



Deerfield Beach Community Redevelopment Agency Meeting Minutes

Tuesday, October 20, 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 - Tardy
 Mr. Joseph Miller
 Mr. Martin Popelsky - Tardy
 Vice Chair Sylvia Poitier
 Chair Peggy Noland

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

Commissioner Ganz entered meeting at 6:36 PM.

APPROVAL OF MINUTES

TAPE 1, COUNT 0056

September 15, 2009

MOTION was made by Vice Chair Poitier and seconded by Mr. Miller to approve the CRA Minutes of September 15, 2009 as submitted.

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

APPROVAL OF THE AGENDA

TAPE 1, COUNT 0064

October 20, 2009

MOTION was made by Vice Chair Poitier and seconded by Mr. Miller to approve the agenda as submitted.

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

NEW BUSINESS

ITEM 1

TAPE 1, COUNT 0069

CRA Resolution 2009/ - A Resolution amending agreement between the City and the CRA

Keven Klopp, CRA Director, stated that the amended Resolution; allows the CRA to utilize the services of city retained contractors, to improve city facilities, ensures that any outstanding payment obligation of the CRA, to the City, will be budgeted and paid prior to the return of any tax increment funds to other taxing authorities, and sets the CRA's contribution to the salary and benefits of his position at 65%.

MOTION was made by Mr. Miller and seconded by Mr.Ganz to adopt CRA Resolution 2009/004.

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

ITEM 2

TAPE 1, COUNT 0112

CRA Resolution 2009/ - A Resolution recommending an Amendment to the Redevelopment Plan for the Deerfield Beach Community Redevelopment Area

Keven Klopp, CRA Director, said that there was a scrivener's error which placed the pier renovation to the buildings under already completed projects, rather than new projects that have not been constructed. This resolution corrects the error, but allows the CRA to identify the scope of the project.

Andrew Maurodis, CRA Attorney, said that the Resolution title will have to be amended.

MOTION was made by Mr. Miller and seconded by Vice Chair Poitier to adopt CRA Resolution 2009/005.

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

ITEM 3

TAPE 1, COUNT 0148

RFQ 2008-09/47: Pier Entrance Redesign Architect/Engineer

Keven Klopp, CRA Director, stated that this item is a selection of professionals to assist in the redesign of the pier facility, as described in the previous agenda item. He said after evaluating the teams, staff recommended that the CRA Director negotiate a contract with the consultant team, headed by Garcia Stromberg. He provided a brief history of Garcia Stromberg's financial outlook and said that they are located in Deerfield Beach, among other locations. He said the project will involve reconstruction with similar size buildings

NEW BUSINESS - CONTINUED

and the same footprint. Additionally, public input will drive the decision making process, and that it must be a signature facility. Continuing, Mr. Klopp outlined Garcia Stromberg's strengths and ability for manage this project. Although Garcia Stromberg lacks experience in structural repairs, those matters will be handled by other consultants already contracted with the City. Lastly, Mr. Klopp asked that the CRA Board decide whether to accept Staff recommendation or have the short listed firms make a presentation at a future meeting.

Andrew Maurodis, City Attorney, said that the Board can dispense with the interview process and have Mr. Klopp provide the resumes for review and make a determination at the next meeting.

Chair Noland asked what would be the next step if the Board chose to accept Staff's recommendation.

Mr. Maurodis replied that the Board could move forward with a decision tonight, but recommended reviewing each proposer's background and making a decision at the next meeting.

Chair Noland asked that the board members provide input.

Mr. Miller said that he would like to proceed with the project and suggested that the Board move forward with Staff's recommendation.

Vice Chair Poitier asked for the estimated cost of the project.

Mr. Klopp replied \$3 million; however, this is a rough estimate based on the square footage of the existing building and what it would cost to construct a new building, with the same similarities.

Vice Chair Poitier asked whether the small business designation was included in the project.

Mr. Klopp replied that he is unsure.

Mr. Maurodis said that this item pertains to retaining the architect, not the construction.

Vice Chair Poitier asked how long the Garcia firm has been operating.

Mr. Klopp replied that they were formed in the early 1990's.

Vice Chair Poitier expressed concern with when the company began operations.

Mr. Maurodis said that the background can be provided and the Board can make a decision at the next meeting.

NEW BUSINESS - CONTINUED

Vice Chair Poitier said she needs additional time before making a decision.

Mr. Ganz agreed with Mr. Miller to move forward with staff recommendation; however, he said he is willing to follow the Board's consensus.

Chair Noland said that the concern will be with the contractor, allowing minorities and disadvantaged companies to bid the project.

Vice Chair Poitier commented on the architect's role and said that she is willing to move forward this evening.

Charles DaBrusco, Director of Public Works and Environmental Services, said that the architectural firm is not the disadvantaged business.

Vice Chair Poitier expressed concerns with the architectural firm using building components that hinder the small businesses.

Mr. Klopp clarified that Garcia Stromberg was formed in 1987.

Mr. Maurodis said that Mr. Klopp will summarize how the committee took the criteria into account and if the Board so desires, they can accept the ranking as set forth.

Mr. Klopp said that the RFQ did set forth the criteria, which included: experience with such projects and the quality of work, including the design of pier facilities, restaurants, and municipal projects; past performance; responsiveness to the submittal requirements specifically; ability to meet time and budget requirements and recent and projected workloads. He said the firms have the staff available and are ready to commence work immediately. He listed the remaining criteria requested in the RFQ. Using the eight (8) criteria, the committee members ranked each firm and arrived at five (5) for presentations. After the presentations, Garcia Stromberg was selected as the best qualified; #2 – Slattery and Associates; #3 – Stephen Boruff Architects, #4 – Kenneth Carlson Architects; #5 – Currie, Sowards, Aguila Architects.

Mr. Maurodis outlined the motion in resolution form and read it into the record.

In response to Mr. Miller's statement, Mr. Maurodis said that if Garcia Stromberg does not work out, you would have to formally cease negotiations and then proceed with the #2 selection.

Mr. Popelsky arrived at 6:55 p.m.

MOTION was made by Mr. Miller and seconded by Vice Chair Poitier to adopt CRA Resolution 2009/006.

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

BOARD/ADMINISTRATION COMMENTS

Mr. Ganz – No Report.

Mr. Miller – No Report.

Mr. Popelsky – No Report.

Vice Chair Poitier – No Report.

Chair Noland – Sullivan Park - Chair Noland said that she went to Sullivan Park and the area is deplorable and asked that it be addressed.

ADJOURNMENT

There being no further business, the meeting was adjourned at 7:00 PM.

PEGGY NOLAND, CRA CHAIR

ATTEST:

ADA GRAHAM-JOHNSON, MMC, CITY CLERK