Meeting Minutes
Community Redevelopment Agency

Tuesday, April 13, 2021 | **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 7:13 p.m., in the City Commission Chambers, 150 NE 2nd Avenue, Deerfield Beach, Florida.

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

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

MOTION was made by Mr. Hudak, seconded by Vice Chair Preston, to approve the March 10, 2021 minutes as submitted. Voice Vote:

Yeas: 4 - Mr. Drosky, Mr. Hudak, Vice Chair Preston and Chair Ganz

Nays: 0

APPROVAL OF COMMUNITY REDEVELOPMENT AGENCY AGENDA

April 13, 2021

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

Yeas: 4 - Mr. Drosky, Mr. Hudak, Vice Chair Preston and Chair Ganz

Nays: 0

GENERAL ITEMS

1. CRA Resolution 2021/001 - A Resolution of the Community Redevelopment Agency of the City of Deerfield Beach, Florida, confirming Ben Preston as Vice Chair of the Board of the Deerfield Beach Community Redevelopment Agency; providing for an effective date.

The Resolution was read by title only.

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

There was no discussion amongst the Board.

MOTION was made by Mr. Hudak, seconded by Mr. Drosky, to approve Item 1, adopted CRA Resolution 2021/001. Voice Vote:

Yeas: 4 - Mr. Drosky, Mr. Hudak, Vice Chair Preston and Chair Ganz

Nays: 0

2. Presentation from Bermello Ajamil and Partners regarding the Sullivan Park Facility Design.

Kris Mory, Director of Economic Development, said James Bowers, Bermello Ajamil, will provide a brief presentation on the final modifications based on the Board's feedback from the last meeting.

Schematic Options - Mr. Bowers outlined three (3) schematics for Sullivan Park Phase II: Charlotte Burrie Civic Center, existing Sullivan Park architecture and Option 3 is a hybrid of Options 1 & 2.

Option 1 - Mr. Bowers displayed photographs of the original design for Option 1, which consisted of designs related to the Charlotte Burrie Civic Center. He outlined a change to the glass windows, based on the Board's comments; whereby, all the options have the same color glass. The view from Hillsboro Boulevard did not change much; however, an aluminum panel was incorporated into the design to reduce heat exposure and allow for the Sullivan Park sign. Furthermore, he commented on the changes made to the entrance on Hillsboro Boulevard, i.e. smooth white stucco finish, verticality, horizontality, bands and wood tones remain the same. The north façade did not change and has wood tones throughout.

Option 2 - Mr. Bowers said the top rendering was previously provided to the Board and consisted of designs related to the existing Sullivan Park architecture. Thereafter, various photographs of the proposed facility and existing architecture were displayed. The geometric roofline complements the materials and textures and displays a very open, unobstructed terrace on the east side. Lastly, Mr. Bowers said this design provides for the opportunity to add signage on the northeast side of the facility.

Mr. Parness arrived at 7:26 p.m. via Zoom.

Option 3 (Hybrid) - Mr. Bowers displayed various photographs of the hybrid option, which consists of components from Options 1 and 2. He explained that the wood tone columns in Option 1 were added to the hybrid option; however, the columns could also be a white tone. Additionally, the knee wall on the southside of the façade has been eliminated to incorporate more glass windows. Mr. Bowers said the rectangular volume on the western side has been thinned out and the roofline is more geometric. Thereafter, photographs of the up lighting were displayed with both the wood and white columns, along with the five (5) columns versus one (1) column.

Adjusted Schedule - Mr. Bowers outlined the schedule: kick-off - April 16^{th}; schematic design/city approval - 6 weeks; design development - 4 weeks; construction documents - 6 weeks; bidding assistance - 1 week; and construction - 14 months.

Chair Ganz opened the public hearing.

GENERAL ITEMS - CONTINUED

Peggy Ross, 103 NE 19th Avenue, Deerfield Beach, spoke against design Option 1, but spoke in favor of Option 2 as it is consistent with the current design. Further, she favors the white columns over the wood, but disagreed with the location of the columns as it may impair the view of the intracoastal.

Chair Ganz closed the public hearing.

Vice Chair Preston thanked Mr. Bowers and staff for the time and effort put into implementing the Board's suggestions into the designs. Further, he stated that a decision should be made this evening and advised that he stands behind whatever the Board desires, but his preference is Option 1.

Mr. Hudak also thanked Mr. Bowers and staff for their hard work. Further, he advised that he originally supported Option 2 with the one white column but is now in favor of Option 3 with the one white column, as the five columns take away from the openness of the facility. He also spoke in favor of the southside of the façade in Option 3; whereby, the additional hardie board was replaced with more windows. Lastly, he agreed that a decision should be made this evening.

