



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

Regular Meeting Community Redevelopment Agency

Tuesday, August 12, 2025

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: July 8, 2025

APPROVAL OF COMMUNITY REDEVELOPMENT AGENCY AGENDA

August 12, 2025

ZOOM INFORMATION

Join Zoom Meeting by clicking the below link

<https://deerfield-beach.zoom.us/j/87952613905?pwd=Elv3gDEiEqaeGn3PTda3fB56LRIRIm.1>

Join Zoom Meeting via telephone by dialing

Call-in Number: (301) 715-8592

Meeting ID: 879 5261 3905#

Participant ID: #

Passcode: 017873#

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 2025/ - A Resolution of the City of Deerfield Beach Community Redevelopment Agency (CRA), approving a public art grant to 202 DFB, LLC, in an amount not to exceed \$40,000.00 for installation of a mural on the City's Pier Building; providing for implementation and an effective date. (Funds from Account #190-500-520-5200-000-55200-503595)**
Suggested Action: CRA Board to vote on Resolution
Attachment: 202 DFB, LLC
2. **Presentation regarding the proposed Deerfield Beach Community Redevelopment Agency Fiscal Year 2026 Budget.**
Suggested Action: CRA Board to provide direction on FY26 Budget
Attachment: FY26 Proposed Budegt

BOARD/ADMINISTRATION COMMENTS

PUBLIC INPUT

ADJOURNMENT

NEXT MEETING

Tuesday, August 26, 2025

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, July 8, 2025

6:00 PM

Commission Chambers

CALL TO ORDER AND ROLL CALL

The meeting was called to order on the above date by Chair Todd Drosky at 6:00 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 - June 17, 2025

MOTION was made by Vice Chair Preston, seconded by Mr. Plaut, to approve the June 17, 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

July 8, 2025

MOTION was made by Mr. Plaut, 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 2025/006 - A Resolution of the City of Deerfield Beach Community Redevelopment Agency (CRA), approving a management agreement with the City of Deerfield Beach and the New World Aquarium, Inc., an affiliated entity of the Museum of Discovery and Science, Inc., ("New World") for New World to serve as the manager and operator of the Marine Science Center at Sullivan Park for a 10-year term, with one additional ten year renewal term; authorizing execution of the Management Agreement; waiving the requirements for competitive solicitations set forth in Section 38-116 of the Procurement Code; providing for implementation and an effective date. (Funds from multiple accounts)**

The Resolution was read by title only.

Kris Mory, CRA Director, highlighted a brief PowerPoint presentation. She outlined the vision for the project, which includes public purpose; reinforcement of Deerfield Beach as a nautical destination; activation of Sullivan Park and the Cove Shopping Center; removal of slum and blight; support of marine science (STEM) education, support of eco-tourism; and collaboration with Deerfield Island Park. Thereafter, she introduced Meredith Feder, Deputy Director of the Museum of Discovery and Science (MODS).

Ms. Feder said this project has a tremendous amount of alignment with what the MODS' goals and priorities are, in terms of community impact. Thereafter, she provided a brief overview of the MODS' history, as well as their current museum activity. Further, she thanked and expressed her appreciation to Ms. Mory, Anthony Soroka, City Attorney, and Rodney Brimlow, City Manager. Lastly, Ms. Feder expressed the MODS' excitement of the project, and thanked the Board for the consideration.

Ms. Mory briefly outlined the memorandum of understanding and business plan. She stated that the operating cost for the facility will be funded by the CRA in years one, two and three, and in years four and five, it will be funded by the City; thereafter, the operation should be self-sufficient. Thereafter, she displayed photographs of the schematic design. Ms. Mory said the agreement is with New World Aquarium, a not-for-profit business subsidiary of the MODS, and is for 10 years, with a 10-year renewal option. New World is responsible for all aspects of daily center operations, quarterly and annual reporting, shared responsibility for fundraising \$2.1 million, which will be used to pay for the interior buildout of the facility. Additionally, New World is responsible for securing sponsor for exhibits and facility naming rights and enhanced Deerfield Beach tourism marketing. She explained that through the negotiation process it became clear that the financial viability is unknown, so there is an inclusion of mutual termination clause to protect both parties in the event that the Center is not financially viable.

