



Deerfield Beach Community Redevelopment Agency

SPECIAL MEETING AGENDA

Tuesday, August 10, 2010, 6:30 P.M.
City Commission Chambers, Deerfield Beach City Hall

CALL TO ORDER AND ROLL CALL

APPROVAL OF MINUTES (NONE)

APPROVAL OF THE AGENDA*

August 10, 2010

GENERAL ITEMS

- 1 Presentations by respondents to real estate consultant RFQ*
- 2 FY 2011 CRA Budget and FY 2011-2015 CIP presentation
- 3 Cove Shopping Center Parking Lot Update and Schedule

BOARD/ADMINISTRATION COMMENTS

Update on Redevelopment Plan Amendment
(Creation of a policy allowing the CRA to sponsor special events)

PUBLIC INPUT

ADJOURN

* Indicates an Action Item

(Next Meeting: Tuesday, August 17, 2010, 6:00 PM unless otherwise determined)

REQUESTED ACTION:

Motion to authorize staff to negotiate a contract with a real estate firm for property acquisition consulting services for the CRA.

SUMMARY EXPLANATION/BACKGROUND:

At its May 17, 2010 meeting the CRA Board voted unanimously to authorize the CRA Director to seek the assistance of a professional to provide guidance to the CRA in the creation of real estate acquisition criteria and real estate transaction services. A Request for Qualifications was advertised. A staff evaluation committee shortlisted the 5 respondent firms determined to be the most qualified. Based on their respective presentations, staff ranked the respondents and requested authorization to negotiate with the top-ranked firm.

After considering staff's recommendation at its June 15, 2010 meeting, the CRA Board tabled the item, instructed staff to distribute the submittals received from the shortlisted firms, and requested that presentations be made by those firms to the CRA Board. Three of the five firms have withdrawn*, therefore presentations will be made by the following:

The Urban Group

REMAX/Mark Dreyer

ATTACHMENTS:

- **Correspondence from Respondents since June 15 (3 withdrawals)**

* Equity Development Inc.'s withdrawal is contingent upon the Board choosing not to reschedule their presentation

Keven Klopp

From: Joseph [joe@oceantrustrealty.com]
Sent: Tuesday, August 03, 2010 3:59 PM
To: Keven Klopp
Cc: Burgess Hanson; Kris Mory; Donna Council; 'Andrew Maurodis'; 'Ginger Allen'
Subject: RE: Deerfield Beach CRA Real Estate Consultant Selection RFQ 10-38

With all due respect, Ocean Trust Realty would like to be removed from consideration for the selection of a Real Estate Consultant. As you know, we are a small firm with somewhat limited resources. Over the last couple of months, we have seen our activity level increase tremendously. As the market steadily begins to turn around, it is likely that that will only continue. I would not want to take on such an important responsibility without feeling comfortable that we could devote the necessary time, energy and manpower to make such an effort successful.

Ginger Allen and I would like to thank you for including us for consideration. We will continue to support the City of Deerfield Beach and the CRA in making this a better community to live and work in.

Sincerely,
Joseph Hillner

From: Keven Klopp [mailto:kklopp@deerfield-beach.com]
Sent: Thursday, July 29, 2010 6:02 PM
To: 'hsteinholz@theurbangroup.com'; 'mdreyer@thedreyergroup.net'; 'barney@equityfl.com'; 'joe@oceantrustrealty.com'
Cc: Burgess Hanson; Kris Mory; Donna Council; 'Andrew Maurodis'
Subject: RE: Deerfield Beach CRA Real Estate Consultant Selection RFQ 10-38

The presentations to the CRA Board pertaining to the above referenced RFQ will occur at a special meeting of the CRA which has been scheduled for Tuesday, August 10th beginning at 6:30 PM. Please plan on a presentation of approximately 5 minutes; the Board will plan on another approximately 5 minutes for questions and answers. The presentations will be the first substantive item on the agenda that evening. The Board Chair will call each firm to the podium to make its presentation. Powerpoint can be accommodated – please let me know in advance if you will utilize a Powerpoint presentation so I can have a staff member coordinate it being loaded to the lap top in the Commission Chambers.

The Board will be asked to rank the firms immediately following the presentations and to then authorize staff to negotiate a services agreement with the top ranked firm.

