



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

Regular Meeting Community Redevelopment Agency

Tuesday, October 14, 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: August 26, 2025

APPROVAL OF COMMUNITY REDEVELOPMENT AGENCY AGENDA

October 14, 2025

ZOOM INFORMATION

Join Zoom Meeting by clicking the below link

<https://deerfield-beach.zoom.us/j/84625236925?pwd=pAZFUJ14PtFupqMzovbs9NEvAouUbN.1>

Join Zoom Meeting via telephone by dialing

Call-in Number: (305) 224-1968

Meeting ID: 846 2523 6925#

Participant ID: #

Passcode: 821378#

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), adopting the CRA regular meeting schedule for fiscal year 2026; providing for an effective date.**
Suggested Action: CRA Board to vote on Resolution
Attachment: FY26 Meeting Schedule
2. **Discussion regarding CRA staffing needs.**
Suggested Action: Direction or Motion on decision of CRA Board
Attachment: CRA Staffing
3. **CRA Resolution 2025/ - A Resolution of the City of Deerfield Beach Community Redevelopment Agency (CRA), appointing Rodney Brimlow as the Interim CRA Director; providing for an effective date.**
Suggested Action: CRA Board to vote on Resolution
Attachment: Interim CRA Director

BOARD/ADMINISTRATION COMMENTS

PUBLIC INPUT

ADJOURNMENT

NEXT MEETING

Wednesday, November 12, 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, August 26, 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
Assistant City Attorney Debra Reese
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 - August 12, 2025

MOTION was made by Vice Chair Preston, seconded by Mr. Hudak, to approve the August 12, 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 26, 2025

MOTION was made by Mr. Plaut, 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 2025/008 - A Resolution of the City of Deerfield Beach Community Redevelopment Agency ("CRA"), adopting the Fiscal Year 2026 Budget; adopting the Capital Improvements Plan for Fiscal Years 2027-2029; providing for implementation and an effective date.**

The Resolution was read by title only.

Kris Mory, CRA Director, explained that per State Statute, the budget must be presented twice; nevertheless, there have been no changes since the August 12th first reading.

Chair Drosky 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 Vice Chair Preston, to approve Item 1, adopted CRA Resolution 2025/008. Roll Call:

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

2. **CRA Resolution 2025/009 - A Resolution of the City of Deerfield Beach Community Redevelopment Agency (CRA), approving a separation agreement with CRA Director Kris Mory; providing for execution and an effective date.**

The Resolution was read by title only.

Chair Drosky opened the public hearing.

Peggy Ross, 103 NE 19th Avenue, Deerfield Beach, commended Kris Mory, CRA Director, and her staff for their efforts throughout the years.

Chair Drosky closed the public hearing.

There was no discussion amongst the Board.

MOTION was made by Mr. Hudak, seconded by Vice Chair Preston, to approve Item 2, adopted CRA Resolution 2025/009. Roll Call:

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

ADMINISTRATION COMMENTS

Farmer's Market - Kris Mory, CRA Director, said the event will be reoccurring, so it will come before the City Commission for approval.

BOARD COMMENTS

DISTRICT 1

CRA District - Mr. Hudak requested that photographs be presented at a future board meeting showcasing the progress that has occurred throughout the years.

DISTRICT 3

Farmer's Market - In response to Mr. Shanetzky's comment, Kris Mory, CRA Director, provided a brief history of the previous market, and stated that the new organizers have more experience and better relationships with the vendors.

BOARD COMMENTS - CONTINUED**DISTRICT 4**

Pier International Fishing - In response to Mr. Plaut's questions, Rodney Brimlow, City Manager, replied that there will be a soft opening on August 30th; whereby, the grand opening and ribbon cutting will occur later in the year. Further, the public will be aware, but access will be limited.

Kris Mory, CRA Director, said she authorized additional community policing patrol for the first three days of operation.

PUBLIC COMMENT

Mel Nass, 3081 Oakridge U, Deerfield Beach, spoke in support of the Farmer's Market. Thereafter, he suggested having the City's event during the day on Saturday, or sometime in the evening. Lastly, he outlined the five things needed to run a successful market, and volunteered his services.