Continuing, Ms. Mory said the CRA is responsible for the facility construction cost of \$8.1 million; overall project management; shared responsibility for fundraising and marketing; financial responsibility for up to \$250,000 to cover potential operational deficit in the first three fiscal years of operation; and will maintain building through warranty expiration period, whereby, the CRA anticipates transfer of facility ownership to the City in 2028/2029. The City is responsible for the maintenance of the grounds and facility exterior; timely approval of proposed facility name; shared responsibility for through marketing through Public Affairs and Marketing; and financial responsibility for up to \$250,000 to cover potential operational deficit in the fourth and fifth fiscal years.

Chair Drosky opened the public hearing.

Joseph Cummings, 267 Oakridge P, Deerfield Beach, spoke in support of the proposed facility, but asked where parking will be located.

Dan Herz, 330 SE 19th Avenue, Deerfield Beach, said Ms. Mory had originally advised the Board that any operating deficit would be covered by the MODS, which was inaccurate, as the Board later found out that the deficit would be covered by the CRA in the first five years, and then the City thereafter, not the MODS. Furthermore, he commended Mr. Cox on his negotiation skills, as he is responsible for protecting the MODS; nonetheless, he wishes the City has the same support. Lastly, he spoke in dismay that the CRA Board was misinformed regarding the operational deficiencies.

Joshua Bass, JM Family, said JM has been proud supporters of the MODS for many years. He stated that he has high confidence in this project and the MODS' ability to run and operate in an excellent way to inspire both children and adults. Thereafter, he spoke in support of the project.

GENERAL ITEMS - CONTINUED

Lisa Davis, 1405 SW 1st Avenue, Deerfield Beach, said she is also here to support JM Family and their corporate community impact. She reiterated that JM has partnered with the MODS for decades. Further, she commented on JM's recent \$1.5 million contribution to sponsor a discovery spot exhibit. Thereafter, she commented on Joe Cox and Ms. Feder's leadership, whereby, JM not only invests millions of dollars financially, but invests their people, as many sit on the Board of Directors. Lastly, she spoke in support of the project, as it will be a great asset to the community.

Chair Drosky closed the public hearing.

Vice Chair Preston said this project is a winner for Deerfield Beach and the MODS, and it must move forward. Thereafter, he stated that Deerfield Beach is the only city the MODS has partnered with. Further, he said the project's success will be centered around fundraising and marketing, and suggested including things that move in the marketing campaign.

Mr. Shanetzky commented on other projects that people spoke against, but have been successful and become city investments, i.e. Braithwaite. Further, he said Deerfield Beach is in competition with other cities, and it's important that the City shows how and why Deerfield Beach is different. Thereafter, he outlined the various awards received by the MODS and spoke in support of the project.

Mr. Hudak said JM Family is also a first-class organization, so to be affiliated with both JM and the MODS is exemplary for Deerfield Beach. Further, he reiterated that Deerfield Beach is the only city entering into this type of partnership with the MODS, so it is an unknown venture; therefore, a termination clause is plausible. Thereafter, he spoke in support of the project.

Mr. Plaut spoke in support of the project. Thereafter, he commented on his tour experience at the MODS and commended staff for a job well done.

Chair Drosky thanked everyone involved for making this project possible. He explained that when entering into the Memorandum of Understanding, it was the Board's intention to not have any deficits, but as the business plan was developed it became apparent that the first five years could be problematic, so the MODS was originally asking for a \$400,000 annual contribution, but it was renegotiated to \$250,000. Further, this contribution is a cap that the City or CRA would have to pay; however, the payment will not be automatic and will only have to be paid should a deficit occur. Additionally, the City has auditing rights to investigate prior to making the payment. Lastly, the marketing package is a huge win for the City of Deerfield Beach and this project is what the residents have been asking for; therefore, he supports it.

MOTION was made by Mr. Hudak, seconded by Vice Chair Preston, to approve Item 1, adopted CRA Resolution 2025/006. Roll Call:

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

Nays: 0

ADMINISTRATION COMMENTS

None.

