Meeting Minutes
Community Redevelopment Agency

Tuesday, August 24, 2021 | **6:30 PM** | **Commission Chambers**

CALL TO ORDER AND ROLL CALL

The meeting was called to order on the above date by Chair Bill Ganz at 6:30 p.m., in the City Commission Chambers, 150 NE 2nd Avenue, Deerfield Beach, Florida.

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

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

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

Nays: 0

APPROVAL OF COMMUNITY REDEVELOPMENT AGENCY AGENDA

August 24, 2021

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

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

Nays: 0

GENERAL ITEMS

1. CRA Resolution 2021/005 - A Resolution of the City of Deerfield Beach Community Redevelopment Agency (CRA), approving an Interlocal Agreement between the City of Deerfield Beach and the Deerfield Beach Community Redevelopment Agency for administrative support services for the CRA; authorizing execution of the Interlocal Agreement; providing for conflicts and an effective date.

The Resolution was read by title only.

Kris Mory, Director of Economic Development, said since 2005, the CRA has entered into various interlocal agreements with the City of Deerfield Beach; whereby, this agreement, which is a renewal, allows the CRA to use city services and create a framework for compensating the City for those services.

There was no discussion amongst the Board.

Mayor 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 Chair Preston, to approve Item 1 adopted CRA Resolution 2021/005. Roll Call:

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

Nays: 0

2. CRA Resolution 2021/006 - A Resolution of the City of Deerfield Beach Community Redevelopment Agency (CRA), approving the Work Authorization with Keith and Associates, Inc., for engineering design services for the Main Beach Parking Lot Concrete Seating Project in an amount not to exceed $42,060.00; authorizing execution of the Work Authorization; providing for an effective date. *(Funds from Account #190-8000-552-63-08 - Main Beach Parking Lot)*

The Resolution was read by title only.

Kris Mory, Director of Economic Development, stated that at the June meeting, the Board directed staff to move forward with implementing amphitheater style seating at the main beach parking lot. Thereafter, a photograph of the proposed rendering was displayed. The design contract includes funding for all aspects of the design, i.e. surveying, conceptual drawings, 100% drawings, bidding and construction/administration.

In response to Chair Ganz's question, Ms. Mory replied that the top seat is 16" off the ground of the parking lot.

Chair Ganz suggested adding bollards to prevent vehicles from going straight forward.

Ms. Mory advised that the suggestion will be incorporated into the design.

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. Parness, to approve Item 2 adopted CRA Resolution 2021/006. Roll Call:

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

Nays: 0

GENERAL ITEMS - CONTINUED

3. CRA Resolution 2021/007 - A Resolution of the City of Deerfield Beach Community Redevelopment Agency (CRA), approving the Commercial Facade Improvement Program Funding Agreement for LMRCOVE, LLC (dba Two Georges at the Cove) in an amount not to exceed $100,000; waiving certain program guidelines; authorizing execution of the Agreement; and providing for an effective date. *(Funds from Account #190-8000-552-39-59 - Commercial Facade Improvement Loan Program)*

The Resolution was read by title only.

Kris Mory, Director of Economic Development, displayed a photograph of the proposed rendering. Thereafter, she explained that LMRCOVE, LLC requests a waiver of the regulations, as the project does not meet the existing criteria. LMRCOVE purchased the business portion of the property, but not the land. She said Lou Moshokos, new property owner, has a 5-year option to purchase, which he intends to exercise; whereby, CSHJ, LLC, current landowner, has agreed to lien the property for five (5) years, which is typically done for all commercial façade grant awards. Lastly, Ms. Mory said the project qualifies for the program maximum of $100,000.

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

In response to Mr. Hudak's question, Ms. Mory replied that Mr. Moshokos also owns Lucky Fish in Pompano Beach and is aware of building in coastal environments; nevertheless, the building will be designed to withstand a category 5 hurricane.

In response to Mr. Drosky's question, Ms. Mory replied that the project is currently in development review and once completed, she will have a better understanding of when construction will commence.

Mr. Drosky advised that he received a campaign contribution from Mr. Scaggs in 2017.

Mr. Hudak advised that he also received a campaign contribution from Mr. Scaggs in 2019.

Ms. Mory clarified that Mr. Scaggs will not financially benefit from this transaction.

In response to Mr. Parness' question, Ms. Mory replied that the restaurant will remain open during construction and their kitchen will be relocated to a mobile semitrailer that will be placed in the parking lot. She stated that Mr. Moshokos was very adamant about the restaurant staying open to ensure that his employees remain employed.

Chair Ganz reopened the public hearing; however, there was none to speak and the public hearing was closed. Thereafter, he spoke in support of the project.

MOTION was made by Mr. Hudak, seconded by Mr. Parness, to approve Item 3 adopted CRA Resolution 2021/007. Roll Call:

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

Nays: 0

4. Presentation of the Fiscal Year 2022 CRA Budget.

Kris Mory, Director of Economic Development, outlined a change to the proposed budget. After receiving information regarding the boat parade, Ms. Mory requested approving the budget as amended, adding $2,000 to special events so an expanded boat parade event can be offered in the upcoming year.

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

GENERAL ITEMS - CONTINUED

Mr. Drosky requested discussion on the capital improvement plan during future meetings because there are projects he would like to possibly move around, i.e. the main beach parking lot and island entryway.

MOTION was made by Mr. Parness, seconded by Mr. Hudak, to approve the budget as amended. Roll Call:

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

Nays: 0

ADMINISTRATION COMMENTS

There were no comments.

BOARD COMMENTS

There were no comments.

PUBLIC COMMENT

There were no public comments.

ADJOURNMENT

MOTION was made by Mr. Hudak, seconded by Mr. Parness, to adjourn the meeting at 6:50 p.m. Voice Vote:

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

Nays: 0

BILL GANZ, CHAIR

Samantha Gillyard, CMC, City Clerk