Dan Herz, 330 SE 19th Avenue, Deerfield Beach, commented on the community policing program, as well as the qualifications for the new CRA Director.

ADJOURNMENT

MOTION was made by Vice Chair Preston, seconded by Mr. Hudak, to adjourn the meeting at 7:18 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 - October 14, 2025

DEERFIELD BEACH - YOU ARE HEREBY NOTIFIED that the **Community Redevelopment Agency** meeting will be held on **Tuesday, October 14, 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 October 14, 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 October 14, 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 October 14, 2025.

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

<https://deerfield-beach.zoom.us/j/84625236925?pwd=pAZFUJ14PtFupqMzovbs9NEvAouUbN.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: (305) 224-1968, Meeting ID: 846 2523 6925#, Participant ID: #, Passcode: 821378#

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 via Zoom, please complete the attached comment card, and e-mail it to the City Clerk at web.clerk@deerfieldbeachfl.gov prior to the meeting. If you attend in person, comment cards will be provided in the Commission Chambers.

- 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.



PUBLIC COMMENT

ONE CARD PER AGENDA ITEM OR PUBLIC COMMENT, PLEASE!

Date: _____

Agenda Item #: _____

Public Comment: (Circle one) YES/NO

If you wish to address the City Commission, please provide the below required information:

Name: _____

Address: _____

You may also provide the following optional information, so staff may contact you, if necessary:

Phone and/or E-mail Address (optional): _____

***NOTE: You have 3 minutes to speak. TIME IS NOT TRANSFERRABLE.**

Public comment shall be governed by the City Commission Meeting Rules of Procedure outlined in Resolution 2018/014, which states that no comments shall be made related to the personal life, or personal qualities of any person and no language which would offend persons of ordinary sensibilities shall be permitted.



City of Deerfield Beach

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

Face Sheet File Number: I.D. 2025-495

Agenda Date: 10/14/2025

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), adopting the CRA regular meeting schedule for fiscal year 2026; providing for an effective date.

Recommended Action

CRA Board to vote on Resolution

Background/History

The CRA Board meets monthly on the second Tuesday of the month.

Current Activity

The following changes have been made to the meeting schedule: the April 14, 2026 CRA meeting has been moved from 7:00 pm to 6:00 pm. The July 14, 2026 meeting is scheduled as an optional meeting and can be canceled the month prior if the Board determines it is not necessary. In the month of August, the Board meets twice in order to conform to statutory requirements regarding the approval of the annual budget. The schedule is approved and published annually to comply with statutory requirements and to inform the public about Community Redevelopment Agency activities for the upcoming year. This item has no budgetary impact.

Recommendation

Approval.

RESOLUTION NO. 2025/

A RESOLUTION OF THE CITY OF DEERFIELD BEACH COMMUNITY REDEVELOPMENT AGENCY (CRA), ADOPTING THE CRA REGULAR MEETING SCHEDULE FOR FISCAL YEAR 2026; PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, CRA staff recommends approving the CRA regular meeting schedule for Fiscal Year 2025/2026, attached as Exhibit “A”; and

WHEREAS, the CRA Board desires to approve the CRA meeting schedule for Fiscal Year 2025/2026, attached as Exhibit “A.”

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF DEERFIELD BEACH COMMUNITY REDEVELOPMENT 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 Regular Meeting Schedule for Fiscal Year 2025/2026, attached as Exhibit “A,” is hereby approved.

Section 3. The appropriate CRA officials are authorized to do all things necessary to carry out the aims of this Resolution.

Section 4. This Resolution shall become effective immediately upon adoption.

PASSED AND ADOPTED THIS ____ DAY OF _____, 2025.

TODD DROSKY, CHAIR

ATTEST:

HEATHER MONTEMAYOR, CLERK



Listed below is the schedule for regular meetings of the Deerfield Beach Community Redevelopment Agency for Fiscal Year **2026**. All meetings will be held at City Hall, 150 NE 2nd Avenue, Deerfield Beach, FL 33441.

