



Deerfield Beach Community Redevelopment Agency Meeting Minutes

Tuesday, August 18, 2009

6:30 P.M.

City Commission Chambers, Deerfield Beach City Hall

The meeting was called to order by Chair Noland at 6:35 p.m. on the above date in the City Commission Chambers, City Hall.

Roll Call:

Present: Mr. Bill Ganz
Mr. Joseph Miller
Mr. Martin Popelsky
Vice Chair Sylvia Poitier
Chair Peggy Noland - Tardy

Also Present:
Michael Mahaney, City Manager
Andrew Maurodis, City Attorney
Ada Graham-Johnson, CMC, City Clerk

Vice Chair Poitier announced that Chair Noland would be arriving shortly.

APPROVAL OF MINUTES

TAPE 1, COUNT 0020

June 16, 2009 CRA Meeting Minutes

MOTION was made by Mr. Ganz and seconded by Mr. Miller to approve the minutes as submitted.

Voice Vote: YEAS: Mr. Ganz, Mr. Miller, Mr. Popelsky, and Vice Chair Poitier. NAYS: None.

APPROVAL OF THE AGENDA

TAPE 1, COUNT 0039

August 18, 2009

MOTION was made by Mr. Miller and seconded by Mr. Ganz to approve the agenda as submitted.

Voice Vote: YEAS: Mr. Ganz, Mr. Miller, Mr. Popelsky, and Vice Chair Poitier. NAYS: None.

NEW BUSINESS**ITEM 1****TAPE 1, COUNT 0056**

Presentation of proposed CRA Budget for Fiscal Year 2009-2010.

Gerald Ferguson, Director of Planning and Growth Management/Building, said that the proposed CRA Budget will be presented to the Board on September 18th, which will coincide with the second reading of the City Commission's adoption ordinance. He said no action is necessary this evening, but welcomed input.

Mr. Ferguson said that the operating budget for the year does not include the undesignated fund that is used for project(s), but focuses on the revenue that comes from the tax increment. He said a major change in the proposed budget is doubling the amount set aside for funding façade improvements. He said that once the Cove parking lot is complete, it is anticipated that business will get involved in the program. Additionally, they plan to heavily promote façade funding in the area.

Mayor Noland entered the meeting at 6:38 p.m.

In response to Mr. Ganz's questions, Mr. Ferguson replied that other contractual services includes the fees for the CRA attorney, design work by professional firms, pier projects, and other special projects would come from that fund.

Mr. Ganz said that although leftover funds are carried back into the CRA, he asked if there is any relevancy with where funds are placed in the budget; specifically, each line item.

Mr. Ferguson replied although it is an adopted budget, money can be reallocated throughout the year. Therefore, if a façade program is not functioning as anticipated, or if the Board decides to take another direction, funds can be reallocated. He said the same goes for contractual services, at this point, it is only a safety net.

Mr. Ganz said that there is an increase of approximately \$32,000. He said that the City Manager informed him that the CRA Director position was also budgeted and the total budget is \$75,000.

Mr. Ferguson said that is the CRA portion of the position; however, it will be 65/35 split between the CRA and City.

Mr. Ganz asked how the salary for the CRA Director was determined.

Michael Mahaney, City Manager, replied that there is a salary scale.

Mr. Ferguson said that the budgeted amount is at the middle of the scale.

Mr. Ganz said that there is \$600,000 available for the façade program. He asked how many total businesses are there.

NEW BUSINESS – CONTINUED

Mr. Ferguson replied that there are approximately 36 parcels, about 30 different buildings. However, the program is not just the Cove Shopping Center but includes any business zoned in the CRA. Additionally, he said there have been other façade programs in the past and not just in the Cove; unfortunately, there are none at this time.

Mr. Ganz said that \$600,000 should not be budgeted, since it appears that only \$300,000 will potentially be used.

Mr. Ferguson reiterated that the program applies to all of the CRA, not just the Cove Shopping Center. Furthermore, they are anticipating additional business participation.

In response to Vice Chair Poitier's comments, Mr. Ferguson said that once the streetscape is complete, with promotions, the completion of the Hillsboro Streetscape Project and the Cove parking lot, will spur activity throughout the corridor.

Mr. Miller asked what the anticipated completion time for the Cove Shopping Center parking lot is.

Mr. Ferguson said that the parking lot and sidewalk will take approximately six (6) months to complete.

ITEM 2**TAPE 1, COUNT 0279**

Information – Status of Request for Qualifications for design services for the redevelopment of the Pier/Pier Entrance area.

Gerald Ferguson, Director of Planning and Growth Management, explained the process of the RFQ; this process only requires firms to illustrate their experiences in this type of project.

