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

Regular Meeting

Community Redevelopment Agency

Wednesday, November 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: October 14, 2025

APPROVAL OF COMMUNITY REDEVELOPMENT AGENCY AGENDA

November 12, 2025

ZOOM INFORMATION

Join Zoom Meeting by clicking the below link
https://deerfield-beach.zoom.us/j/85274289948?pwd=0En84EUICUgggIJUQHijhBAOgEuYbI.1

Join Zoom Meeting via telephone by dialing
Call-in Number: (305) 224-1968
Meeting ID: 852 7428 9948#
Participant ID: #
Passcode: 729657#

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.

GENERAL ITEMS

1. CRA Resolution 2025/ - A Resolution of the City of Deerfield Beach Community

Redevelopment Agency (CRA), appointing Michael Chen to serve as the CRA Executive Director and Capital Projects Manager; approving and authorizing execution of an employment agreement with Mr. Chen; providing for an effective date.

Suggested Action: CRA Board to vote on Resolution

Attachment: CRA Executive Director and Capital Projects Manager

BOARD/ADMINISTRATION COMMENTS

PUBLIC INPUT

ADJOURNMENT

NEXT MEETING

Tuesday, December 9, 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, October 14, 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 26, 2025

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

October 14, 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 Chair Preston, and Chair Drosky
Nays: 0

GENERAL ITEMS

1. CRA Resolution 2025/010 - 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.

The Resolution was read by title only.

Chair Drosky explained that this is an administrative process. Thereafter, he opened the public hearing; however, there were none to speak and the public hearing was closed.

> **MOTION was made by Mr. Hudak, seconded by Vice Chair Preston, to approve Item 1, adopted CRA Resolution 2025/010. Voice Vote:**
>
> **Yeas:** 5 - Mr. Hudak, Mr. Plaut, Mr. Shanetzky, Vice Chair Preston, and Chair Drosky
> **Nays:** 0

2. Discussion regarding CRA staffing needs.

3. CRA Resolution 2025/011 - 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.

Items 2 &3 were discussed together, but voted on separately. Thereafter, both item titles were read into the record.

Mr. Hudak said he reviewed all of the resumes, as well as the outside consulting firms. With the CRA sunsetting in 2028 or 2029, he was hesitant about hiring an individual, but he interviewed Michael Chen, who is extremely qualified and aware of the sunset date. Thereafter, he recommended moving forward with negotiating a contract with Mr. Chen.

Mr. Plaut stated that he also reviewed the resumes and outside firms, but after meeting with Mr. Chen, he feels confident that he is the person for the position, as he has an array of experience, which he briefly outlined.

Mr. Shanetzky said although the CRA is close to sunsetting, many things still need to be accomplished, i.e. Sawgrass to Seagrass Museum, etc. Thereafter, he commented on Mr. Chen's background, and spoke in support of hiring Mr. Chen.

Vice Chair Preston said in addition to Mr. Chen's background, he has an association with the Museum of Discovery and Science (MODS), which is huge for Deerfield Beach; therefore, he spoke in support of hiring Mr. Chen.

Chair Drosky said various options were presented to the Board, whereby, Mr. Chen and RMA stood out to him. Although RMA would be a great choice, Mr. Chen has direct CRA experience, as well as extensive construction management experience, which is extremely important, as it will fill two roles. Thereafter, he commented on Mr. Chen's experience with MODS and Mr. Cox. Chair Drosky stated that Mr. Chen is aware of the sunset date; therefore, he spoke in support of negotiating a contract with Mr. Chen. Thereafter, he opened the public hearing on Item 2; however, there was none to speak and the public hearing was closed.

> **MOTION was made by Mr. Hudak, seconded by Mr. Plaut, to direct the CRA Attorney to negotiate a contract with Mr. Chen for a maximum salary of $175,000. Roll Call:**
>
> **Yeas:** 5 - Mr. Hudak, Mr. Plaut, Mr. Shanetzky, Vice Chair Preston, and Chair Drosky
> **Nays:** 0

Chair Drosky opened the public hearing on Item 3; however, there was none to speak and the public hearing was closed.

> **MOTION was made by Mr. Hudak, seconded by Vice Chair Preston, to approve Item 3, adopted CRA Resolution 2025/011. Roll Call:**
>
> **Yeas:** 5 - Mr. Hudak, Mr. Plaut, Mr. Shanetzky, Vice Chair Preston, and Chair Drosky
> **Nays:** 0

ADMINISTRATION COMMENTS

None.

