Meeting Minutes
Community Redevelopment Agency

Tuesday, March 10, 2020 | **7:00 PM** | **Commission Chambers**

CALL TO ORDER AND ROLL CALL

The meeting was called to order on the above date by Chair Bill Ganz at 7:06 p.m., in the City Commission Chambers, City Hall, Deerfield Beach.

Present: 5 - Mr. Michael Hudak - Tardy
Mr. Bernie Parness
Mr. Ben Preston
Vice Chair Todd Drosky
Chair Bill Ganz

Also Present: 3 - City Manager David Santucci
City Attorney Anthony Soroka
Assistant City Clerk Heather Montemayor

MOMENT OF SILENCE AND PLEDGE OF ALLEGIANCE

There was a moment of silence, followed by the Pledge of Allegiance.

APPROVAL OF MINUTES

Community Redevelopment Agency Meeting Minutes

MOTION was made by Mr. Preston, seconded by Mr. Parness, to approve the December 10, 2019 minutes as submitted. Voice Vote:

Yeas: 4 – Mr. Parness, Mr. Preston, Vice Chair Drosky and Chair Ganz

Nays: 0

Mr. Hudak was not present to vote.

APPROVAL OF CITY COMMISSION AGENDA

March 10, 2020

MOTION was made by Mr. Preston, seconded by Mr. Parness, to approve the agenda as submitted. Voice Vote:

Yeas: 4 – Mr. Parness, Mr. Preston, Vice Chair Drosky and Chair Ganz

Nays: 0

Mr. Hudak was not present to vote.

GENERAL ITEMS

1. **CRA Resolution 2020/001 - A Resolution of the City of Deerfield Beach Community Redevelopment Agency (CRA), approving a Work Authorization with Carnahan, Proctor and Cross, Inc. in an amount not to exceed $194,000 for engineering design services for the S-Curve Streetscape Improvements Project; authorizing execution of the Work Authorization; and providing for an effective date.** *(Funds from Account #190-8000-552-3299 - Other Contractual Services)*

The Resolution was read by title only.

Kris Mory, Director of Economic Development, explained that this Work Authorization is not to exceed $194,000 and includes the design services required for this project: preliminary work, surveying, utility identification, full design coordination with FP&L, permitting and construction administration services once the job is completed. Thereafter, she displayed a schedule of the project. If approved, construction could begin April 2021 with a completion date of September 2021.

Chair Ganz opened the public hearing; however, there was none to speak and the public hearing was closed.

MOTION was made by Mr. Parness, seconded by Mr. Preston, to approve Item 1, approving CRA Resolution 2020/001. Roll Call:

Yeas: 4 − Mr. Parness, Mr. Preston, Vice Chair Drosky and Chair Ganz

Nays: 0

Mr. Hudak was not present to vote.

2. **CRA Resolution 2020/002 - A Resolution of the City of Deerfield Beach Community Redevelopment Agency, approving the award of Invitation to Bid #20-19-PC for the construction of SR A1A additional crosswalk improvements at SE 2nd Street and NE 7th Street to the lowest responsive, responsible bidder, Weekley Asphalt Paving, Inc.; approving and authorizing execution of a contract with Weekley Asphalt, Inc., in an amount not to exceed $115,445.00; and providing for an effective date.** *(Funds from Account #190-8000-552-3604 – Infrastructure and Capital Improvements)*

The Resolution was read by title only.

Mr. Hudak arrived at 7:11 p.m.

Kris Mory, Director of Economic Development, explained that this project consists of the inground LED lights and pedestrian controlled beacons for the crosswalks at NE 7th Street and SE 2nd Street, which are the last two (2) crosswalks in the CRA area. If approved, staff will issue the notice to proceed, and the project will take 90 days to complete. Thereafter, a map of the locations was displayed.

Chair Ganz opened the public hearing; however, there was none to speak and the public hearing was closed.

MOTION was made by Mr. Parness, seconded by Mr. Hudak, to approve Item 2, adopted CRA Resolution 2020/002. Roll Call:

Yeas: 5 − Mr. Hudak, Mr. Parness, Mr. Preston, Vice Chair Drosky and Chair Ganz

Nays: 0

BOARD/ADMINISTRATION COMMENTS

MR. HUDAK

No report.

BOARD/ADMINISTRATION COMMENTS - CONTINUED

MR. PRESTON

Establishing a New CRA - Mr. Preston read from a prepared statement, see attached.

Vice Chair Drosky explained that the CRA does expire in 2029; however, last year the Legislature passed F.S. 163.3755, which provides the option to extend the term of the City's CRA. He suggested adding this issue to a future agenda, whereas, steps would have to be considered, i.e. County approval and possibility of a TIF-less CRA.

Mr. Parness said although one (1) district may have more blight than another, areas should be done on a case by case basis, should the CRA be changed. He objected to the current CRA, whereas, everything should not go to District 1 and the beach because there are other areas within the City that could use funds; nonetheless, he agreed that it be discussed in further detail at a later date.

Chair Ganz explained that CRA's cannot be done on a case by case basis, whereby, they are very specific in designating a particular area. Thereafter, he provided a brief overview on how the CRA works. Further, Chair Ganz explained that there aren't that many more improvement projects needed in the current CRA area, so he understands the concept of Mr. Preston's recommendation. Most of District 1 has received additional money through the CRA, which allowed funds in the General Fund to go towards the other Districts. He explained that should the CRA area move to District 2, the tax increment revenue will be significantly less, but it does not diminish the need for the change. Lastly, he agreed that this be brought forward at a later date.

Mr. Preston asked that the Board take this change under consideration, whereas, in 1999 when the CRA was created, there were other areas within the City that would have been identified as slum and blight. The area east of I-95 has remained the same because it is not attracting any businesses due to appearance. Thereafter, he provided an example of how the area east of I-95 on Atlantic Boulevard looked prior to the CRA changes. Further, he agreed that the beach area was chosen because of the return in tax money and because of that an entire community suffered.