Please confirm receipt of this notification regarding the scheduling of your opportunity to present your qualifications to the CRA Board.

Thank you,

Keven R. Klopp, AICP
CRA Director/Acting Assistant City Manager
954.480.4222 KKlopp@Deerfield-Beach.com

CITY OF DEERFIELD BEACH
150 NE 2nd Ave.
Deerfield Beach, Florida 33441-5816

Keven Klopp

From: Barney K. Danzansky [mailto:barney@danzansky.com]
Sent: Thursday, July 29, 2010 9:22 PM
To: Keven Klopp
Subject: RE: Deerfield Beach CRA Real Estate Consultant Selection RFQ 10-38

Keven,

My partner and I will be in Baltimore on the 10th so we will be unable to present.

If it pleases the Board to reschedule to accommodate our schedule, we are happy to present at a later date. Otherwise, please consider this our withdrawal. We would have been good partners for the CRA and the City in this endeavor.

Best regards,

Barney

From: Keven Klopp [mailto:kklopp@deerfield-beach.com]
Sent: Thursday, July 29, 2010 6:02 PM
To: 'hsteinholz@theurbangroup.com'; 'mdreyer@thedreyergroup.net'; Barney K. Danzansky; 'joe@oceantrustrealty.com'
Cc: Burgess Hanson; Kris Mory; Donna Council; 'Andrew Maurodis'
Subject: RE: Deerfield Beach CRA Real Estate Consultant Selection RFQ 10-38

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CAMPBELL & ROSEMURGY REAL ESTATE

Deerfield Beach Office

1233 E. Hillsboro Blvd., Deerfield Beach, FL 33441 Tel: 954.427.8686 Fax: 954.427.0117

June 17, 2010

*Received
June 21, 2010*

CRA Director Keven Klopp
City of Deerfield Beach
150 NE 2nd Avenue
Deerfield Beach, FL 33441

Dear Mr. Klopp,

Campbell & Rosemurgy has been a successful Deerfield business for over 50 years and we have always tried to be contributing Deerfield citizens. We feel we are uniquely qualified to provide knowledgeable real estate advice to the CRA. We are:

- The largest real estate company in Deerfield Beach doing business since 1953
- Our company does more business than all of the other companies combined in this city
- We are successful developers and understand the development process from acquisition thru financing to construction
- We have a successful commercial real estate division that has cultivated relationships with national tenants
- We are one of the largest real estate management companies in the state of Florida.

This broad scope of real estate experience would allow us to give expert real estate advice to the CRA and help them develop a critical path and real estate strategies necessary for the CRA to accomplish its objectives. Since the CRA Director did not feel we met his criteria for this role and after careful consideration we have decided to withdraw our application.

We want the CRA Director and the CRA members to know that we will provide whatever assistance and advice requested as we want to aid and be part of the great success we know the CRA is going to achieve. We wish you the best in this endeavor.

Regards,



Kiku Martinson
Director of Real Estate

REQUESTED ACTION:

No action required. Staff will present the Proposed CRA Budget for FY 2011 and facilitate a discussion regarding a CRA Capital Improvement Plan for Fiscal Years 2011-2015

SUMMARY EXPLANATION/BACKGROUND:

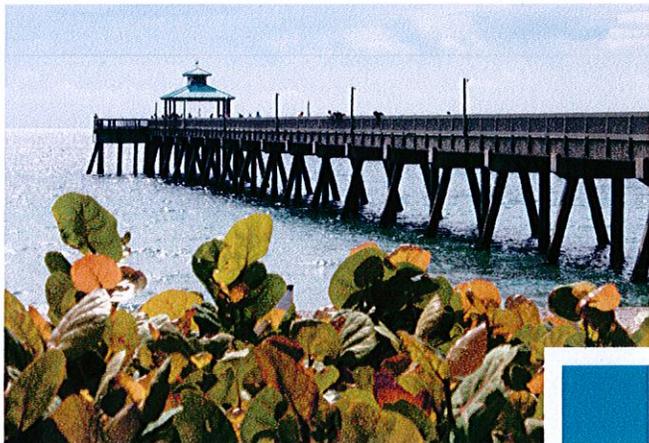
In June of 2010, the CRA Board authorized a contract with Chen and Associates to develop a report that will be the basis for a Five Year Capital Improvement Plan (C.I.P.) for the CRA. The policy of the Agency, as set forth in the Redevelopment Plan, is to utilize the vast majority of its funding for physical improvements to the environment, therefore a 5-year plan for construction projects is essential. The yet-to-be-finalized details within the Infrastructure line item in the CRA's FY 11 budget (\$10,139,208) will stem from year 1 of the C.I.P.

