continuing, Ms. Mory said the CRA plans to bring in \$6.3 million in tax increment revenue, whereby, the projected carryover is \$1.3 million, for a total budget of \$7.6 million in fiscal year 2026. She explained that the Cove Shopping Center parking garage is the only large-scale item outlined in the capital improvement plan, which is estimated at \$9 million; whereby, if the Board desires to move forward, the next two years will be saving years to afford a large expenditure project.

In response to Vice Chair Preston's questions, Ms. Mory replied that staff has visited nine science centers, whereby, none are associated with the MODS. Thereafter, she briefly highlighted the museums staff has visited.

Vice Chair Preston stated that the museum is a project that must move forward, so we need to become creative and continue negotiations with the MODS. Thereafter, he briefly commented on the proposed agreement with the MODS, and stated that whatever happens in year one will be completely different than that of year five, as the financial challenges will subside.

Mr. Hudak commended Ms. Mory and Anthony Soroka, City Attorney, for reducing the shortfall to \$250,000; nonetheless, the CRA has numerous revenue streams to assist with the difference, i.e. museum parking and the creation of an education fund. He said the facility will not only bring in \$1.5 million, annually, in economic development to the surrounding area, but will provide a positive impact to children's education. Thereafter, he commented on reinvesting into the City, which benefits the community. Mr. Hudak said the education system is extremely challenging, whereby, the Sullivan Park Marine Science Center will assist with addressing that shortfall. Thereafter, he continued commenting on the Center, and urged the Board to keep this project moving forward.

In response to Mr. Shanetzky's questions, Ms. Mory replied that marketing is a component of the management agreement; nonetheless, the current memorandum of understanding has it as a shared activity. Further, she said the boat parade was cancelled in FY24 due to the weather. Lastly, she said the Historical Society was wonderful to

GENERAL ITEMS - CONTINUED

work with during the Art Stroll.

Chair Drosky opened the public hearing.

Dan Herz, 330 SE 19th Avenue, Deerfield Beach, read excerpts from the February 11, 2025 and September 9, 2024 meeting minutes regarding the museum.

Chair Drosky closed the public hearing. Further, he asked that staff keep working with the MODS, whereby, this is a partnership and although he believes the shortfall should be covered by them, it is important that this project continues to move forward. Thereafter, he said the community policing must be evaluated, as many have stated that there is not enough presence on the beach. Lastly, he asked that the Board remain vigilant of the funding allocations, as the CRA has always been brick and mortar, rather than programming.

3. Distribution of the Fiscal Year 2024 Annual Report.

Kris Mory, CRA Director, provided a brief overview of the FY24 Annual Report, which complies with State Statutes.

ADMINISTRATION COMMENTS

None.

BOARD COMMENTS**DISTRICT 1**

CRA Projects - Mr. Hudak said utilizing the funding for programming is essential, especially for the Sullivan Park Marine Science Center. Furthermore, the CRA is sunsetting in four years and many projects within the CRA District have been completed.

DISTRICT 3

CRA District - Ms. Shanetzky said the CRA District has come a long way. Thereafter, he spoke in support of the projects.

DISTRICT 4

Sullivan Park Marine Science Center - Mr. Plaut spoke in support of the project, as it would benefit the community.

DISTRICT 2

Sullivan Park Marine Science Center - Vice Chair Preston stated that we must ensure this project comes to fruition, and reiterated his stance that staff must continue to negotiate.

PUBLIC COMMENT

There were no public comments.

ADJOURNMENT

MOTION was made by Mr. Plaut, seconded by Mr. Hudak, to adjourn the meeting at 7:54 p.m. Voice Vote:

Yeas: 5 - Mr. Hudak, Mr. Plaut, Mr. Shanetzky, Vice Chair Preston, and Chair Drosky

Nays: 0

TODD DROSKY, CHAIR

Heather Montemayor, City Clerk