Mr. Drosky spoke in support of Option 3 with the five (5) columns and the additional glass on the southeast side of the façade, as it opens the facility up. Further, he spoke in support of the wood tones and columns, as they stand out more at night with the up lighting.

Mr. Parness also spoke in support of Option 3.

MOTION was made by Mr. Drosky, seconded by Mr. Parness, to approve Option 3, with the wood tones and columns. Roll Call:

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

Nays: 1 - Mr. Hudak

3. **CRA Resolution 2021/002 - A Resolution of the City of Deerfield Beach Community Redevelopment Agency, approving the Work Authorization with Bermello Ajamil & Partners, Inc., for architectural design services for the Ocean Way Bollard Replacement Project in an amount not to exceed $75,035.00; authorizing execution of the Work Authorization; and providing for an effective date**. *(Funds from Account #190-8000-552-32-99 - Other Contractual Services)*

The Resolution was read by title only.

Ocean Way Bollard Project - Kris Mory, Director of Economic Development, reminded the Board that the Ocean Way Bollard Project started as a pilot project associated with the Kirk Cottrell Pavilion. Staff has received a tentative approval from the Florida Wildlife Commission (FWC) that the proposed bollards will work. Thereafter, photographs of the bollards at the Pavilion were displayed. Ms. Mory explained that these bollards are much brighter than the previous and will hopefully be sturdier and last longer.

Location of Bollards - Ms. Mory displayed a map outlining the location of the bollards. She explained that the project will be funded through CRA; however, there is a city component associated with it. Ms. Mory stated that the CRA funded area will start at the Kirk Cottrell Pavilion and continue to SE 3rd Street. The CRA will pay for the entire project upfront and the City will pay a prorated share of the design and will pay for all the bollards south of SE 3rd Street to SE 10th Street. Further, the CRA portion will be more expensive because the project also includes the complete renovation of the electrical panel at the main beach parking lot.

Ocean Way Bollard Project Schedule - Ms. Mory displayed the preliminary design and construction schedule and stated that she hopes to work with the contractor to reduce the amount of time spent on the construction documents and permitting, so the project can be completed in January 2022.

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

GENERAL ITEMS - CONTINUED

There was no discussion amongst the Board.

MOTION was made by Mr. Hudak, seconded by Vice Chair Preston, to approve Item 2, adopted CRA Resolution 2021/002. Voice Vote:

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

Nays: 0

4. Presentation regarding the Fiscal Year 2020 Annual Report.

Kris Mory, Director of Economic Development, advised that the CRA has filed the FY2020 Annual Report with the State of Florida, which is a statutory requirement.

There was no discussion amongst the Board.

5. Presentation of the Mid-Year Accomplishments.

Budget Allocation - Kris Mory, Economic Development Director, provided a brief PowerPoint presentation. She said the CRA budget is comprised of capital projects - 62%; debt service - 14%; programs - 9%; contractual services - 8%; and operating - 7%, for a total budget of $7,249,520.

COVID-19 Assistance - Ms. Mory stated that during COVID-19, CRA staff assisted businesses by accessing grant funding, PPE, etc. She explained that COVID is ongoing and CRA staff continues to be a source of information for the community.

Kirk Cottrell - Ms. Mory said the Kirk Cottrell Pavilion was well received by the public. She stated that the Pavilion is being utilized daily and the number of patrons has quadrupled since the redesign.

Sullivan Park Facility Design - Ms. Mory advised that this was just approved this evening and staff will move forward with the full design phase.

Warranty Work - Ms. Mory displayed photographs of the LED system. Once projects are completed, CRA staff monitors them during the warranty period for continuity and to assure there are no issues before being turned over to the City.

S-Curve Utility Undergrounding and Streetscape - Ms. Mory said staff continues to work on the S-Curve utility underground and streetscape project. Thereafter, current and proposed photographs were displayed of the utilities that will be undergrounded.

Ocean Way Bollards - Ms. Mory advised that this is the bollard project the Board voted on this evening.

Island Mobility and ADA Compliance - Ms. Mory said the island mobility and ADA compliance project is in the design phase. Thereafter, she displayed a photograph of the area and explained that this is the last segment of the beach front area that is not ADA accessible. Further, she said the project also includes moving the bus stop from NE 20th Terrace to Hillsboro Boulevard, as well as improvements on Hillsboro Boulevard.

Hillsboro Square Entrance Improvements - Ms. Mory said the Board budgeted $70,000 for small landscaping projects, which will include beautifying the Hillsboro Square entrance. Currently, the project is in procurement; wherein, job order contracting will be utilized to buy out the project.