ATTACHMENTS:

- Summary Sheet – CRA Budget Line Items
- Proposed FY 11 CRA Budget
(separate hand-out)
- Highlighted Excerpts from the City's Proposed Budget as pertains to the CRA
(separate hand-out)

CRA FY '11 Budget Line Items

Category	Budget
Infrastructure	(includes FY 10 Pier & Cove earmarks) \$10,139,208
Real Estate Acquisition	1,000,000
Façade Program	600,000
Contractual Services	(includes web site development and maintenance) 325,000
Special Events	(includes 4 th of July and Green Market) 90,000
Beach Enhancements	(benches, trash cans, etc.) 90,000
Personal Services	133,216
General Administration	82,637
Materials and Supplies	23,300
Insurance	4,000
Debt Service (Hillsboro Streetscape)	686,794
TOTAL	\$13,179,155



*City of
Deerfield Beach*
Community Redevelopment Agency



PROPOSED

Annual Budget
Fiscal Year 2010-2011



City of

**DEERFIELD
BEACH**

Community Redevelopment Agency

The Community Redevelopment Agency is charged with implementing the adopted Beach/Cove Community Redevelopment Plan. The Agency monitors the reinvestment of tax increment dollars stemming from the Beach/Cove Community Redevelopment Area toward public infrastructure improvements. The Agency is also tasked with coordinating such infrastructure improvements with the different private development activities occurring within the Beach/Cove Community Redevelopment Area. Furthermore, the Agency has the responsibility to keep the public informed as to activities within the CRA. The Agency also ensures that proper reporting is submitted to the County and the State on an annual basis.

COMMUNITY REDEVELOPMENT AGENCY FUND
REVENUES BY CATEGORY AND SOURCE

	2007-08 Actual	2008-09 Actual	2009-10 Y-T-D Actual (Thru 3/31/09)	2009-10 Y-T-D %age	2009-10 Budget	2010-11 Budget
TAXES						
Tax Increment Revenue	1,925,911	1,868,856	1,500,220	100	1,505,272	1,322,509
<i>General Property Taxes</i>	<u>1,925,911</u>	<u>1,868,856</u>	<u>1,500,220</u>	<u>100</u>	<u>1,505,272</u>	<u>1,322,509</u>
TOTAL TAXES	<u>1,925,911</u>	<u>1,868,856</u>	<u>1,500,220</u>	<u>100</u>	<u>1,505,272</u>	<u>1,322,509</u>
MISCELLANEOUS REVENUE						
Interest on Investments	123,499	86,461	-	-	-	40,000
Interest on Idle Cash	<u>108,852</u>	<u>22,864</u>	<u>5,443</u>	<u>7</u>	<u>75,000</u>	<u>20,000</u>
<i>Interest Earnings</i>	<u>232,351</u>	<u>109,325</u>	<u>5,443</u>	<u>7</u>	<u>75,000</u>	<u>60,000</u>
TOTAL MISC REVENUES	<u>232,351</u>	<u>109,325</u>	<u>5,443</u>	<u>7</u>	<u>75,000</u>	<u>60,000</u>
NON-REVENUES						
General Fund	1,465,511	1,390,279	1,216,726	110	1,109,008	1,253,003
CRA Construction Fund	-	34,736	-	-	-	-
<i>Interfund Transfers</i>	<u>1,465,511</u>	<u>1,425,015</u>	<u>1,216,726</u>	<u>110</u>	<u>1,109,008</u>	<u>1,253,003</u>
Cash Bal for Planned Projects	-	-	-	-	9,200,000	10,719,643
<i>Interfund Transfer</i>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>9,200,000</u>	<u>10,719,643</u>
TOTAL NON-REVENUES	<u>1,465,511</u>	<u>1,425,015</u>	<u>1,216,726</u>	<u>12</u>	<u>10,309,008</u>	<u>11,972,646</u>
TOTAL COMMUNITY REDEVELOPMENT AGENCY FUND	<u>3,623,773</u>	<u>3,403,196</u>	<u>2,722,389</u>	<u>23</u>	<u>11,889,280</u>	<u>13,355,155</u>