Mr. Popelsky said that many qualifications were received and asked how the complete process will be handled.

Mr. Ferguson advised that Mr. Popelsky is inquiring about the temporary operation of the pier restaurant, not the building or design. He said that the operation of the restaurant is a Commission related item, and cannot be decided by the CRA Board. He said that the RFQ is for designing the redevelopment of the pier entrance area, which will include the restaurant building. This is why the proposal for the restaurant operation was labeled temporary, and spells out in the RFP that the City will be redesigning the restaurant. He said that this proposal is for the temporary operation between the time that the restaurant is redesigned and the pier.

Mr. Miller asked if the same persons will do the design underneath the pier, along with the restaurant.

NEW BUSINESS – CONTINUED

Mr. Ferguson replied Engineering would handle that aspect; however, it may be a part of this project, depending on whether repairing or rebuilding is needed. If it is a repair or maintenance project, the CRA cannot handle it. If it is rebuilt, then it will be eligible for CRA expenditures.

Chair Noland asked if the City engineers would be reviewing the project.

Mr. Ferguson replied yes, they are already in the process.

Charles DaBrusco, Director of Public Works & Environmental Services, said that they will be providing a report to the Commission. The recommendation is for replacement of a particular portion of the pier; the pilings are not included. Further, the structural engineer is ready to start on the design; however, the RFQ has already been completed.

Mr. Ferguson said that if this is the case, then the two projects can be combined.

ITEM 3**TAPE 1, COUNT 450**

Status of hiring an Economic Development Manager.

Michael Mahaney, City Manager, said that approximately 60 applications were received and it was narrowed down to three (3) very qualified candidates. He said that the employee would assume the role of a CRA Director and the Economic Development Manager. Additionally, the funding is split, 65% CRA and 35% City funds from the General Fund; the director will report directly to the City Manager. He said that they were all from Broward County.

In response to Vice Mayor Poitier's question, Mr. Mahaney replied that the applicants are from Broward County, but he does not wish to disclose the names in the event that they are not selected.

Mr. Popelsky agreed not to disclose the names.

Mr. Ferguson said that since this is going to be a city employee, they are following the City's hiring procedures; under those procedures, names are not announced until the final candidate is selected.

Mr. Mahaney said that if the Board members wish to speak with him privately, he would disclose the candidate names.

Vice Chair Poitier voiced her concerns with the hiring procedure.

Mr. Popelsky asked if the funding were structured differently, with the City paying the majority, would the employee fall under the Board's jurisdiction.

NEW BUSINESS – CONTINUED

Andrew Maurodis, City Attorney, replied that the position of CRA Director comes under the Board's jurisdiction and does not have a set procedure; whereby, the Board can handle the issue at their discretion. He said that the Board can make a decision to hire someone and the person would report directly to the Board, if so desired. Or, because it is a split position, the City Manager can choose the person and have the person report to the Manager to provide services to the Board.

Mr. Ganz asked if it is possible that the Board have the final say on who to hire, but allow the person to report to the Manager.

Mr. Maurodis replied that as the CRA Board, it is their discretion if they wish to have it go through the Administration as it was previously done with the prior CRA Director, Carlos Baia.

Vice Chair Poitier said that as a CRA Board, the Commission sits as the Board. She said that the individual should not only be the City Manager's employee, because of the salary split.

In response to Vice Chair Poitier's statement, Mr. Ferguson clarified that Mr. Baia reported to him, and he did economic development citywide. CDBG was one (1) program that he worked with on the commercial façade; however, his job was not funded under CDBG. The CDBG did not contribute to his salary.

Mr. Popelsky said that most of the time he worked with the Chamber of Commerce.

Vice Chair Poitier said that she would like to have the position work with economic development. She said that the City has been receiving CDBG funds for a number of years and no changes have been made on the west side of the City. She said that she does not want the economic development person to fall under the strict rules of the City's Charter.

Mr. Ganz reiterated the payment structure of the CRA Director and said that he would like the person to report directly to the City Manager. He said that he is unaware of what Mr. Baia could or could not do, but would hope that as the CRA Board and City Commission, that they would have the ability to instruct the Manager to direct the CRA Director to carry out their desires.

BOARD/ADMINISTRATION COMMENTS

Mr. Ganz – No Report.

Mr. Miller – No Report.

Mr. Popelsky – No Report.

BOARD/ADMINISTRATION COMMENTS – CONTINUED

Vice Chair Poitier – No Report.

Chair Noland – No Report.

ADJOURNMENT

There being no further business, the meeting was adjourned at 7:05 PM.

PEGGY NOLAND, CRA CHAIR

ATTEST:

ADA GRAHAM-JOHNSON, MMC, CITY CLERK