BOARD COMMENTS

None.

PUBLIC COMMENT

Dan Herz, 330 SE 19th Avenue, Deerfield Beach, commented on the cost increase to community policing. Thereafter, he commented on crime statistics.

ADJOURNMENT

MOTION was made by Mr. Hudak, seconded by Vice Chair Preston, to adjourn the meeting at 6:53 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



Community Redevelopment Agency Meeting - August 12, 2025

DEERFIELD BEACH - YOU ARE HEREBY NOTIFIED that the **Community Redevelopment Agency** meeting will be held on **Tuesday, August 12, 2025, 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 August 12, 2025 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 August 12, 2025 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 August 12, 2025.

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

<https://deerfield-beach.zoom.us/j/87952613905?pwd=Elv3gDEiEgaeGn3PTda3fB56LRlRIm.1>

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: 879 5261 3905#, Participant ID: #, Passcode: 017873#

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” which is located at the bottom of the screen under the “reactions” 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. 2025-369

Agenda Date: 8/12/2025

Status: General Items

In Control: Community Redevelopment
Agency (CRA)

Title

CRA Resolution 2025/ - A Resolution of the City of Deerfield Beach Community Redevelopment Agency (CRA), approving a public art grant to 202 DFB, LLC, in an amount not to exceed \$40,000.00 for installation of a mural on the City's Pier Building; providing for implementation and an effective date. (Funds from Account #190-500-520-5200-000-55200-503595)

Recommended Action

CRA Board to vote on Resolution

Fiscal Impact

Costs: \$40,000

Account Name: Art in Public Places

Account Number: 190-500-520-5200-000-55200-503595

Background/History

The Deerfield Beach International Fishing Pier is currently under construction, building anticipation among patrons and business owners. 202 DFB, LLC is in the process of renovating the Pier Restaurant space for the new The Break House restaurant.

Current Activity

The Break House Restaurant is planning to bring a laid-back beachside atmosphere, offering a warm coastal retreat with diverse furnishings and a warm and welcoming environment. As the pier itself and the pier restaurant transform, 202 DFB, LLC (d/b/a The Break House) requests CRA assistance in funding the installation of a public art mural at the Pier Restaurant location.

As the CRA and City increase their cultural footprint, the addition of a mural on the City's Pier Building would have several positive impacts on the community. Public art serves as a focal point for community engagement and interaction, sparking dialogue, creating shared experiences, and strengthening social bonds within the community. It transforms an area into a recognizable and iconic destination, enhancing the local identity. Public Art is a tool that can be used to reflect the unique identity of an area, thereby increasing the sense of pride and belonging among the residents. Lastly, public art is a creative and impactful way to elevate the aesthetic and visual appeal of an area, drawing attention from passersby and creating a more engaging and memorable experience.

The applicant is proposing a mural by esteemed South Florida artist, Alex Yanes. The mural is set to be installed on the entire north side of the pier restaurant building and wrapped under the overhang on the east side. The piece will contain visual elements that are native to Deerfield Beach, including painted versions of native sea life readily seen on the ever-popular underwater camera, abstract takes on palm trees, surfboards, and rolling wave patterns. A wave pattern will be painted directly onto the wall to camouflage the existing doors and vents. 3-dimensional pieces of the mural elements

will then be mounted over the painted wave-pattern mural, directly onto the wall as if they were floating through the waves. The result will be a relief mural, a unique ode to Deerfield Beach. The timeline for the installation is 8 – 12 weeks for fabrication, and the onsite installation will take up to a week.

Additionally, during the installation period, the artist will conduct a special youth workshop teaching children from the community the painting process used to create the mural. The artist will provide prefabricated, weatherproof PVC cutouts of “fish” or “wave” shapes for each student to paint. Kids will paint on the cutouts and incorporate words to describe their love of the ocean.

The proposed project was submitted to the City's Public Art Committee (PAC) for review and approval. At the time of submittal, the proposal was in the conceptual stage. The PAC requested that the application be tabled and requested that the applicant come back for approval with the final proposed mural. Final PAC approval will be necessary prior to commencement.