Meeting Date

Tuesday, October 14, 2025	7:00 PM
Wednesday, November 12, 2025	7:00 PM
Tuesday, December 9, 2025	7:00 PM
Tuesday, January 13, 2026	7:00 PM
Tuesday, February 10, 2026	7:00 PM
Tuesday, March 10, 2026	7:00 PM
Tuesday, April 14, 2026	6:00 PM
Tuesday, May 12, 2026	7:00 PM
Tuesday, June 19, 2026	7:00 PM
Tuesday, July 14, 2026*	7:00 PM
Tuesday, August 11, 2026	7:00 PM
Tuesday, August 25, 2026	7:00 PM
Tuesday, September 8, 2026	7:00 PM
Tuesday, October 13, 2026	7:00 PM

Any person wishing to appeal any decision made by the Community Redevelopment Agency 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. 189.417). 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. For further information regarding the Community Redevelopment Agency, call (954) 480-4262.

*Optional meeting to be held at the discretion of the CRA Board



City of Deerfield Beach

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

Face Sheet File Number: I.D. 2025-500

Agenda Date: 10/14/2025

Status: General Items

In Control: Community Redevelopment
Agency (CRA)

Title

Discussion regarding CRA staffing needs.

Recommended Action

Direction or Motion on decision of CRA Board

Background/History

With the expiration of the current Community Redevelopment Agency (CRA) Director's employment with the CRA, the CRA Board must determine long-term direction for management and oversight of the CRA's operations. Options include, 1) hiring a full-time CRA Director to manage all CRA functions, reporting directly to the CRA Board or 2) engaging an outside firm to provide CRA management services, which may include program administration and project management.



City of Deerfield Beach

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

Face Sheet File Number: I.D. 2025-501

Agenda Date: 10/14/2025

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), appointing Rodney Brimlow as the Interim CRA Director; providing for an effective date.

Recommended Action

CRA Board to vote on Resolution

Current Activity

The current Community Redevelopment Agency (CRA) Director's employment with the CRA is set to end on October 31, 2025. In anticipation of this, and to ensure continued leadership and operational oversight of the CRA, it is recommended that the City Manager be appointed to serve as the Interim CRA Director.

This interim appointment would remain in effect until a permanent CRA Director is selected and appointed by the CRA Board. The City Manager has worked closely with the CRA and is familiar with the ongoing projects, making him well positioned to oversee the CRA during this transition period.

Recommendation

Approval is recommended.

RESOLUTION NO. 2025/

**A RESOLUTION OF THE CITY OF DEERFIELD BEACH COMMUNITY
REDEVELOPMENT AGENCY (CRA), APPOINTING RODNEY
BRIMLOW AS THE INTERIM CRA DIRECTOR; PROVIDING FOR AN
EFFECTIVE DATE**

WHEREAS, Kris Mory has served as the Director of the Deerfield Beach Community Redevelopment Agency (the “CRA”) since November 2013 pursuant to an employment agreement, as amended, with the CRA; and

WHEREAS, Ms. Mory and the CRA have mutually agreed that it is in their respective best interests for Ms. Mory to pursue other career opportunities and cease her employment from the CRA, effective October 31, 2025; and

WHEREAS, the CRA is in the process of recruiting and selecting an individual or a firm to serve as the permanent CRA Director, and needs an interim director to serve for a limited period of time until the permanent CRA Director position is filled; and

WHEREAS, the CRA desires to appoint City Manager Rodney Brimlow to serve as the Interim CRA Director until the permanent CRA Director position is filled by the CRA Board.

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 hereby appoints Rodney Brimlow to serve as the Interim CRA Director for a period commencing upon the end of Ms. Mory’s employment with the CRA and ending upon the effective date of the CRA Board’s appointment of a permanent CRA Director (the “Interim Period”). Mr. Brimlow shall serve as the Interim CRA Director during the Interim Period without any additional compensation to Mr. Brimlow.

Section 3. The appropriate CRA officials are authorized to do all things necessary to carry out the aims of this Resolution.

Section 4. This Resolution shall become effective immediately upon adoption.

PASSED AND ADOPTED THIS ____ DAY OF _____, 2025.

TODD DROSKY, CHAIR

ATTEST:

HEATHER MONTEMAYOR, CLERK