City of Deerfield Beach, Florida
Community Redevelopment Agency Fund
Summary

BY DIVISION	2007-08 Actual	2008-09 Actual	2009-10 YTD 3/31/10	2009-10 Budget	2010-11 Budget
CRA	\$ 1,166,411	\$ 924,659	\$ 151,351	\$ 11,889,280	\$ 13,355,155
TOTAL	\$ 1,166,411	\$ 924,659	\$ 151,351	\$ 11,889,280	\$ 13,355,155
EXPENSE GROUP					
Personnel Services	\$ 6,128	\$ -	\$ 14,970	\$ 59,011	\$ 133,216
Materials & Supplies	10	53	-	6,600	2,800
Operating Expenses	1,160,273	924,606	51,139	544,779	1,940,249
Infrastructure	-	-	85,242	11,278,890	11,278,890
TOTAL APPROPRIATIONS	\$ 1,166,411	\$ 924,659	\$ 151,351	\$ 11,889,280	\$ 13,355,155

Community Redevelopment Agency Fund

EXPENDITURES	2007-08 Actual	2008-09 Actual	2009-10 YTD 3/31/10	2009-10 Budget	2010-11 Budget
Personal Services					
Salaries and Wages	\$ 5,157	\$ -	\$ 12,952	\$ 51,647	\$ 117,482
Employee Benefits	821	-	2,018	7,364	15,734
Materials & Supplies	10	53	-	6,600	2,800
Other Services and Charges	1,160,423	924,606	51,139	544,779	1,940,249
Operations Subtotal	<u>1,166,411</u>	<u>924,659</u>	<u>66,109</u>	<u>610,390</u>	<u>2,076,265</u>
Capital Outlay	-	-	85,242	11,278,890	11,278,890
DEPARTMENTAL TOTAL	<u>\$ 1,166,411</u>	<u>\$ 924,659</u>	<u>\$ 151,351</u>	<u>\$ 11,889,280</u>	<u>\$ 13,355,155</u>
PERSONNEL					
Full-Time	1	0	1	1	1
Part-Time	0	0	0	0	0.35
TOTAL	<u>1</u>	<u>0</u>	<u>1</u>	<u>1</u>	<u>1.35</u>

Mission Statement

The mission of the Deerfield Beach Economic Development Office/Community Redevelopment Agency is to improve the quality of life for residents by strengthening the City's tax base. This is accomplished by engaging in three areas of professional concern – Economic Development, Business Attraction and Retention and Community Redevelopment.

Major FY10-11 Goals

1. Continue the successful implementation of projects contained the in the Deerfield Beach Community Redevelopment Plan.
2. Retain existing businesses and attract new ones to the City of Deerfield Beach.
3. Provide ongoing technical assistance and resources in support of the business community.

Strategic Objectives:

- Complete the design of and begin construction on the Deerfield Beach Pier.
- Commence construction of The Cove Shopping Center Parking Lot.
- Complete construction of Hillsboro Boulevard Streetscape Improvements.
- Complete construction of North A1A Streetscape Improvements.
- Market and implement the Commercial Façade Improvement Program throughout the CRA District.
- Create real estate acquisition strategy for the CRA and begin property acquisition.
- Create and begin implementation of a 5 Year Capital Improvement Plan in the CRA.
- Create and begin implementation of an ADA Compliance Strategy in the CRA.
- Coordinate business attraction and retention activities with The Broward Alliance and the Broward County Office of Economic Development.
- Market the City of Deerfield Beach as a business destination.

