



Meeting Minutes

Community Redevelopment Agency

Tuesday, November 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
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 - October 14, 2025

MOTION was made by Mr. Hudak, seconded by Vice Chair Preston, to approve the October 14, 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

November 12, 2025

MOTION was made by Vice Chair Preston, seconded by Mr. Plaut, 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 2025/012 - 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.**

The Resolution was read by title only.

Anthony Soroka, City Attorney, provided a brief overview of the employment agreement. Thereafter, he stated that Mr. Chen has requested \$185,000 annually.

Mr. Hudak spoke in support of \$185,000 as Mr. Chen will be serving as the CRA Executive Director and Capital Projects Manager.

Mr. Plaut spoke in support of the employment agreement, as well as Mr. Chen's salary request of \$185,000.

Vice Chair Preston spoke in support of the employment agreement with Mr. Chen, as he has a wealth of knowledge and experience and is looking to make a difference. Thereafter, he agreed with the salary request.

Chair Drosky spoke in support of the employment agreement with Mr. Chen, as he has CRA management experience and a construction background. Further, he requested that Mr. Chen make the Marine Science Center his main priority. Thereafter, he agreed with the salary request.

Chair Drosky opened the public hearing.

Dan Herz, 330 SE 19th Avenue, Deerfield Beach, commented on Section 7 of the employment agreement.

MOTION was made by Mr. Hudak, seconded by Vice Chair Preston, to approve Item 1, adopted CRA Resolution 2025/012, at an annual salary of \$185,000.00. 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 - *None.*

DISTRICT 3

Community Policing - Mr. Shanetzky stated that police presence is from 6:00 a.m. to midnight, which is concerning; therefore, he suggested that it be extended to 4:00 a.m. at the beach and in the Cove area.

In response to Chair Drosky's question, Mr. Shanetzky replied that he spoke to the City Manager today regarding the community policing program.

In response to Chair Drosky's question, Rodney Brimlow, City Manager, replied that the hours were approved by the CRA Board in conjunction with the District Chief, whereby, the hours were based on input from BSO. Thereafter, he provided a brief overview of the community policing hours and areas.

Mr. Shanetzky requested that the community policing program be added to the next agenda.

Parking Garage - Mr. Shanetzky expressed concerns with the lack of lights and requested that additional lighting be installed.

BOARD COMMENTS - CONTINUED

In response to Chair Drosky's question, Mr. Brimlow said one of the lights was fixed today and the other requires a special fabricated bracket, which should be completed within the next couple weeks. Additionally, he said staff is looking into adding bollards to the westside of the area.

Mr. Hudak stated that the hours for the community policing program were revised due to the dramatic cost increase; therefore, it is a budgetary item. Further, he said the request for additional bollards was previously discussed.

Mr. Shanetzky expressed concerns with the current hours of the community policing program, as additional presence is needed after midnight. Further, he said the turtle friendly bollards are not needed near the parking garage. Additionally, he stated that there are lights out at the Cove Shopping Center entrance. Lastly, he's received complaints about the beach not being clean.

Vice Chair Preston said the hours for the community policing program have been discussed; nonetheless, if Mr. Shanetzky is amenable, staff can work with Captain Hofstein to see if additional adjustments are warranted and bring them back to the Board for discussion.

Mr. Shanetzky agreed.

Mr. Brimlow stated that staff will provide the Board with the minutes regarding the community policing program.

CRA Staff Location - In response to Mr. Shanetzky's question, Mr. Brimlow replied that CRA offices will be located in the new facility, once completed.

DISTRICT 4

Beach Area - Mr. Plaut said he walked along the beach area this morning and it was immaculate.

DISTRICT 2

International Fishing Pier - Vice Chair Preston said he has received numerous phone calls regarding the reopening of the pier. Thereafter, he thanked Mr. Hudak for his recommendation of waiving the entrance fees until January 1, 2026.

MAYOR - *None.*

PUBLIC COMMENT

Peggy Noland, 325 SE 3rd Terrace, Deerfield Beach, expressed concerns with the community policing hours, and requested that they be extended past midnight.

Dan Herz, 330 SE 19th Avenue, Deerfield Beach, stated that he's requested information from Captain Hofstein regarding the additional community policing shifts, but to no avail. Thereafter, he commented on the 300-space parking garage at the Cove Shopping Center, as well as the 8-story hotel purchased by Lou Moshakos, and asked if the ground breaking will occur before the CRA sunsets.

ADJOURNMENT

MOTION was made by Mr. Hudak, seconded by Vice Chair Preston, to adjourn the meeting at 7:39 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