The proposed mural contained in the backup of this CRA funding request is the actual proposed mural.

Recommendation

Staff recommends that the Board approve the funding request for the public art installation for an amount not to exceed \$40,000.

CRA RESOLUTION NO. 2025/

**A RESOLUTION OF THE CITY OF DEERFIELD BEACH
COMMUNITY REDEVELOPMENT AGENCY (CRA),
APPROVING A PUBLIC ART GRANT TO 202 DFB, LLC, IN AN
AMOUNT NOT TO EXCEED \$40,000.00 FOR INSTALLATION OF
A MURAL ON THE CITY'S PIER BUILDING; PROVIDING FOR
IMPLEMENTATION AND AN EFFECTIVE DATE.**

WHEREAS, Chapter 14, Article V of the City Code of Ordinance (the "City Code") entitled "Public Art Program" establishes the guidelines and regulations for the installment of artwork on public property and private property that is visible to the public from the public right-of-way in order to enhance the appearance of the City and commemorate the City's history; and

WHEREAS, City Code Section 14-136 requires that all artwork proposed for placement on public property or public rights-of-way be submitted to the City's Public Art Program Committee (the "Committee") for review and a recommendation to the City Commission; and

WHEREAS, 202 DFB, LLC, (the "Applicant") submitted an application (the "Application") to the Committee for consideration of the installation of a mural by South Florida artist Alex Yanes, which consists of painted versions of native sea life readily seen on the ever-popular underwater camera, and abstract takes on palm trees, surfboards, and rolling wave patterns, to be installed on the entire south side of the Pier restaurant building and wrapped under the overhang on the east side of the building generally located at 200 NE 21st Avenue, as further depicted in Exhibit "A" (the "Mural"); and

WHEREAS, the Applicant also submitted an application to the CRA for consideration of \$40,000.00 in public art grant funds to help fund the Mural installation (the "Grant Application"); and

WHEREAS, the Committee is scheduled to meet soon and review the Application in accordance with City Code Sections 14-136 and 14-138, and make a recommendation to the City Commission regarding the Mural and Application (the "Artwork"); and

WHEREAS, the CRA Board finds that it is in the best interest of the CRA to approve the the Grant Application and the Mural depicted on Exhibit "A", subject to the Application for installation of the Mural being approved by the City Commission.

**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 Board hereby approves the Grant Application seeking \$40,000.00 in public art grant funds from the CRA, and approves installation of the Artwork on the City's Pier

building, as depicted on the attached Exhibit “A”, with both approvals subject to the Application being approved by the City Commission.

Section 3. The appropriate CRA officials are authorized to do all things necessary to carry out the aims of this Resolution, including providing the grant funds to the Applicant and negotiating and entering into an agreement with the artist on terms acceptable to the Executive Director, and approved as to form and legal sufficiency by the CRA Attorney, for the CRA’s and City’s rights to use the Artwork.

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

PASSED AND ADOPTED THIS ____ DAY OF _____, 2025.

TODD DROSKY, CHAIR

ATTEST:

HEATHER MONTEMAYOR, CLERK

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 - c. Size
 - d. Anti-graffiti measures
 - e. Will there be a public participation component?
- 5. Any additional information you believe is pertinent to the Board**
- 6. Appendix**
 - a. Location of Artwork
 - b. Artist Previous Work

1. A formal narrative of the project and funds request:

This narrative should take the board through a brief history of the overall project. Deerfield Beach is a coastal gem beloved for its iconic fishing pier, world-class surf, sand / foot-volley, and welcoming community spirit. For over a century, the island has served as a gathering place for locals and visitors alike—where families stroll the boardwalk at sunrise, surfers ride the morning swell, and generations of mom-and-pop restaurants and shops continue to serve with heart and heritage. What makes Deerfield Beach truly special is its ability to make visitors feel like locals, and locals feel like family. Yet despite its rich history and vibrant community, there is an opportunity to showcase public art that captures and celebrates its unique character. This project began with a vision to create a lasting piece that reflects Deerfield Beach. We are proposing a public art installation, led by a talented South Florida artist, that will serve as a visual tribute to the community, creating a unique feature to the destination. This will serve as a gathering point for picture's and connection. Our goal is to create an engaging and interactive piece that invites both residents and visitors to stop, admire, take photos and share why Deerfield Beach is so special. This is a piece that promotes local pride and tourism in a meaningful, artistic way.