Economic Development Office / Community Redevelopment Agency

PERFORMANCE MEASURES	2008-09 Actual	2009-10 Goal	2009-10 Estimated	2010-11 Projection
INPUTS:				
Number of CRA & Economic Development Staff	0	1	1	1.35
OUTPUTS:				
Number of businesses assisted	10	50	50	80
Number of joint efforts	2	2	4	4
Number of regional meetings attended	5	10	12	12
Number of capital projects managed	3	3	5	5
Number of public awareness meetings/presentations	8	12	12	12
EFFECTIVENESS MEASURES:				
Jobs Retained	N/A	N/A	N/A	N/A
Jobs Created	N/A	N/A	N/A	N/A
Value of Projects Completed	N/A	N/A	N/A	N/A
Impact of redevelopment efforts on TIF	N/A	N/A	N/A	N/A
EFFICIENCY MEASURES:				
Response time to business inquiries	N/A	N/A	N/A	N/A
Number of business complaints resolved	N/A	N/A	N/A	N/A
Number of projects completed on time	N/A	N/A	N/A	N/A
Number of projects completed on budget	N/A	N/A	N/A	N/A

BUDGET LINE ITEM SUMMARY
OCTOBER 1, 2010 TO SEPTEMBER 30, 2011

COMMUNITY REDEVELOPMENT AGENCY FUND 190
NON-DEPARTMENTAL
NON-DEPARTMENTAL 8000-552

ACCT NO.	ACCOUNT DESCRIPTION	FY 2010 BUDGET	FY 2011 REQUEST	INCREASE (DECREASE)	% CHANGE
10-01	Regular Salary	51,647	113,482	61,835	119.7%
10-06	Automobile Allowance	-	4,000	4,000	-
11-01	FICA	3,951	8,999	5,048	127.8%
12-04	ICMA Pension Plan	3,413	6,735	3,323	97.4%
32-99	Other Contractual Services	297,000	325,000	28,000	9.4%
35-04	Office Supplies	400	400	-	0.0%
35-09	Professional Publications	300	300	-	0.0%
35-13	Minor Tools, Equip, Hdwe	5,900	2,100	(3,800)	-64.4%
35-74	Special Events	-	275,000	275,000	-
39-01	Travel and Training	5,000	5,000	-	0.0%
39-02	Printing	1,500	1,500	-	0.0%
39-21	Advertising	1,500	10,000	8,500	566.7%
39-27	General Admin Charge	32,955	32,955	-	0.0%
39-35	Dues and Memberships	4,000	-	(4,000)	-100.0%
39-59	Commercial Façade Improv Loan Prog	600,000	600,000	-	0.0%
63-01	Cove Parking Lot	3,800,000	3,800,000	-	0.0%
63-02	Hillsboro Streetscape	510,000	510,000	-	0.0%
63-03	Pier	3,500,000	3,500,000	-	0.0%
63-04	Infrastructure & Capital Improvements	503,890	503,890	-	0.0%
63-05	North A1A Streetscape	1,875,000	1,875,000	-	0.0%
63-06	Beach Enhancements	-	90,000	90,000	-
63-07	Real Estate Acquisition	-	1,000,000	1,000,000	-
90-01	Transfer to General Fund	688,824	686,794	(2,030)	-0.3%
90-03	Transfer to Insurance Services Tr	4,000	4,000	-	0.0%
	Total	11,889,280	13,355,155	1,465,875	12.3%

**PERSONAL SERVICES AND OPERATING EXPENSES
DETAIL BUDGET INFORMATION
OCTOBER 1, 2010 TO SEPTEMBER 30, 2011**

**COMMUNITY REDEVELOPMENT AGENCY FUND 190
NON-DEPARTMENTAL
NON-DEPARTMENTAL 8000-552**

10-01 REGULAR SALARY

This Year's Request	113,482
Last Year's Budget	51,647
Difference	61,835
% Change	119.7%

Regular salary	113,482
Automobile allowance	4,000
Total	<u>117,482</u>

Cost of living included: 0%
Number of personnel: 1.35 - shared with General Fund
New positions included: 1

10-06 AUTOMOBILE ALLOWANCE

This Year's Request	4,000
Last Year's Budget	-
Difference	4,000
% Change	-

CRA's portion of the cost of a vehicle for use by staff in the CRA.

11-01 FICA

This Year's Request	8,999
Last Year's Budget	3,951
Difference	5,048
% Change	127.8%

The 7.65% FICA rate is composed of two rates; a 6.20% social security tax that is applied to the first \$106,800 that an employee earns and a 1.45% Medicare tax that is applied to all earnings.