BOARD COMMENTS

DISTRICT 1

Bollards - Mr. Hudak said the bollards stop at Island Water Sports, and asked that they be extended across the street to align with the parking garage, as well as the tenants.

Chair Drosky agreed, as it will provide continuity.

In response to board member comments, Anthony Soroka, CRA Attorney, stated that staff will look into what is needed in order to effectuate the extension of the bollards and what the cost would be.

DISTRICT 2

International Fishing Pier - Vice Chair Preston said foot traffic has increased and there has been an uptick of customers at Flanigan's since the reopening of the pier. Thereafter, he thanked Mr. Hudak for his recommendation regarding free admission to the pier.

DISTRICT 3

S-Curve - Mr. Shanetzky said its imperative that all businesses are maximized and prioritized, as the beach is the jewel of the City. Further, parking must be accessible.

DISTRICT 4

Hispanic Heritage Month - Mr. Plaut commended Michelle Caba, Director of Economic Development, on the luncheon.

CRA District - Mr. Plaut said there are many changes happening that will create a positive effect. Thereafter, he commented on the grand opening of Lucky Lou's Raw Bar, as well as others.

PUBLIC COMMENT

Jim Rosemurgy, 1600 Royal Palm Way, Boca Raton, representing the Deerfield Beach Parking Garage, commended the Board for their efforts. Thereafter, he requested that lighting be extended to the end of the parking garage, as it should be a part of the S-Curve.

ADJOURNMENT

MOTION was made by Mr. Hudak, seconded by Vice Chair Preston, to adjourn the meeting at 7:37 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, Clerk

City of Deerfield Beach

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

Face Sheet
File Number: I.D. 2025-564

Agenda Date: 11/12/2025 **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), appointing Michael Chen to serve as the CRA Executive Director and Capital Projects Manager; approving and authorizing execution of an employment agreement with Mr. Chen; providing for an effective date.

Recommended Action
CRA Board to vote on Resolution

Background/History
The City of Deerfield Beach Community Redevelopment Agency (CRA) previously operated under the direction of Kris Mory, whose contract expired on October 31, 2025. Since then, the City Manager has been serving in the capacity of the Interim CRA Director to ensure the continued oversight and administration of CRA operations, programs, and projects.

To maintain effective leadership and advance the CRA's redevelopment initiatives, a search was initiated for a qualified individual to permanently fill the position of CRA Executive Director. After a review of applications, Michael Chen has been identified by the Board as the most qualified candidate to serve as both the new Executive Director of the CRA and the CRA Capital Projects Manager.

Current Activity
The proposed employment agreement between the CRA and Michael Chen outlines the terms and conditions of Mr. Chen's employment with the CRA, including salary, benefits, and performance expectations. Approval of this appointment and the associated employment contract will formally transition CRA leadership to the new Executive Director, ensuring continuity of operations and strategic implementation of CRA goals and objectives.

RESOLUTION NO. 2025/

A RESOLUTION OF THE CITY OF DEERFIELD BEACH COMMUNITY REDEVELOPMENT AGENCY (CRA), APPOINTING MICHAEL CHEN TO SERVE AS THE CRA EXECUTIVE DIRECTOR AND CAPITAL PROJECTS MANAGER; APPROVING AND AUTHORIZING EXECUTION OF AN EMPLOYMENT AGREEMENT WITH MR. CHEN; PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the CRA desires to hire a full time CRA Executive Director that can also serve as the Capital Projects Manager for the CRA; and

WHEREAS, Michael Chen desires to serve as the CRA Executive Director and Capital Projects Manager for the CRA; and

WHEREAS, the CRA and Mr. Chen have negotiated an employment agreement, attached and incorporated herein as Exhibit "A", (the "Employment Agreement") for Mr. Chen to serve as the CRA's Executive Director and Capital Projects Manager upon the terms and conditions set forth in the Employment Agreement.

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 Michael Chen to serve as the CRA's Executive Director and Capital Projects Manager commencing on December 2, 2025.

Section 3. The Employment Agreement with Mr. Chen, attached as Exhibit "A", is hereby approved.

Section 4. The CRA Chair is authorized to execute the Employment Agreement with Mr. Chen, attached as Exhibit "A", together with such non-substantial changes as are acceptable to the CRA Chair and approved as to form and legal sufficiency by the CRA Attorney.

