



Meeting Minutes Community Redevelopment Agency

Tuesday, May 12, 2020

7:00 PM

Virtual Meeting

CALL TO ORDER AND ROLL CALL

The meeting was called to order on the above date by Chair Bill Ganz at 7:26 p.m., through virtual electronic meeting connection.

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

The Pledge of Allegiance was performed.

APPROVAL OF MINUTES

Community Redevelopment Agency Meeting Minutes

MOTION was made by Vice Chair Parness, seconded by Mr. Preston, to approve the March 10, 2020 minutes as submitted. Voice Vote:

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

Nays: 0

APPROVAL OF COMMUNITY REDEVELOPMENT AGENCY AGENDA

May 12, 2020

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

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

Nays: 0

GENERAL ITEMS

1. CRA Resolution 2020/003 - A Resolution of the Community Redevelopment Agency of the City of Deerfield Beach, Florida, confirming that Bernie Parness shall be Vice Chair of the Board of the Deerfield Beach Community Redevelopment Agency; providing for an effective date.

The Resolution was read by title only.

There was no discussion amongst the Board.

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

**MOTION was made by Mr. Hudak, seconded by Mr. Preston, to approve Item 1, adopted CRA Resolution 2020/003.
Voice Vote:**

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

Nays: 0

2. Presentation by Bermello Ajamil regarding the Hillsboro Boulevard Bus Stop Relocation Project.

Kris Mory, Director of Economic Development, explained that Joshua Rak, Bermello Ajamil, will provide a brief overview of the design improvements around the area of the Royal Blues Hotel, as well as Hillsboro Boulevard. Although this is just an update, she advised that staff is seeking board direction on the design of the bus shelter. Thereafter, she introduced Mr. Rak.

Mr. Rak explained that he has been working with CRA staff, the City and Broward County Transit to analyze the feasibility of relocating the bus stop currently located at N.E. 20th Terrace, which is one (1) block south of Hillsboro Boulevard and the beach. This project will allow creation of new streetscape features and facilitate the safe movement of individuals, as well as identify new areas for on-street parking or mitigate any on-street parking loss as a result of moving the bus stop. The project will also allow for the identification of new pedestrian connections, sidewalks and crosswalks to provide better safe passage; improvements made have been done with ADA accessibility in mind.

Continuing, Mr. Rak said a full planning level analysis was performed on the land uses, so they could have a better understanding of the type of uses bringing people to this area. Vehicular access was studied to understand how cars move in and around the area, and where they are parking, stopping and dropping off. Mr. Rak said public connectivity was also studied to better understand how buses are accessing the area and to find out how pedestrians move around. Thereafter, a brief PowerPoint presentation was displayed.

Proposed Pedestrian Mobility Improvements - Mr. Rak stated that the map displayed outlines the 4-5 areas that have been identified from the preliminary analysis; whereas, moving the bus stop to the new area opens the door for other improvements for pedestrian mobility. Box A outlines the existing bus stop, which is a single post sign in the paved shoulder with limited to no landscaping or pedestrian protection. He said this area serves as bus queuing, so one (1) bus will pull up, and the other will queue thereafter. Further, he said by relocating the bus stop, other features were introduced to the streetscape, to include five (5) new parking spaces, addition of new landscape bulb-outs with street trees and a new six (6) foot sidewalk.

Mr. Rak said the relocation of the bus stop is outlined in Box B & C, which is just west of the Royal Blues Hotel. He said Broward County Transit has been helpful with providing the standards for placement of size for the bus bay. Originally, there was discussion of adding accommodations for a double bus bay but because of the size and decrease in parking spaces it was not an option; therefore, only (1) bus bay is being proposed. Box D represents the existing 10 parallel parking spaces along the northside of east Hillsboro Boulevard; whereby, once the requirements for the bus bay and shelter are accommodated, six (6) of those parking spaces will be lost; however, five (5) of them will be relocated along NE 20th Terrace, for a total loss of one (1) parking space. Lastly, Box E represents an entrance area to the beach that is currently a swale area that consists of matted grass due to parked cars; therefore, this project will include curbing of a landscape swale along the sidewalk, additional street trees, canopy street trees, and improve sidewalks on the southside of the street.

GENERAL ITEMS - CONTINUED

Option 1: Pergola Structure - Mr. Rak said the scope of work included drafting up concepts for a uniquely identifiable bus shelter for the new bus bay. Currently, Broward County Transit uses a kaleidoscope shelter; however, staff wanted more of an iconic, identifiable architecture structure to match other facilities on the beach, i.e. the pier. Further, Option 1 consists of an open pergola structure with metal columns and timber wood, along with a shutter enclosure; nonetheless, staff was not in favor of this option due to the Florida weather and bird nesting.

Option 2: Standing Seam Metal Roof - Mr. Rak said Option 2 consists of the same type roofing material as the pier and the three (3) symmetrical columns will have a nautical feel with a rounded profile. The underside is made from a wood material to eliminate the possibility of bird nesting; however, staff did express concerns with the open shelter on the sides due to sideways rainstorms.