12-04 ICMA PENSION PLAN

This Year's Request	6,735
Last Year's Budget	3,413
Difference	3,323
% Change	97.4%

Estimated city pension contribution for those city employees who are participants in the ICMA defined contribution plan; the city contribution, as a percentage of salary, is 8%.

32-99 OTHER CONTRACTUAL SERVICES

This Year's Request	325,000
Last Year's Budget	297,000
Difference	28,000
% Change	9.4%

Budget item includes costs for miscellaneous consultant and contractual services (5 Year CIP, ADA Compliance and RE Acquisition); includes cost of legal services provided by CRA Attorney (\$38,000.)

**PERSONAL SERVICES AND OPERATING EXPENSES
DETAIL BUDGET INFORMATION
OCTOBER 1, 2010 TO SEPTEMBER 30, 2011**

**COMMUNITY REDEVELOPMENT AGENCY FUND 190
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35-04 OFFICE SUPPLIES

This Year's Request	400
Last Year's Budget	400
Difference	-
% Change	0.0%

Office supplies necessary for departmental operations.

35-09 PROFESSIONAL PUBLICATIONS

This Year's Request	300
Last Year's Budget	300
Difference	-
% Change	0.0%

Funding for development and management-related newspapers, trade magazines, and books.

35-13 MINOR TOOLS, EQUIPMENT AND HARDWARE

This Year's Request	2,100
Last Year's Budget	5,900
Difference	(3,800)
% Change	-64.4%

35-74 SPECIAL EVENTS

This Year's Request	275,000
Last Year's Budget	-
Difference	275,000
% Change	-

Funds for the CRA to form Special Events partnerships and July 4th event.

39-01 TRAVEL AND TRAINING

This Year's Request	5,000
Last Year's Budget	5,000
Difference	-
% Change	0.0%

Includes attendance at annual conferences, seminars, workshops and business retention/attraction meetings.

39-02 PRINTING

This Year's Request	1,500
Last Year's Budget	1,500
Difference	-
% Change	0.0%

Printing of brochures, hand-outs, annual report, etc.

**PERSONAL SERVICES AND OPERATING EXPENSES
 DETAIL BUDGET INFORMATION
 OCTOBER 1, 2010 TO SEPTEMBER 30, 2011**

**COMMUNITY REDEVELOPMENT AGENCY FUND 190
 NON-DEPARTMENTAL
 NON-DEPARTMENTAL 8000-552**

39-21 ADVERTISING

This Year's Request	10,000
Last Year's Budget	1,500
Difference	8,500
% Change	566.7%

Advertising of programs and events in newspapers, industry publications and exhibits. Includes advertising for The Cove Shopping Center Parking Lot Improvements project and Commercial Façade Program

39-27 GENERAL ADMINISTRATIVE CHARGE

This Year's Request	32,955
Last Year's Budget	32,955
Difference	-
% Change	0.0%

Money which is paid to the general fund for the services that are provided to support the CRA Fund.

39-35 DUES AND MEMBERSHIPS

This Year's Request	-
Last Year's Budget	4,000
Difference	(4,000)
% Change	-100.0%

Item to cover dues for organizations such as ICMA, FCCMA, FRA, IEDC, FEDC, FRA as well as to cover Agency's annual Special District Reporting Fee.

39-59 COMMERCIAL FACADE IMPROVEMENT LOAN PROGRAM

This Year's Request	600,000
Last Year's Budget	600,000
Difference	-
% Change	0.0%

The Cove Shopping Center parking lot improvements will be under construction during this FY and Cove Shopping Center tenants and property owners will be encouraged to undertake private improvements concurrently.

63-01 COVE PARKING LOT

This Year's Request	3,800,000
Last Year's Budget	3,800,000
Difference	-
% Change	0.0%

63-02 HILLSBORO STREETSCAPE

This Year's Request	510,000
Last Year's Budget	510,000
Difference	-
% Change	0.0%

**PERSONAL SERVICES AND OPERATING EXPENSES
 DETAIL BUDGET INFORMATION
 OCTOBER 1, 2010 TO SEPTEMBER 30, 2011**

**COMMUNITY REDEVELOPMENT AGENCY FUND 190
 NON-DEPARTMENTAL
 NON-DEPARTMENTAL 8000-552**

63-03 PIER

This Year's Request	3,500,000
Last Year's Budget	3,500,000
Difference	-
% Change	0.0%

63-04 INFRASTRUCTURE & CAPITAL IMPROVEMENTS

This Year's Request	503,890
Last Year's Budget	503,890
Difference	-
% Change	0.0%

Funds to implement ADA compliance recommendations and Capital Improvement Plans priority projects.