This vibrant mural is a celebration of Deerfield Beach's sun-soaked spirit and coastal charm. With a playful blend of whimsical forms and bold colors, the piece brings together iconic elements of the local landscape and ties it all together, evoking the warmth and energy that define this seaside community. Inspired by the rhythm of the ocean and the laid-back lifestyle unique to Deerfield, this mural is both a joyful tribute and an invitation to pause, smile, and feel the breeze. Each wall of the mural presents a photo opportunity for the viewer, encouraging interaction and connection with the artwork.

The proposed mural will be constructed from hand-cut ½-inch PVC paneling. Each component is carefully shaped using a router to create soft, rounded edges and then sanded smooth for a clean, polished finish. Once prepped, the pieces are hand-painted in bold, coastal-inspired colors and sealed with a high-performance anti-graffiti coating to ensure long-term durability against weather and wear. The individual elements will be securely mounted to the wall using concrete screws, resulting in a dimensional, layered effect that brings depth and energy to the space. Fabrication will take place in the artists Miami studio, allowing for precise craftsmanship and quality control. Upon completion, the mural will be transported and professionally installed on site. As an added interactive feature, if visitors stand in front of the existing doors located at the center of the mural wall, they become part of the artwork- offering a one-of-a-kind photo opportunity and a memorable keepsake of their time in Deerfield Beach.

2. Formal funds request

- *Total Project Cost (Cost of installation): \$40,000*
- *Amount of CRA Assistance Requested: \$40,000*

3. Color Renderings

- *See Appendix*

4. Project/Installation

- Start date: *Installation October 2025*
- Projected project completion: *November 2025*
- Size: *See Appendix*
- Anti-graffiti measures
- Will there be a public participation component?

Ensuring public participation we plan to partner this local artist Alex Yanes, and various community organizations and schools to bring this mural to life through a hands-on experience. We will host a Painting Day, where students will have the opportunity to paint / install some components alongside Alex Yanes to help “finish the art wall.” This collaborative effort empowers our youth to be part of something lasting and meaningful in their city. Public participation will also include:

- Behind-the-scenes content creation featuring interviews with the artist and participants.
 - A community ribbon cutting ceremony with the City Commission.
 - Branded mural keepsakes, like small prints or postcards
 - An interactive photo booth and art wall with the mural as the backdrop, encouraging visitors to engage, capture, and share the experience
5. Any additional information you believe is pertinent to the Board.
- Please see below to additional information:
 - How the artwork will be adhered to the walls: Artwork will be attached using 3inch tapcon concrete anchor screws
 - The height off the ground: The height of the ground will be determined and designed depending on City's suggested specifications
 - What is the material? 1/2 in. x 48 in. x 8 ft. White PVC Paneling PVC
Material details: Hard surface protects against dents and weather damage
Fire-retardant vinyl material protects against rot and termites Durable vinyl material for exterior or interior use will not rot, crack, splinter or split
Resistant to mold and mildew Impervious to moisture Outstanding screw and nail holding
 - Does it warp, fade, wear over time with the project being so close to the beach? No, PVC material will last, we do not use wood for this reason. Please see the details above. We currently have two mural installations that are very close to the ocean. One is in the History Museum located at the boardwalk pier in St. Petersburg (will be 5 years this April). The same distance from the water as this project will be. It also held up with the recent hurricane that passed in that area with no problems. The other one is located one block from the water in Venice Beach, CA (will be 7 years in March). Alex coats every panel with an automotive clear coat which protects the paint from the elements and fading.
 - Can individual pieces be replaced if necessary? Yes, of course, they can be individually replaced if necessary. Alex designs all his relief murals with that in mind. If it is unfortunately vandalized or graffitied, Alex can also come and restore or repair any damage.
 - Location of the Mural: Doors and vents will not be blocked and may be painted