Option 3: Hybrid Alternative: Refined based on Comments from CRA and City Staff - Mr. Rak said Option 3 consists of combining the positive elements from Options 1 and 2. Since all three (3) options are ADA accessible, he suggested incorporating the mandatory bus ramp areas into the station for a covered wheelchair area; whereby, the shelter would be pushed to the edge of the right-of-way to maximize coverage and remain ADA compliant. He stated that the cantilevered roof provides maximum protection along the sidewalk for patrons of the bus but is setback far enough from the edge of the pavement, so the bus mirrors do not clip the bus shelter.

Add Unique Bus Shelter While Minimizing Parking Loss - Mr. Rak displayed four (4) three-dimensional views of the hybrid bus shelter. The four (4) pictures depict the metal columns with timber wood structure and designed rafter tips protruding out the end of the standing seam metal roof. He explained that there is an enclosed underside that discourages bird nesting and the shutter enclosure depicted in Option 1 now includes a panel for signage; the bus bench is also a lean-to bench, rather than a full sit-down bench.

Existing Overhead Utility Lines - Mr. Rak said the CRA was directed to underground their utilities through new projects; therefore, a full detailed cost estimate was conducted for this project. Thereafter, a photograph of east Hillsboro Boulevard was displayed.

Construction Cost Estimate - Mr. Rak said the base bid cost estimate is \$422,655 and includes demolition, sitework, asphalt paving, concrete curb, concrete sidewalk, paver sidewalk, construction of new bus shelter, landscaping and irrigation. The alternate cost estimate is an additional \$524,263 for undergrounding the overhead utility lines.

Mr. Hudak spoke in favor of the hybrid option to include undergrounding the utilities; however, he suggested adding trash cans into the design.

Mr. Rak said the cost estimate does include a trash can which will have the same design character as the lean-to bench and station.

In response to Mr. Drosky's question, Mr. Rak replied that the base bid does include the regrading of the roadways and curbing on east Hillsboro Boulevard.

In response to Mr. Drosky's question, Ms. Mory replied that she included both cost options into the capital priorities for next year, which will be discussed during Items 3 and 4.

Vice Chair Parness suggested adding some type of marine décor, i.e. fish, sea gulls, etc., as the design is very plain.

Ms. Mory said staff received lots of feedback from the Royal Blues Hotel, as the bus shelter is a strong match for the hotel; therefore, staff did not want to detract from the high-quality architecture they have.

Mr. Rak said the simplicity biometric design of the bus station is a direct response to the requirements for ADA, so there are limitations within and through the stations.

Chair Ganz said the presentations seemed slanted to one (1) choice and asked what option covers the base bid cost.

GENERAL ITEMS - CONTINUED

Mr. Rak replied that the base bid cost includes Option 3 and the purpose of the presentation was to present two (2) different options; however, CRA and city staff had a preliminary meeting to vet those two (2) options and it was decided to include this hybrid option into the presentation.

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

MOTION was made by Mr. Hudak, seconded by Vice Mayor Parness, to move forward with the hybrid design option to include undergrounding the utilities. Roll Call:

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

Nays: 0

3. Presentation by staff regarding the Mid-Year Accomplishments.

4. Presentation by staff regarding the FY2019 Annual Report.

Kris Mory, Director of Economic Development, presented Items 3 and 4 together. Thereafter, a PowerPoint presentation was displayed.

Total TIR Budget - Ms. Mory said the tax increment revenue (TIR) budget is \$6.3 million, with 43% going directly into capital improvement projects; 18% is debt service, which is an annual expense; and 17% goes into professional services to support the design projects.

Total CRA Budget - Ms. Mory explained that this is the last year the CRA is spending bond money, which is going into the construction of the Kirk Cottrell Pavilion; therefore, with the addition of the bond money, the total CRA budget is \$7.6 million with a small portion allocated to staffing.

Capital Projects - Ms. Mory outlined the FY20 capital projects: Kirk Cottrell Pavilion; Sullivan Park Phase II; LED porthole and enhanced signage and wayfinding at the pier; pier observation deck expansion; Ocean Way signage updates; S-Curve undergrounding utilities; art in the park; public art; Ocean Way holiday; community policing; landscaping; advocacy; and production of the annual report.

Projected FY 2021 Tax Increment Revenue - Ms. Mory outlined FY 2021 tax increment revenue: projected rollover from FY 2020 [\$2.9 million]; new tax increment revenue [\$4.2 million]; projected FY20 available funding [\$7.1 million]; debt service (\$1.1 million); normally funded programs and expenses (\$524,000); and agency overhead (\$399,000); therefore, the projected tax increment revenue available for capital projects is \$5.1 million.