63-05 NORTH A1A STREETSCAPE

This Year's Request	1,875,000
Last Year's Budget	1,875,000
Difference	-
% Change	0.0%

63-06 BEACH ENHANCEMENTS

This Year's Request	90,000
Last Year's Budget	-
Difference	90,000
% Change	-

Funds for beach enhancements such as benches, trash receptacles, and lighting.

63-07 REAL ESTATE ACQUISITION

This Year's Request	1,000,000
Last Year's Budget	-
Difference	1,000,000
% Change	-

Funds to purchase real estate in the CRA.

90-01 TRANSFER TO GENERAL FUND

This Year's Request	686,794
Last Year's Budget	688,824
Difference	(2,030)
% Change	-0.3%

Interfund transfer for debt service payments on Florida Municipal Loan Council Covenant Bonds.

**PERSONAL SERVICES AND OPERATING EXPENSES
DETAIL BUDGET INFORMATION
OCTOBER 1, 2010 TO SEPTEMBER 30, 2011**

**COMMUNITY REDEVELOPMENT AGENCY FUND 190
NON-DEPARTMENTAL
NON-DEPARTMENTAL 8000-552**

90-03 TRANSFER TO INSURANCE SERVICES TRUST FUND

This Year's Request	4,000
Last Year's Budget	4,000
Difference	-
% Change	0.0%

Interfund transfer for allocable portion of employee benefits funded through insurance services trust fund.



Date: August 5, 2010

To: CRA Board

From: Keven Klopp, CRA Director

Re: CRA Budget

A handwritten signature in black ink, appearing to be "JK", is written over the "From:" line.

**Interoffice
Memorandum**

The attached pages are excerpts from the City's proposed FY 2011 budget. They are provided for your convenience; each page will be discussed and explained at the CRA meeting of August 10. Each particular item of relevance has been highlighted.

c: Burgess Hanson, Acting City Manager
Hugh Dunkley, Finance Director
Kris Mory, CRA Coordinator

Outstanding Bonds and Notes (continued)

REVENUE BONDS

Florida Municipal Loan Council Revenue Bonds, Series 2008A – Proceeds of this bond issue are to be used to finance the construction of a reverse osmosis water treatment addition to the City’s west water treatment facility, as well as various other improvements to the water distribution system.

NOTES PAYABLE

The City also has several outstanding loans with the State of Florida Department of Environmental Protection. These loans were obtained to provide funding for the construction of water and wastewater facilities. The purpose of each loan follows:

<u>Loan Title (Project Description)</u>	<u>Outstanding Loan Amount</u>
Drinking Water Revolving Loan (West Water Treatment Plant)	\$ 13,120,927
Water Pollution Control Financing Corp. Loan (Deep Injection Well)	6,057,425
Water Pollution Control Financing Corp. (Concentrate Pumping Station)	1,321,070
	<u>\$ 20,499,422</u>

Summary of Funding Sources/Expenditures by Function

<u>Funding Source</u>	<u>Actual FY08/09</u>	<u>Estimated FY09/10</u>	<u>Budgeted FY10/11</u>
General property taxes	\$ 2,683,163	\$ 2,688,003	\$ 2,690,969
Incremental property taxes	679,611	688,824	686,794
Franchise taxes	399,286	406,269	403,169
Water and sewer revenue	1,902,685	3,309,987	3,278,165
Total funding sources	<u>\$ 5,664,745</u>	<u>\$ 7,093,083</u>	<u>\$ 7,059,097</u>
 <u>Expenditures by Function</u>			
Principal	\$ 2,933,571	\$ 3,690,498	\$ 3,776,043
Interest	2,686,657	3,348,185	3,220,654
Fiscal agent charges	44,517	54,400	62,400
Total expenditures by function	<u>\$ 5,664,745</u>	<u>\$ 7,093,083</u>	<u>\$ 7,059,097</u>