APPENDIX:

Art Location 1A:



Art Location 1B:



North Side Wall: Pieces are designed to fit around existing doors, light fixtures and vents



Feature Wall
(Hand Painted Relief Mural & Painted Column)



Artist Previous Work



Rise Above

Outdoor mural installation located on the exterior wall of the St. Petersburg Museum of History



Go With The Waves

Indoor mural installation located in The Surfjack Hotel, Honolulu, HI



Virgin Voyages (2024)

Rendering of indoor mural installation for upcoming VV vessel. Mural has been completed and awaiting final installation.





City of Deerfield Beach

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

Face Sheet File Number: I.D. 2025-370

Agenda Date: 8/12/2025

Status: General Items

In Control: Community Redevelopment
Agency (CRA)

Title

Presentation regarding the proposed Deerfield Beach Community Redevelopment Agency Fiscal Year 2026 Budget.

Recommended Action

CRA Board to provide direction on Fiscal Year 2026 Budget

Background/History

Every year in August, the CRA Board meets to consider the CRA Director's proposed budget. This proposed budget is prepared based on direction by the Board from the Mid-Year Accomplishments report in April and general Board discussion about funding priorities in recent months.

Budget

The estimated CRA Tax Increment Revenue (TIR) for FY 2025 – 2026 is \$6,547,305, which is a \$379,188 (6.1%) gain over FY 2024 – 2025 and the 13th straight year that the tax base has expanded in the CRA District. When combined with the current ongoing projects, the \$3.1 million FIND grant and unencumbered TIR, the total available funding is \$9,618,495 for FY2026.

CRA fixed costs include agency operations (\$877,053) and debt service (\$1,096,951). Agency operations include staff salaries, operating expenses, payment to the City for support services, and insurance. Debt service will continue to be an annual expense for the life of the CRA.

After operations and debt service are deducted from available funds, \$7,644,491 remains available for programs and projects. The proposed CRA FY2026 Line Item Budget is attached to this item.

CRA staffing needs vary from year to year based on the nature of the projects being managed. Staffing this year includes the payment of 100% of the CRA Director, Capital Projects Manager, and Administrative Coordinator salaries and benefits, and 25% of the City Clerk. Positions that work on a part-time basis for the CRA are required to maintain timesheets documenting their contributions to CRA work and the actual amount of hours spent on CRA work is trued up with their City hours at the end of the fiscal year.

Activities that the Board has indicated a desire to fund on an ongoing basis include: Community Policing (\$110,000), Business Attraction Activations (\$250,000), Public Art (\$50,000), Commercial Facade Loan Program (\$100,000), and Freebee Rideshare (\$453,860). This year, the budget includes funding of up to \$250,000 for the Marine Science Educational Facility as per the recently approved Management Agreement with the Museum of Discovery and Science (MODS).

Funds are budgeted in FY2026 for costs associated with legal representation, ADA compliance services, Independent Financial Audit, Annual Report preparation, janitorial services, and projects to be determined by the Board. The proposed budget also includes \$80,000 for a feasibility study of a

structured parking garage in the Cove Shopping Center.

Construction costs associated with the Sullivan Park Marine Science Center are the cornerstone capital expenses included in the FY2026 Budget. The funds for the construction contract for the Marine Science Center at Sullivan Park were encumbered in FY2024, but since the project is scheduled for completion in May 2026, funds will need to be budgeted in FY2026.

Capital Improvements Plan

The proposed 3-Year 2027 – 2029 Capital Improvements Plan (CIP) is also attached to this item. Unlike previous years, this is a 3-year CIP as the CRA is scheduled to sunset in 2029, so no new capital improvement projects are proposed for that year. Since the Marine Science Center project is using all available capital funds, new capital projects can be discussed for implementation in FY2027. If the CRA Board wishes to move forward with the Cove Parking Garage project, staff will initiate the feasibility study in FY2026 with the goal of moving the project into design in 2026 – 2027. Other projects may still be deleted from or included in the budget or re-prioritized in the CIP at the Board's direction. The Board will be asked to approve the updated 2027 – 2029 CIP at the August 26th meeting along with the final CRA Budget.