Potential Funding Priorities - Ms. Mory said the S-Curve lighting upgrades are in the design phase and will cost approximately \$1,750,000; therefore, the remaining balance to be allocated to specific projects is \$3,375,947. Further, she said the construction of the bus shelter and utility undergrounding is \$524,000, which is achievable. Currently, the Sullivan Park facility project is in the request for qualifications process; whereas, staff plans to bring a recommended design consultant to the June meeting. From then on, the consultant would work with the Board on the design; unfortunately, it is difficult to determine the cost of the project at this time.

Continuing, Ms. Mory reminded the Board that the Kirk Cottrell Pavilion is underway and another undergrounding project that will begin in 2021. As such, she suggested setting aside funds for the Sullivan Park facility in the CRA Five-Year Capital Improvement Plan beginning in 2021-2022.

City of Deerfield Beach CRA Five-Year Capital Improvement Plan (CIP) 2021-2025 (PROPOSED) - Ms. Mory outlined the projects in the CIP: FY2021 - bus shelter with the option to underground utilities (\$947,000). Upon completion, the Board can begin setting money aside for the Sullivan Park facility. In 2021, the Board can begin with designing and permitting; the total project will likely be \$3 million and completely funded in 2022. If it costs more than \$3 million, it would need to be funded in 2022 and 2023, but that is unlikely. Further, Ms. Mory said the purchase of the island entryway properties is under parking improvements and has been in the CIP for a while.

GENERAL ITEMS - CONTINUED

In response to Mr. Hudak's questions, Ms. Mory replied that the bollards are not a part of the mid-year accomplishments but will be outlined in the future accomplishments; nonetheless, the funding for the bollards will be encumbered by the end of this fiscal year. Also, the bollards for the Kirk Cottrell Pavilion have been approved by the Florida Fish and Wildlife Conservation Commission (FWC), and although they are not the ones the Board desired, staff has been assured they will be brighter. Further, she explained that the contractor installing the two (2) new crosswalks requested an additional two (2) weeks, so the new completion date is roughly July 10th. She explained that contractors are running into issues with their orders being delayed from manufacturers due to COVID.

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

In response to Mr. Drosky's comment, Ms. Mory clarified that the bus shelter project is \$422,665, whereby, undergrounding the overhead utilities is an additional \$524,263, for a total project cost of around \$950,000.

Mr. Drosky spoke in favor of the bus shelter project with undergrounding the utilities and then banking the remaining funds for the Sullivan Park expansion project. Further, he does not want to lose sight of potentially acquiring the motel properties at the island entryway but does not think it is a priority at this time.

Chair Ganz agreed. Further, he said acquiring the properties may be more feasible with the changes in the environment and the new reality; therefore, he said it may be worth looking into, if possible.

Ms. Mory said staff will look into it. Additionally, she explained that the Board previously budgeted funds to help support the Fourth of July Event, which has been cancelled; therefore, the Board may keep the money in that line item should another event take place before the end of the fiscal year. If the money is not spent, the amount rolled over into next year would increase.

5. March 2020 Community Policing Report.

Kris Mory, Director of Economic Development, said the report outlines greater compliance with the deputies staying within the CRA District; whereas, the deputies assigned to this detail must review a CRA map and familiarize themselves with the CRA boundaries. At her direction, additional community policing dollars were allocated to provide more security in the CRA area over the past couple weeks due to issues surrounding COVID.

There was no discussion amongst the Commission.

6. April 2020 Change Order.

Kris Mory, Director of Economic Development, explained that she is required to report all authorized change orders to the Board; whereby, the majority that are included in the backup are for the Kirk Cottrell Pavilion.

There was no discussion amongst the Commission.

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

PUBLIC COMMENT

There were no public comments.

ADMINISTRATION COMMENTS**DIRECTOR OF ECONOMIC DEVELOPMENT**

None.

BOARD COMMENTS**MR. HUDAK**

Special Event Funds - Mr. Hudak suggested leaving the funds allocated for the Fourth of July Event, as he is hopeful there will be some type of celebration once this is over because the City needs it.

MR. PRESTON

No report.

MR. PARNES

No report.

VICE CHAIR DROSKY

No report.

CHAIR GANZ

No report.

ADMINISTRATION COMMENTS - CONTINUED**CITY MANAGER**

School Board - David Santucci, City Manager, advised that the School Board has decided not to allow summer school activities.

Reopening Businesses - Mr. Santucci said earlier today the Broward County Commission discussed reopening businesses to a limited degree; therefore, he expects that order to come out sometime this week. Further, he said reopening of the beaches was not included in their discussions today.

CARES Act - Mr. Santucci said the CARES Act was brought before Congress and will be voted on Friday. He said as it stands now, it does include some kind of relief funding for local municipalities, as the previous disbursements did not.

CITY ATTORNEY

None.

ADJOURNMENT

MOTION was made by Mr. Hudak, seconded by Vice Chair Parnes, to adjourn the meeting at 8:28 p.m. Voice Vote:

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

Nays: 0

BILL GANZ, CHAIR

Samantha Gillyard, CMC, City Clerk