



Meeting Minutes Community Redevelopment Agency

Tuesday, January 13, 2026

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:

Deputy City Manager Eric Power
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 - November 12, 2025

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

January 13, 2026

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 Chair Preston, and Chair Drosky
Nays: 0

GENERAL ITEMS

- 1. CRA Resolution 2026/001 - A Resolution of the City of Deerfield Beach Community Redevelopment Agency (CRA), approving and authorizing execution of a grant award agreement with Broward County for the Marine Science Center at Sullivan Park; authorizing acceptance of the Broward County Cultural Division Grant in the amount of \$500,000.00; acknowledging the availability of matching funds in the minimum amount of \$1,000,000.00; providing for implementation and an effective date.**

The Resolution was read by title only.

Michael Chen, CRA Director, provided a brief overview of the Item. Further, he said the Museum of Discovery and Science (MODS) expects the facility to be open within 90 days of the building being made available to them.

Chair Drosky opened the public hearing.

Dan Herz, 330 SE 19th Avenue, Deerfield Beach, asked whether any grant funds could be used to cover the potential \$1.25 million cost to be paid by the CRA and taxpayers.

Chair Drosky closed the public hearing.

In response to Vice Chair Preston's question, Mr. Chen replied that the MODS should receive a Certificate of Occupancy (CO) at the end of April, beginning of May. Further, he stated that the MODS cannot do their buildout until the CO is received.

MOTION was made by Mr. Hudak, seconded by Vice Chair Preston, to approve Item 1, adopted CRA Resolution 2026/001. Roll Call:

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

ADMINISTRATION

CRA Meeting - Michael Chen, CRA Director, said he is glad to be here.

BOARD COMMENTS

DISTRICT 1

Marine Science Center at Sullivan Park - Mr. Hudak expressed excitement for the opening of the facility. Thereafter, he stated that he looks forward to working with Mr. Chen.

DISTRICT 3

Community Policing - In response to Mr. Shanetzky's comment, Mr. Chen stated the new shift change was implemented on January 1, 2026. Further, he said the conditions will continue to be monitored to ensure the change is effective.

Light Outages - In response to Mr. Shanetzky's comment, Mr. Chen stated that one of the lights on the S-Curve has been corrected; however, the other light is awaiting a bracket, which will be installed upon arrival. Further, he, along with city staff, will be meeting with the Cove Shopping Center to discuss a variety of issues.

DISTRICT 4

Light Outage - In response to Mr. Plaut's question, Mr. Chen replied that the light awaiting the bracket is located in front of Lucky Lou's.

Broward County Commission Meeting - Mr. Plaut thanked Mr. Chen for attending the meeting to answer any questions they may have.

BOARD COMMENTS - CONTINUED

Congratulations - Mr. Plaut congratulated Mr. Chen on his first meeting.

DISTRICT 2

Thank You - Vice Chair Preston thanked Mr. Chen and Michelle Caba, Director of Economic Development, for their efforts. Thereafter, he thanked Mr. Hudak for his recommendation to allow free entry onto the pier for a short period of time.

Pier Opening - Vice Chair Preston stated that he had anticipated a more formal grand opening for the pier and requested that an official grand opening be considered.

MAYOR - None.

PUBLIC COMMENT

Peggy Noland, 325 SE 3rd Terrace, Deerfield Beach, expressed concerns with the light outages in the Cove Shopping Center, as they have been out for four months.

Dan Herz, 330 SE 19th Avenue, Deerfield Beach, commented on the decision made by the City of Fort Lauderdale to use fireworks in lieu of drones. Thereafter, he spoke in support of using fireworks for Founder's Day (s/b Pioneer Days).

In response to Chair Drosky's question, Michael Chen, CRA Director, replied that he will get with city staff to see if fireworks will be used for Pioneer Days.

Mr. Plaut stated that he spoke to the City Manager regarding fireworks and was advised that the pier has a cover to protect it from getting damaged. Further, he was advised by city staff that there is still no charge for pier entry.

Thereafter, discussion ensued regarding there not being a fee for pier entry.

Eric Power, Deputy City Manager, stated that there is currently no fee for sightseers, as staff is evaluating the options. He explained that, should the Commission decide to waive the fee completely for sightseers, city staff did not want to cause confusion by implementing the fee now and then removing it later.

ADJOURNMENT

MOTION was made by Vice Chair Preston, seconded by Mr. Hudak, to adjourn the meeting at 7:22 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