Section 5. The appropriate CRA officials are authorized to do all things necessary to carry out the aims of this Resolution.

Section 6. This Resolution shall become effective immediately upon adoption.

PASSED AND ADOPTED THIS _____ DAY OF ___________________, 2025.

TODD DROSKY, CHAIR

ATTEST:

HEATHER MONTEMAYOR, CLERK

CONTRACTUAL EMPLOYMENT AGREEMENT

This **CONTRACTUAL EMPLOYMENT AGREEMENT** (the "Agreement") is made and entered into by the **COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF DEERFIELD BEACH, FLORIDA,** a Community Redevelopment Agency created pursuant to Chapter 163, Part III, Florida Statutes (the "**Employer" or "CRA"**), and by **MICHAEL CHEN** (the "**Employee"**), both of whom agree as follows:

RECITALS

WHEREAS, the prior CRA Director's contract with the CRA expired on October 31, 2025; and

WHEREAS, the CRA desires to hire a full time CRA Executive Director that can also serve as the Capital Projects Manager for the CRA; and

WHEREAS, Michael Chen desires to serve as the CRA Executive Director and Capital Projects Manager for the CRA; and

WHEREAS, the CRA desires to hire Michael Chen to serve as the CRA Executive Director and Capital Projects Manager for the CRA under the terms and conditions of this Agreement.

NOW, THEREFORE, in consideration of the promises and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Employee and Employer hereby agree as follows:

Section 1 - Term

This **Agreement** shall remain in full force and effect from **December 2, 2025,** until terminated by **Employer** or **Employee** as provided in Section 7 or Section 9 of this **Agreement.**

Section 2 – Function and Duties

Employee agrees to perform the functions and duties of an Executive Director for the Community Redevelopment Agency [CRA], and as the Capital Projects Manager for the CRA, as directed by **Employer**. In such capacity, **Employee** shall report directly to the CRA Board of Directors.

Section 3 - Compensation

Employer agrees that **Employee** is Exempt under the provisions of the Fair Labor Standards Act (FLSA). Effective December 2, 2025, **Employer** agrees to pay **Employee** an annual salary of ______________________________ per year, payable in bi-weekly installments in the same manner as other management employees of the City of Deerfield Beach (the "City") are paid. This Agreement shall be deemed amended to reflect any base salary adjustments that may be provided by the **Employer** from time to time.

Employer and **Employee** agree that **Employer** shall be solely responsible for **Employee's** compensation and benefits without any monetary contribution from the City.

Section 4 - Health, Disability and Life Insurance Benefits

Employer has arranged with City for City to provide **Employee** with individual and dependent (if applicable) health insurance coverage (including medical, dental and vision insurance), as well as long term disability coverage equal to that, and at the identical cost of that, which is offered to employees of the City, at Employer's cost.

Employer agrees to provide **Employee** term life insurance coverage and optional term insurance coverage in the amount of one (1) times **Employee's** annual base salary, including any increases in said annual base salary during the life of this Agreement.

Section 5 -Vacation and Sick Leave

Employee shall be entitled to accrue, accumulate and use Vacation Leave and Sick Leave as all other executive-level managerial employees (Fringe A) of the City.

Section 6 – Automobile

Employer shall provide a car allowance of $400 per month, payable on a bi-weekly basis to **Employee** for his use of his personal vehicle for work related travel.

Section 7 - Retirement

The City has agreed to permit **Employee** to participate in the City's ICMA retirement program. **Employer** agrees to continue **Employee**' s participation in the ICMA -RC' s 401 Qualified Plan and **Employee** agrees to contribute four percent (4%) of his annual base earnings paid by the CRA under the identical terms and conditions applicable to all other executive-level managerial employees (Fringe A) of the City. The City has also agreed to permit **Employee** to participate in its offered Section 457(b) Deferred Compensation Retirement Plan and Retirement Health Savings Program under the same terms and conditions applicable to executive-level managerial employees of the City (Fringe A).

Employer and **Employee** acknowledge that the City shall not be responsible for any monetary contributions for the benefits provided in this Section.

Section 8 – General Business Expenses

Employer agrees to budget for and to pay for professional dues and subscriptions for **Employee** related to the CRA that are reasonably necessary for continuation and full participation in national, regional, state, and local associations and organizations deemed appropriate by **Employer** for **Employee's** continued professional development and for the good of **Employer**. **Employer** shall have the right to approve all organizations joined, which approval shall not be unreasonably withheld.

