



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

Regular Meeting Community Redevelopment Agency

Tuesday, February 10, 2026

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: January 13, 2026

APPROVAL OF COMMUNITY REDEVELOPMENT AGENCY AGENDA

February 10, 2026

ZOOM INFORMATION

Join Zoom Meeting by clicking the below link

<https://deerfield-beach.zoom.us/j/81812533965?pwd=6CGQcaBxsVJBwDorpMi5KxPG1SUdp4.1>

Join Zoom Meeting via telephone by dialing

Call-in Number: (305) 224-1968

Meeting ID: 818 1253 3965#

Participant ID: #

Passcode: 690937#

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. Update by the Museum of Discovery and Science (MODS) regarding the exhibits and programming for the Marine Science Center.**
- 2. Presentation by Guy Harvey Inc. regarding the Marine Science Center Murals.**
- 3. CRA Resolution 2026/ - A Resolution of the City of Deerfield Beach Community Redevelopment Agency (CRA), approving an agreement with the Guy Harvey Foundation for the design, creation and installation of the two murals at the Marine Science Center at Sullivan Park with the design and creation of the murals at no cost to the CRA; approving the expenditure of \$4,199.75 for installation costs and the expenditure of funds to rent the necessary lifts or cranes for the installation; providing for execution, implementation and an effective date. (*Funds from Account #190-500-520-***

5200-000-55200-506304 - Infrastructure and Capital Improvements)

Suggested Action: CRA Board to vote on Resolution

Attachment: Guy Harvey Foundation

BOARD/ADMINISTRATION COMMENTS

PUBLIC INPUT

ADJOURNMENT

NEXT MEETING

Tuesday, March 10, 2026

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, 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



Community Redevelopment Agency Meeting - February 10, 2026

DEERFIELD BEACH - YOU ARE HEREBY NOTIFIED that the **Community Redevelopment Agency** meeting will be held on **Tuesday, February 10, 2026, at 7:00 PM** in the **City Commission Chambers located at the City Hall Complex, 150 NE 2nd Avenue, Deerfield Beach, Florida**. A quorum 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 February 10, 2026, 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 February 10, 2026 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. There are several options available to the public to attend/view the meeting:

- 1. In Person Attendance.** Attend in person in the City Commission Chambers.
- 2. Zoom,** which now requires participants to authenticate before joining meetings. Please follow the steps below to ensure you can access the meeting without delay.

Before the Meeting

- Ensure you have a Zoom account. **You can sign up for free.**
- Download or update the Zoom application at www.zoom.us if you do not already have it.

Joining the Meeting

1. Click the Zoom meeting link provided below.
2. When prompted, **sign in to your Zoom account.**
3. If you are not already signed in, Zoom will redirect you to log in.
4. After signing in, you will automatically be admitted to the meeting.

- a. Via Zoom Online** - Access to the meeting will begin at 6:45 PM on February 10, 2026.

- i. Use the following link below to access the meeting via Zoom:
<https://deerfield-beach.zoom.us/j/81812533965?pwd=6CGQcaBxsVJBwDorpMi5KxPG1SUdp4.1>
 - 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: 818 1253 3965#, Participant ID: #, Passcode: 690937#

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. 2026-36

Agenda Date: 2/10/2026

Status: General Items

In Control: Community Redevelopment
Agency (CRA)

Title

Update by the Museum of Discovery and Science (MODS) regarding the exhibits and programming for the Marine Science Center.



City of Deerfield Beach

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

Face Sheet File Number: I.D. 2026-37

Agenda Date: 2/10/2026

Status: General Items

In Control: Community Redevelopment
Agency (CRA)

Title

CRA Resolution 2026/ - A Resolution of the City of Deerfield Beach Community Redevelopment Agency (CRA), approving an agreement with the Guy Harvey Foundation for the design, creation and installation of the two murals at the Marine Science Center at Sullivan Park with the design and creation of the murals at no cost to the CRA; approving the expenditure of \$4,199.75 for installation costs and the expenditure of funds to rent the necessary lifts or cranes for the installation; providing for execution, implementation and an effective date. (Funds from Account #190-500-520-5200-000-55200-506304 - Infrastructure and Capital Improvements)

Recommended Action

CRA Board to vote on Resolution

Fiscal Impact

Costs: Appx. \$4,200.00 (plus any necessary lift or crane rental expenses)

Account Name: Infrastructure and Capital Improvements

Account Number: 190-500-520-5200-000-55200-506304

Background/History

Previous discussions occurred between the Community Redevelopment Agency (CRA), the Guy Harvey Foundation (GHF), and Guy Harvey, Inc. (GHI) regarding a comprehensive mural package for the Marine Science Center. While these discussions reached the stage of identifying specific locations, notably the north and east elevations of the exterior elevator shaft, a final agreement was not concluded.