Recommendation

Board direction is requested to finalize the FY2026 CRA Budget. State statute requires the budget be adopted in August. Therefore, a final FY2026 Budget will be placed on the August 26, 2025, meeting agenda for approval.

**Deerfield Beach Community Redevelopment Agency
Proposed Budget for Fiscal Year 2026**

Revenues			
ACCOUNT	ACCOUNT DESCRIPTION	BUDGET DESCRIPTION	AMOUNT
311300	Tax Increment-City	City - Based on July 2025 BCPA taxable values	\$ 3,030,069
311301	Tax Increment-Broward Health	Broward Health - Based on July 2025 BCPA taxable values	670,381
311302	Tax Increment-Broward County	County - Based on July 2025 BCPA taxable values	2,846,855
334392	Florida Inland Navigation Dist	State grant for Sullivan Park Facility capital project (carryforward)	3,071,190
Grand Total			\$ 9,618,495

Expenditures			
OPERATING			
ACCOUNT	ACCOUNT DESCRIPTION	BUDGET DESCRIPTION	AMOUNT
501001	REGULAR SALARY	Payment for the following portion of staff salaries (CRA Director, CRA Project Manager and CRA Administrative Coordinator 100%, City Clerk 25%)	\$ 461,698
501003	LONGEVITY	Payment to staff with more than 10 years service (City Clerk 25%)	451
501006	AUTOMOBILE ALLOWANCE	CRA staff contractual automobile allowance (\$8,800) + City Clerk executive benefit 25% allocation (\$750)	9,550
501010	PTO LEAVE CONVERSION	City Clerk executive benefit 25% allocation	672
501013	LEGAL INSURANCE	City Clerk executive benefit 25% allocation	81
501020	DEFERRED COMP MATCH	City Clerk executive benefit 25% allocation	1,411
501021	RETIREMENT HEALTH SAVINGS ACCT	City Clerk executive benefit 25% allocation	375
501022	LIFE SCAN	City Clerk executive benefit 25% allocation	125
502012	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	4,549
502025	CLOTHING ALLOWANCE	Staff clothing allowance	300
502101	FICA	The 7.65% FICA rate is composed of two rates; a 6.2% social security tax that's applied to the first \$106,800 that an employee earns and a 1.45% Medicare tax that's applied to all earnings	35,479
502204	PENSION PLAN GENERAL	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%	36,990
502300	INSURANCE SERVICES ALLOCATION	Payment to the general fund for insurances required for staff and the agency	37,447
502302	MEDICAL INSURANCE ALLOCATION	Payment to the general fund for medical insurance for staff	56,515
503403	CELLULAR PHONE SERVICES	Staff cell phone service	3,000
503504	OFFICE SUPPLIES	Office supplies as necessary for operations	1,000
503513	MINOR TOOLS AND EQUIPMENT	Minor administrative office repairs	5,000
503524	MATERIALS AND MAINTENANCE	Office utilities and maintenance of Sullivan Park	15,500
503602	RENT OF BUILDING/OFFICE	Rent of CRA Office Space (\$50,000), Storage (\$10,000) and associated costs	60,000
503609	COPIER LEASE	Cost of Toshiba lease and maintenance	6,500
503901	TRAVEL AND TRAINING	Mileage reimbursement for CRA Administrative Coordinator (\$2,000), attendance at seminars, conferences and meetings	5,065
503902	PRINTING	Printing of brochures, hand-outs and annual report	500
503927	GENERAL ADMIN CHARGE	Payment to the general fund for the services that are provided to support the CRA Fund	131,645
503935	DUES AND MEMBERSHIPS	Annual professional association memberships and Special District Reporting	1,200
506043	OTHER MACH AND EQUIPMENT	Computer replacement	2,000
507001	DEBT SERVICE / BOND PRINCIPAL PAYMENT	FMLC-SERIES 2012B-1(Non-Ad Valorem Revenues) CRA PORTION	1,010,000
507002	DEBT SERVICE / BOND INTEREST PAYMENT	FMLC-SERIES 2012B-1(Non-Ad Valorem Revenues) CRA PORTION	82,758
507010	DEBT SERVICE / PAYING AGENT FEES	FMLC-SERIES 2012B-1(Non-Ad Valorem Revenues) CRA PORTION	4,193
OPERATING TOTAL			\$ 1,974,004