Employer also agrees to budget for and to pay for reasonable travel and subsistence expenses of **Employee** for short courses, institutes, conferences and seminars that are deemed appropriate by **Employer** for **Employee's** continued professional development and for the good of **Employer**.

Section 9 – Termination from Employment

Employee shall serve at the pleasure of the **CRA Board of Directors** and may be terminated at any time by the Board as an at-will employee with or without cause.

Section 10 – Severance and Severance Benefits

(a) Severance – Upon **Employee's** termination pursuant to Section 9 of this Agreement, **Employee** shall be paid severance in a sum equal to twelve (12) weeks of the salary set forth in Section 3 of this Agreement. If **Employee** is terminated because of a criminal arrest for a felony, the severance provided in this Section shall be forfeited by **Employee** and shall not be paid.
(b) Severance Benefit – In the event **Employee** is terminated pursuant to Section 9 of this Agreement, **Employee** shall be compensated for all accrued and unused Vacation Leave and Sick Leave in a manner identical to that of all other executive-level managerial employees (Fringe A) of the City.
(c) Severance Benefit - In the event **Employee** is terminated pursuant to Section 9 or resigns pursuant to Section 11 of this **Agreement**, **Employee** shall be afforded the benefits of the Consolidated Omnibus Budget Reconciliation Act (COBRA) as provided in such law.

Section 11 - Resignation

In the event **Employee** wishes to voluntarily resign his position under this **Agreement**, **Employee** shall provide written notice to **Employer** no less than thirty (30) calendar days in advance of **Employee's** anticipated date of separation from service with **Employer**. In the event **Employee** resigns from employment under this Agreement, **Employee** shall not be entitled to the Severance provided in Section 10(a) of this Agreement.

Section 12 - Performance Evaluation

Employer shall evaluate the work performance of **Employee** on an annual basis using the evaluation tool(s) and procedure(s) as determined by the CRA Board**.**

Section 13 - Hours of Work

Recognizing that **Employee** must perform a great deal of work outside of **Employer's** regular hours of business, **Employer** and **Employee** agree to develop and establish a mutually agreeable work and holiday schedule for **Employee**.

Section 14 – Outside Activities

The employment provided for in this **Agreement** shall be **Employee's** sole employment. However, recognizing that certain teaching opportunities provide indirect benefits to **Employer** and the community, **Employee** may elect to accept limited teaching opportunities with the understanding that such arrangements shall not constitute interference with or a conflict of interest with **Employee's** responsibilities under this Agreement. Any such teaching opportunities must first be approved by the CRA Board, which approval shall not be unreasonably withheld.

Section 15 - Indemnification

Employer shall defend, save harmless and indemnify **Employee** against any tort, professional liability claim or demand or other civil legal action, whether groundless or otherwise, arising out of an alleged act or omission occurring in the performance of **Employee's** duties under this Agreement, provided said activities are within the scope of **Employee's** job responsibilities under this **Agreement**. Legal representation, provided by **Employer** for **Employee**, shall extend until a final determination of the legal action, including any appeals brought by either party. **Employer** shall indemnify **Employee** against any and all losses, damages, judgments, interest, settlements, fines, court costs and other reasonable costs and expenses of legal proceedings, including attorney's fees and any other liabilities incurred by, imposed upon, or suffered by **Employee** in connection with or resulting from any claim, action, suit, or proceeding, actual or threatened, arising out of matters in connection with and within the scope of his job responsibilities under this **Agreement**. Any settlement of any claim must be made with prior approval of **Employer** in order for indemnification, as provided in this section, to be available and shall relate only to matters in connection with and within the scope of **Employee's** job under this **Agreement**.

Employee recognizes that **Employer** shall have the right to compromise any claim or suit, unless said compromise or settlement is of a personal nature to **Employee**. Further, **Employer** agrees to pay all reasonable litigation expenses of **Employee** throughout the pendency of any litigation to which **Employee** is a party or witness, where the action relates to matters in connection with and within the scope of his job under this **Agreement**. Such expense payments shall continue beyond **Employee's** service to **Employer** as long as litigation is pending. If a judgment is issued against **Employee** in his personal capacity for actions outside the scope of his employment under this **Agreement** or for actions which are malicious or in bad faith, **Employee** shall reimburse **Employer** for all legal fees and costs associated with the defense and shall be responsible for said judgment. Notwithstanding any obligations set forth above, **Employer** shall have no obligation to **Employee** relating to matters not in connection with or within the scope of his job responsibilities under this **Agreement** and this provision shall not extend to any activities outside the scope of **Employee's** job responsibilities.