Pier Fishing Improvements - Ms. Mory displayed photographs of the pier fishing improvements. She explained that the garbage enclosure and brag board are ready to go into permitting and the artwork for the fishing signs was recently approved and will be moving forward also.

GENERAL ITEMS - CONTINUED

Community Policing - Ms. Mory said community policing is an ongoing program funded through the CRA. Every month, the Board receives updates regarding the impact community policing provides.

Public Art - Ms. Mory said staff continues with public art by using their current facility as its backdrop. Thereafter, a photograph of the current CRA offices was displayed. She explained that staff is working on a public art project at the Kirk Cottrell Pavilion; there is a QR code located at the facility for people to provide input on what type of public art they would like to see there.

Main Beach Parking Lot Railing and Seating - Ms. Mory said staff is working on getting a scope of services for the design of the stairs and working with the artist on implementing the artwork on the railing.

Sullivan Park Management and Maintenance - Ms. Mory stated that the CRA is now managing Sullivan Park; thereafter, she displayed photographs of the maintenance that has been completed to the lights, splash pad, etc.

Boat Parade - Ms. Mory stated that the CRA sponsored the boat parade for the second year; thereafter, she presented the Board with the 58th Annual Boat Parade Award.

Night of Lights - Ms. Mory said the Ocean Way holiday event was replaced with the Night of Lights event, which was held at Sullivan Park in a socially distanced manner.

Deerfield Beach CRA FY22 Budget Planning - Ms. Mory said the estimated FY 2021 carryover is about $5.2 million and the estimated FY 2022 new tax increment revenue is roughly $4.4 million, for an estimated total available tax increment revenue of $9.7 million; however, the debt service is $1 million; the regularly funded programs and operating expenses is $1.5 million; and other contractual services is $364,000. Therefore, the projected tax increment funding available for capital projects of approximately $6.7 million.

Deerfield Beach CRA 2022 Capital Projects - Ms. Mory said the carryover will cover the S-Curve utility undergrounding and lighting - $1.8 million; Ocean Way bollards - $940,000; and the island mobility and ADA improvements - $997,000. She advised that if the board keeps these three (3) projects, then the Sullivan Park Facility would not be constructed in FY22. Further, Ms. Mory stated that if the Board desired to expedite the construction of the Sullivan Park facility, then other projects would have to be eliminated, i.e. the island mobility and ADA improvements. She explained that these costs are an estimate and stressed that construction costs are escalating; nevertheless, should the Board decide to move forward with Sullivan Park, there would only be $350,000 remaining.

6. Change Order Report.

There was no discussion or comments by the Board or staff.

ADMINISTRATION COMMENTS

CRA DIRECTOR

None.

CITY MANAGER

None.

CITY ATTORNEY

None.

BOARD COMMENTS

MR. HUDAK

None.

VICE CHAIR PRESTON

None.

MR. DROSKY

Mid-Year Accomplishments - Mr. Drosky thanked Kris Mory, Economic Development Director, and CRA staff for all their hard work. Further, he stated that the Sullivan Park project should be completed in the FY 2023 budget, whereas, the S-Curve utility underground and lighting, Ocean Way bollards and the island mobility and ADA improvements should remain top priority for FY 2022, as they are all a necessity.

Continuing, Mr. Drosky said there are other projects that can be brought forward in the next two (2) fiscal years, i.e. main beach parking lot improvements, hotel acquisition, etc.

Chair Ganz agreed with the priorities for FY 2022.

MR. PARNESS

None.

CHAIR GANZ

Thank you - Chair Ganz thanked staff and the Board for an outstanding job on the mid-year accomplishments.

PUBLIC COMMENT

Mark Dryer, 884 SE 19th Avenue, Deerfield Beach, said he is the President of the Deerfield Beach Island Community Association and would like to donate $9,000 to assist with the public art at the Kirk Cottrell Pavilion. Thereafter, he listed other projects that have been funded by the Association.

In response to Chair Ganz's question, Anthony Soroka, City Attorney, replied that he will work with CRA staff and Mr. Dryer to facilitate the acceptance of that donation and provide for the rights to the artwork; however, if anything additional is needed it will be brought back before the Board for approval.

Peggy Ross, 103 NE 19th Avenue, Deerfield Beach, thanked the CRA for all their hard work.

ADJOURNMENT

MOTION was made by Vice Chair Preston, seconded by Mr. Hudak, to adjourn the meeting at 8:11 p.m. Voice Vote:

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

Nays: 0

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BILL GANZ, CHAIR

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Samantha Gillyard, CMC, City Clerk