MR. PARNESS

No report.

VICE CHAIR DROSKY

No report.

CHAIR GANZ

No report.

Kris Mory, Director of Economic Development, provided updates on ongoing projects: Kirk Cotrell Pavilion is ahead of schedule with anticipated completion the second week of August. Staff authorized the contractor to begin construction on April 14th on the observation deck and a small scope of services was authorized to begin designing improvements for the fishing pier, to include trash can enclosures, unified signage package, brag board for fishermen and an LED display outlining the fishing conditions.

Continuing, Ms. Mory said staff received feedback from the Florida Wildlife Commission (FWC) advising that they did not approve the dual white, amber lights for the Ocean Way area; however, they did provide the option to implement a PC amber, which is 20% brighter than the existing lighting on the beach. Further, she said staff has been working with BSO on the daily community policing reports, whereby, CRA will be offered a credit for any time an officer is outside of the District, so it is consistent with CRA expenditures.

BOARD/ADMINISTRATION COMMENTS - CONTINUED

In response to Mr. Hudak's questions, Ms. Mory replied that the City's accomplishments, i.e. Guinness Book of World Records, will be part of the pier improvements. Further, she said FWC advised that there have been issues with other white light pilot projects due to failures outside normal control, i.e. lightening hitting a transformer and displaying the wrong color light. FWC also disapproved the recommendation because they felt like it would give the public the impression that the amber lights were dangerous.

Chair Ganz suggested that the Board move forward with what was recommended by FWC.

There were no objections.

PUBLIC COMMENT

Peggy Ross, 103 NE 19th Avenue, Deerfield Beach, asked if new signage pertaining to dogs, bicycles, skateboards, etc. will be replaced and if new park rangers would be hired to replace the previous rangers. Thereafter, she commented on dogs defecating on a beach bench.

David Santucci, City Manager, said staff is actively looking at all beach signage to ensure the proper signage is posted. There has not been a turnover in Park Rangers, whereas, there shifts rotate regularly. Lastly, Mr. Santucci said through the budgeting process, staff has asked law enforcement to look into a T-3 vehicle, which is an electrical vehicle that can be utilized on the beach and during special events.

Mr. Parness asked if a report can be provided on how many tickets are written for dog activity, so the Board can assess how serious the problem is.

Mr. Hudak suggested bicycles, instead on the T-3 vehicle.

Mr. Santucci said staff will look into the bicycles.

Chair Ganz said unfortunately, every animal is not a service animal, but the way the law is written does not state otherwise.

Mr. Parness stated that service animals are allowed in the Century Village Clubhouse, but emotional and comfort animals are not; therefore, he asked if restrictions on emotional and comfort animals can be implemented on the beach.

Chair Ganz said enforcement has always been an issue, as it is hard to determine; nevertheless, he agreed that it should be looked into.

ADJOURNMENT

MOTION was made by Mr. Preston, seconded by Mr. Parness, to adjourn the meeting at 7:46 p.m. Voice Vote:

Yeas: 5 – Mr. Hudak, Mr. Parness, Mr. Preston, Vice Chair Drosky and Chair Ganz

Nays: 0

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BILL GANZ, CHAIR

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Samantha Gillyard, CMC, City Clerk

CRA Notes

Purpose

- As a part of the CRA Act of 1969, FS Chapter 163 part 111 was created to preserve and enhance the tax base, alleviate conditions of slum and blight, facilitate affordable housing, and stimulate public sector participation within the CRA district or area.
- When slum and blight is left unchecked:
- Neighborhoods will deteriorate
- Commercial activity and job opportunities dwindles
- There is an elevation and a persistence of criminal activity along with inappropriate or obsolete land use
- The consumption of public services are increasingly high
- Reduced property values persist
- Housing loss plagues the community
- Growth is stymied in most cases its nonexistent

1. All that I have described here presently exist in my district, district 2, in the city that we all represent
2. Any of these negatives related to slum and blight can ravish and socially destroy a community
3. If we don't act now and change our present direction the consequences of such a decision will outlive us all.
4. This obvious injustice, if not corrected will definitely affect generations to come. Opportunities for social and economic justice will be totally proliferated.
5. The course of this present journey must change
6. In 1999 the City Of Deerfield Bch Identified that in fact slum, and blighted areas did existed within the corporate limits of our city

7. Those slum and blighted areas were identified as the beach/cove redevelopment area
8. On November 16, 1999 ordinance No 1999/027 passed the second 2nd reading and the CRA was established in the City of Deerfield
9. Since then the CRA have been involved in multiple projects and spending some 24.7 million dollars in different projects
   Approximately 3.4 million dollars annually is contributed to our CRA
   Approximately 1.1 million dollars comes from district 1 and the remaining contributions coming from county tax increment dollars and the North Broward District
10. Let's say in 1999 there was slum and blighted conditions on the beach and in the cove as stated in our ordinance, I would now argue that the CRA has done its job and slum and blight no longer exist in those targeted areas.
11. So the question is, where in our city now is there the greatest need of CRA dollars? Where in our city does slum and blight conditions exist? I'm sure we know the answer.
12. Once identified we must address the situation as did the commission in 1999
13. Our CRA is scheduled to sunset in 2029, I'm asking you my colleagues to consider a discussion on a proposal to the county of an early sunset of our CRA in 2021 with a negotiation clause.
14. And establish a new CRA to alleviate slum and blight in district 2
15. Our city and district 2 needs us to understand the seriousness of not changing the present policy

16. I'm asking you to help restore inspiration, and hope to a community that to a large extent has forgotten the social meaning and expression of such words.