



Meeting Minutes Community Redevelopment Agency

Tuesday, August 12, 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 - *via Zoom*
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 - July 8, 2025

MOTION was made by Mr. Hudak, seconded by Mr. Shanetzky, to approve the July 8, 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

August 12, 2025

MOTION was made by Vice Chair Preston, seconded by Mr. Hudak, 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 2025/007 - 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)**

The Resolution was read by title only.

Kris Mory, CRA Director, provided a brief overview of the item. Thereafter, she introduced Danielle Rosse, 202 DFB, LLC.

Ms. Rosse said Alex Yanes, artist, is located in South Florida. Thereafter, she provided a brief overview of his work. She explained that the mural will be installed on the entire northside of the pier restaurant and wrapped under the overhang on the eastside. Further, as the mural comes to life, public participation will be sought through online content videos with the artist, who will also host a kid's day. Additionally, a ribbon cutting with the Commission will be requested, as well as a photobooth experience with the mural as a backdrop, and a postcard will be created. Ms. Rosse said she has been in Deerfield for 25 years, and is excited to see how this piece will make the area come to life.

In response to Mr. Hudak's question, Ms. Rosse replied that the vending machines have been removed from the area. Further, under the overhang was chosen because it's protected from the sun and is pedestrian friendly.

Mr. Plaut stated that the Resolution references the southside of the pier, and it should be northside.

Chair Drosky opened the public hearing.

Dan Herz, 330 SE 19th Avenue, Deerfield Beach, said the building was previously occupied for 12 years, so why is this idea just now being brought to the Board.

Chair Drosky closed the public hearing.

In response to Mr. Shanetzky's question, Ms. Rosse replied that she is unsure how long the mural will last, but the materials being utilized will allow the mural to have a long shelf life.

MOTION was made by Mr. Plaut, seconded by Mr. Hudak, to approve Item 1, adopted CRA Resolution 2025/007 with the stipulation that the wrap will be located on the northside. Roll Call:

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

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

Kris Mory, CRA Director, highlighted a brief presentation. Thereafter, she said the Marine Science Center at Sullivan Park is the only capital project. Programming consists of the education facility, community policing, commercial façade/micro façade, special events, public art, and rideshare, which progresses each month. Ms. Mory said the tax base has expanded for the 13th consecutive year in a row, whereby, the total available tax increment revenue for fiscal year 2026 is \$9.6 million; however, the debt service - \$1.1 million; estimated fiscal year 2025 carryover - \$6.2 million; operating expenses - \$877,053; other contractual services - \$169,091; and programming - \$1.2 million, leaving \$80,000 to be budgeted into next year for a potential feasibility study for a parking garage in the Cove Shopping Center. Currently, the Cove Shopping Center parking garage is listed in the capital improvement plan, but it may be reconsidered.

Chair Drosky explained that there isn't an abundant amount of funding to work with this year due to funds being allocated to the Marine Science Center; nonetheless, the CRA sunsets in three years, so the Board has time to decide where the remaining \$9 million should be allocated.

GENERAL ITEMS - CONTINUED

In response to Mr. Hudak's questions, Ms. Mory replied that staff has been working diligently with the County to determine whether funding will be available through 2028 or 2029; nonetheless, additional follow-up and clarification will be required. Further, she said the community policing detail is a set figure, and will not change this year.

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

ADMINISTRATION COMMENTS

None.

BOARD COMMENTS

Deerfield Beach Ocean Rescue - Mr. Hudak congratulated Ocean Rescue for becoming the 2025 USLA National Lifeguard Champions, for the fourth year in a row. Further, he reiterated his request for a brag board near the Pier, so the City can showcase these types of accomplishments.

After a brief discussion, Kris Mory, CRA Director, advised that the Department of Parks & Recreation is working to bring a brag board to fruition.

Chair Drosky recommended that Mr. Hudak work with the City Manager on the placement of the brag board.

PUBLIC COMMENT

Dan Herz, 330 SE 19th Avenue, Deerfield Beach, asked if there is a plan in place to ensure that the CRA is getting their money's worth on the community policing program. Further, he commented on the BSO's contracts, and stated that negotiations should be done in good faith.

ADJOURNMENT

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