The elevator shaft serves as the primary visual feature for the entrance to the Marine Science Center exhibition space. Consequently, technical surfacing requirements for these elevations were sought to ensure the building's exterior could accommodate the specialized needs of the high-profile artwork.

Review of project correspondence from July 2025 indicates that the CRA requested a formal cost proposal from GHI/GHF during the initial planning phases. Based on internal documentation and stakeholder records, the estimated cost for the mural package was projected to be between **\$250,000 and \$300,000**. However, this proposal never reached the stage of Board review, and no contract was ever approved or executed for this scope of work.

Current Activity

The Guy Harvey Foundation (GHF) has been engaged by Broward County to develop and operate a tourism program on Deerfield Island, which includes the installation of Guy Harvey murals as a destination attraction. In alignment with this initiative, the Museum of Discovery and Science (MODS) is currently negotiating an access agreement with Broward County for water excursion programs,

establishing an ongoing collaborative relationship with GHF.

GHF proposes to design and produce two original murals for the south and east sides of the Marine Science Center's exterior elevator shaft. These designs are being offered at no cost to the CRA. The CRA's sole financial obligation is the cost of installation, which GHF has quoted at **\$4,199.75**, plus the rental of any necessary lifts or cranes.

For fiscal context, the 2021 installation of two Guy Harvey murals at the Kirk Cottrell Pavilion cost the CRA \$20,000 for the artwork and \$2,400 for installation. This current proposal represents a significant cost savings for the Agency.

Guy Harvey, in coordination with the CRA, (the "Applicant") is submitting an application (the "Application") to the Public Art Committee (the "Committee") for consideration of the installation of the two murals, which will depict an aquatic environment consistent with the Marine Science Center theme and operations on the exposed south and east sides of the exterior elevator shaft (collectively, the "Murals"). The Committee is anticipated to meet soon and review the Application in accordance with City Code Sections 14-136 and 14-138, and make a recommendation to the City Commission regarding the Murals and Application

Approval of this resolution is critical to maintaining the construction timeline and minimizing budget impacts. The application of stucco for the Marine Science Center has already commenced. The installation of these murals requires a specialized smooth-finish stucco and two coats of specific primer, differing from the building's standard exterior finish. With the stucco subcontractor, scaffolding, and lift equipment being currently on-site, the specialized finish can be completed with minimal labor and material costs. Executing this work as a retrofit project at a later date would require weeks of additional time and result in significantly higher mobilization and labor expenses.

Recommendation

The Board is asked to approve an agreement with the Guy Harvey Foundation based on the installation proposal, approve installation of Murals at the Marine Science Center and approve the installation expenditures to avoid any delays and to keep the construction schedule on time. These approvals are subject to the City Commission's approval of the Application for installation of the Murals.

CRA RESOLUTION NO. 2026/

A RESOLUTION OF THE CITY OF DEERFIELD BEACH COMMUNITY REDEVELOPMENT AGENCY (CRA), APPROVING AN AGREEMENT WITH THE GUY HARVEY FOUNDATION FOR THE DESIGN, CREATION AND INSTALLATION OF TWO MURALS AT THE MARINE SCIENCE CENTER AT SULLIVAN PARK WITH THE DESIGN AND CREATION OF THE MURALS AT NO COST TO THE CRA; APPROVING THE EXPENDITURE OF \$4,199.75 FOR INSTALLATION COSTS AND THE EXPENDITURE OF FUNDS TO RENT THE NECESSARY LIFTS OR CRANES FOR THE INSTALLATION; PROVIDING FOR EXECUTION, IMPLEMENTATION AND AN EFFECTIVE DATE.