All indemnity and hold harmless provisions above shall also apply to protect the City of Deerfield Beach, its employees, agents and officers to the same extent as they protect **Employer.**

<u>Section 16 – Bonding</u>

Employer shall bear the full cost of any fidelity or other bonds required of **Employee** under any law or ordinance.

<u>Section 17 - Other Terms and Conditions of Employment</u>

Employee shall be afforded the same executive benefits package provided to executive level managerial employees of the City (Fringe A), as may be amended by the City from time to time, except as detailed herein. In the event any conflict arises between the terms and conditions established in this Agreement and the fringe benefits offered to executive-level managerial employees of the City, this Agreement shall prevail to the extent of such conflict.

Effective October 1, 2026 and on each October 1 thereafter, **Employee** shall receive an annual cost of living adjustment to **Employee's** base salary in the same amount and manner as other executive-level managerial employees of the City.

Employer, only upon agreement with **Employee,** shall fix any such other terms and conditions of employment as it may determine relating to the performance of **Employee**, provided such terms and conditions are not inconsistent with or in conflict with the provisions of this **Agreement**.

Section 18 - Notices

Notice pursuant to this **Agreement** shall be given by Registered United States Mail addressed as follows:

For the **Employer**: Todd Drosky
Chair
City of Deerfield Beach CRA
150 NE Second Avenue
Deerfield Beach, Florida 33441

For the **Employee**: Michael Chen
CRA Executive Director
150 NE Second Avenue
Deerfield Beach, FL 33441

Alternatively, notice required pursuant to this **Agreement** may be personally served in the same manner as is applicable to civil judicial practice. Notice shall be deemed given as of the date of personal service or as the date of deposit of such written notice by Registered United States Mail.

Section 19 - General Provisions

This **Agreement** sets forth and establishes the entire understanding between **Employer** and **Employee** relating to the employment of **Employee** by **Employer**. Any prior discussions or representations or agreements by or between the parties hereto are merged into and rendered null and void by this **Agreement**. The parties hereto by mutual written agreement may amend any provision of this **Agreement** during the life of the Agreement. Such amendments shall be incorporated and made a part of this **Agreement**.

The invalidity or partial invalidity of any portion of this **Agreement** will not affect the validity of any other provision. In the event that any provision of this **Agreement** is held to be invalid, the remaining provisions shall be deemed to be in full force and effect as if they have been executed by the parties hereto subsequent to the force and effect as if they have been executed by the parties hereto subsequent to the expungement or judicial modification of the invalid provision.

[THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK]

CONTRACTUAL EMPLOYMENT AGREEMENT

IN WITNESS WHEREOF, the parties hereto have set their hands and seals the day, month and year first written above.

CITY OF DEERFIELD BEACH COMMUNITY REDEVELOPMENT AGENCY, (Employer)

By: ______________________________
Todd Drosky, Chair

Dated: ______________________________

MICHAEL CHEN (Employee)

By: ______________________________
Michael Chen

Dated: ______________________________

ATTESTATION:

____
Heather Montemayor, Clerk

APPROVED AS TO FORM AND LEGAL SUFFICIENCY FOR USE OF AND RELIANCE BY THE DEERFIELD BEACH CRA ONLY:

____
Anthony C. Soroka, CRA Attorney

WITNESSES:

____
Printed Name

____
Signature

____
Printed Name

____
Signature

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing Agreement was acknowledged before me, the undersigned Notary Public in and for the State of Florida, on this, the ______ day of _____________, 2025, by **Todd Droksy**, Chair, Community Redevelopment Agency.

____
Notary Public, State of Florida

____ Personally known to me
or
____ Produced identification

Type of Identification Produced:

____

____
Printed, typed or stamped name of
Notary Public exactly as commissioned

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing Agreement was acknowledged before me, the undersigned Notary Public in and for the State of Florida, on this, the ______ day of _____________, 2025, by **Michael Chen** (Employee).

____

____ Personally known to me
or
____ Produced identification

Type of Identification Produced:

____

____
Printed, typed or stamped name of
Notary Public exactly as commissioned