OTHER CONTRACTUAL (NON-CAPITAL)			
ACCOUNT	ACCOUNT DESCRIPTION	BUDGET DESCRIPTION	AMOUNT
503006	INTERNAL AUDITING SERVICES	Independent audit of CRA financials as required by statute; based on 4 year contract	\$ 15,828
503009	LEGAL SERVICES	Contractual services provided by the CRA Attorney for legal services	48,000
503101	CUSTODIAL SERVICES	CRA portion of janitorial services contract	4,763
503216	LANDSCAPING SERVICES	Small landscaping projects within the CRA	5,000
503299	ADA COMPLIANCE SERVICES	Funding for document remediation and ADA compliance	2,000
503299	ANNUAL REPORT DESIGN SERVICES	Annual report design as required by statute	7,500
503299	OTHER PROFESSIONAL SERVICES	Other professional services as determined by the CRA Board	86,000
OTHER CONTRACTUAL TOTAL			\$ 169,091

PROGRAMS			
ACCOUNT	ACCOUNT DESCRIPTION	BUDGET DESCRIPTION	AMOUNT
503230	COMMUNITY POLICING	Cost of BSO Deputy Detail to provide additional security in the CRA	\$ 110,000
504900	RIDESHARE	Rideshare Service	453,860
503539	EDUCATION FACILITY PROGRAM	Year One contribution to programming at Marine Science Center at Sullivan Park	250,000
503959	COMMERCIAL FAÇADE	Grant/Loan Program Funding for Micro Façade Loan and Commercial Façade Grant	100,000
503574	BUSINESS ATTRACTION ACTIVATIONS	Funding for 4th of July Celebration (\$105,000), December Holiday Celebration (Event \$30,000 and Lighting \$40,000), Marine Science Center Grand Opening (\$40,000) and Boat Parade (\$7,000) and other activations at the direction of the Board	250,000
503595	ART IN PUBLIC PLACES	Public art projects, programs, events and annual sponsor of Art Stroll (\$3,500)	\$ 50,000
PROGRAMS TOTAL			\$ 1,213,860

CAPITAL PROJECTS			
ACCOUNT	ACCOUNT DESCRIPTION	PROJECT/DESCRIPTION	AMOUNT
		Sullivan Park Facility - Phase II of Sullivan Park Expansion	
506304	INFRASTRUCTURE AND CAPITAL IMPROVEMENTS	Construction	\$ 5,856,540
		Construction Administration	75,000
		Programming Consulting Contracts	225,000
		Art Package Fabrication and Installation	25,000
		Cove Shopping Center Parking Garage	
506304	INFRASTRUCTURE AND CAPITAL IMPROVEMENTS	Feasibility Study	80,000
CAPITAL PROJECTS TOTAL			\$ 6,261,540

Summary	
Available Tax Increment Revenue	\$ 6,547,305
Available Grant Funding	\$ 3,071,190
Total Projected Revenues - Available for allocation to CRA operations, programs, and capital projects	\$ 9,618,495
Total Proposed Expenditures	\$ 9,618,495

City of Deerfield Beach CRA Three-Year Capital Improvements Plan (CIP) FY 2027-2029

PARKING IMPROVEMENTS

	Total Cost	FY 2027	FY2028	FY2029*	3 Year Total
Cove Shopping Center Parking Garage		\$ 3,000,000	\$ 3,000,000	\$ 3,000,000	\$ 9,000,000
PARKING TOTAL	\$ 9,000,000	\$ 3,000,000	\$ 3,000,000	\$ 3,000,000	\$ 9,000,000

OVERALL TOTALS	\$ 9,000,000	\$ 3,000,000	\$ 3,000,000	\$ 3,000,000	\$ 9,000,000
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* TIR payment from Broward County to be verified