WHEREAS, the Guy Harvey Foundation (“Guy Harvey”) has been engaged by Broward County to develop and operate a tourism program on Deerfield Island Park, which includes the installation of Guy Harvey murals as a destination attraction; and

WHEREAS, in alignment with this initiative, the Museum of Discovery and Science is currently negotiating an access agreement with Broward County for water excursion programs, establishing an ongoing collaborative relationship with Guy Harvey; and

WHEREAS, Guy Harvey proposes to design and produce two original murals for installation on the south and east sides of the exterior elevator shaft of the Marine Science Center at Sullivan Park (the “Marine Science Center”) at no cost to the CRA; and

WHEREAS, the CRA’s financial obligation is the cost of installation, which Guy Harvey has quoted at \$4,199.75, plus the rental of any necessary lifts or cranes (collectively, the “CRA Expenditures”); and

WHEREAS, Guy Harvey, in coordination with the CRA, (the “Applicant”) is submitting an application (the “Application”) to the Public Art Committee (the “Committee”) for consideration of the installation of the two murals, which will depict an aquatic environment consistent with the Marine Science Center theme and operations on the exposed south and east sides of the exterior elevator shaft (collectively, the “Murals”); and

WHEREAS, the Committee is anticipated to meet soon and review the Application in accordance with City Code Sections 14-136 and 14-138, and make a recommendation to the City Commission regarding the Murals and Application; and

WHEREAS, the CRA Board finds that it is in the best interest of the CRA to approve an Agreement with Guy Harvey for the design, creation and installation of the Murals, approve the CRA Expenditures and the installation of the Murals at the Marine Science Center, subject to the Application for installation of the Murals being approved by the City Commission.

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 Board hereby approves an Agreement with Guy Harvey for the installation of the two murals at the Marine Science Center and approves installation of the Murals on the Marine Science Center facility, with both approvals subject to the Application being approved by the City Commission.

Section 3. The CRA Expenditures for the installation of the murals at the Marine Science Center are hereby approved, subject to the Application being approved by the City Commission.

Section 4. Upon City Commission approval of the Application, the CRA Executive Director is authorized to execute the Agreement with Guy Harvey for the Murals installation, subject to the terms of the Agreement being acceptable to the Executive Director 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, including entering into an agreement with Guy Harvey on terms acceptable to the Executive Director, and approved as to form and legal sufficiency by the CRA Attorney, for the CRA’s and City’s rights to use the Murals.

Section 6. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS ____ DAY OF _____, 2026.

TODD DROSKY, CHAIR

ATTEST:

HEATHER MONTEMAYOR, CLERK

Quote

Guy Harvey, Inc
1500 West Cypress Creek Road, Suite 108
Fort Lauderdale, FL 33309
954.235.7146
harvey@guyharvey.com

1.23.2026

Quote-CODBSP721

Valid thru 2.23.2026

CUSTOMER

City of Deerfield Beach
150 NE 2nd Avenue
Deerfield Beach, FL 33441

DESCRIPTION

CITY OF DEERFIELD BEACH-SULLIVAN PARK	QTY	UNIT PRICE	TOTAL
3M vinyl print and installation-East Elevation	1	\$ 2,390.00	\$ 2,390.00
3M vinyl print and installation-South Elevation	1	\$ 1,535.00	\$ 1,535.00
		SUBTOTAL	\$ 3,925.00
		TAX RATE	\$ 274.75
		SHIPPING/HANDLING	\$ -
		TOTAL	\$ 4,199.75

*Note-This quote does not include any equipment rentals required to complete the project, e.g., boom lift, scissor lift etc

Terms and Conditions: Full payment due prior to install.

For questions concerning this quote, please contact
Harvey Taulien, 954.235.7146, harvey@guyharvey.com

THANK YOU

From: Dr. Tonya Shearer <tonya@guyharveyfoundation.org>
Sent: Friday, January 23, 2026 2:05:49 PM
To: kmchenfl <kmchenfl@comcast.net>; Michael Chen <mchen@deerfieldbeachfl.gov>; Ashlee Temple <atemple@deerfield-beach.com>
Cc: joseph.cox <joseph.cox@mods.org>
Subject: Re: Sullivan Park

Hi Michael,

Here is the updated quote to what was sent to Kris Mory last fall for this work. The tax was not included in my calculation this morning, so it is a bit more - \$4199.75. GHF will pay for the art development fee that is included in a separate invoice that will be sent to the GHF finance department. I have already received approval for that invoice to be paid once received.

Our next step will be to set up a meeting with GHI to discuss the exterior needs of the building for installation of the art as you had mentioned last week. Please let me know your availability next week and I can set up a zoom meeting with GHI to clarify what is needed.

Thanks so much!

Tonya



Tonya Shearer, PhD
Director of Strategic Partnerships
Guy Harvey Foundation
tonya@GuyHarveyFoundation.org
www.GuyHarveyFoundation.org