Outstanding Bonds and Notes Payable

<u>Description</u>	<u>Interest Rates</u>	<u>Principal Amount</u>
General Obligation Bonds:		
Series 2000A	4.60 to 6.08%	\$ 6,649,485
Series 2000B	4.25 to 5.85%	2,665,184
Series 2003A	2.00 to 5.25%	2,425,000
Series 2003B	1.32 to 4.77%	13,470,000
Total General Obligation Bonds		<u>25,209,669</u>
 Covenant Bonds:		
Series 2003A (Tax incremental funds - CRA)	2.00 to 5.25%	5,895,000
Series 2003B (Tax incremental funds - CRA)	1.32 to 4.77%	2,090,000
Series 2006 (Electric Franchise Fees)	4.00 to 4.50%	5,420,000
Total Covenant Bonds		<u>13,405,000</u>

**CITY OF DEERFIELD BEACH
CAPITAL IMPROVEMENT PROGRAM
PROJECT LISTING
FISCAL YEARS 2011 - 2015**

<u>PROJECT NUMBER</u>	<u>PROJECT DESCRIPTION</u>	<u>COST</u>	<u>FISCAL YEAR</u>	<u>RECOMMENDED FUNDING SOURCE</u>
<u>Equipment/Fleet (Cont'd):</u>				
	Replace fire engine No. 1029	404,250	2012	1
	Replace rescue vehicle No. 1030	257,000	2012	1
	Replace rescue vehicle No. 1039	278,000	2012	1
	Replace command vehicle No. 1059	97,650	2012	1
	Replace vehicle No. 1060	38,205	2012	1
	Replace ladder truck No. 1062	1,200,000	2012	1
	Rescue vehicle - Crystal Lake fire station	345,000	2012	1
	Replace fire engine No. 1021 with quint apparatus - Crystal Lake	800,000	2013	1
	Airpack Replacements	215,000	2013	1
	Radio System Subscriber	196,000	2013	1
	Replace vehicle No. 1018	60,000	2013	1
	Replace rescue vehicle No. 1032	265,000	2013	1
	Replace rescue vehicle No. 1121	40,115	2013	1
	Replace rescue vehicle No. 1132	282,500	2013	1
	Replace vehicle No. 1063	38,205	2013	1
	Replace rescue vehicle No. 1065	40,115	2013	1
	Replace rescue vehicle No. 1066	40,115	2013	1
	Replace fire engine No. 1022	425,000	2014	1
	Replace rescue vehicle No. 1031	285,000	2014	1
	Replace rescue vehicle No. 1034	285,000	2014	1
	Replace vehicle No. 1050	50,000	2014	1
	Replace vehicle No. 1064	<u>38,205</u>	2014	1
	TOTAL PUBLIC SAFETY	<u>12,920,133</u>		

CULTURE & RECREATION IMPROVEMENTS

RE001	Pier building replacement	3,500,000	2011	10
RE002	Ocean Rescue storage shed	35,000	2012	1
RE003	Constitution Park bathroom remodeling	40,000	2012	1
RE004	Pioneer Park replace metal roof on fort riverbend	30,000	2012	1
RE005	North Beach Pavilion replace roof	40,000	2012	1
RE006	Constitution Park redo bathrooms in front building of rec center	40,000	2012	1
RE007	Middle School Pool canopy installation	30,000	2012	1
RE008	Pioneer Park replace dock	120,000	2012	1

**CITY OF DEERFIELD BEACH
CAPITAL IMPROVEMENT PROGRAM
PROJECT LISTING
FISCAL YEARS 2011 - 2015**

PROJECT NUMBER	PROJECT DESCRIPTION	COST	FISCAL YEAR	RECOMMENDED FUNDING SOURCE
<u>CULTURE & RECREATION IMPROV. (Cont'd):</u>				
RE009	Teen Center new tile	25,000	2012	1
RE010	Westside Park replace damaged bi-fold door in rec. building	25,000	2012	1
RE011	Main Beach Parking Lot replace light poles	60,000 80,000	2013 2014	1 1
RE012	Villages of Hillsboro Park Improvements	250,000	2013	7
RE013	Constitution Park Recreation Ctr. - Renovations	300,000	2014	9
RE014	SE 15th Street Park	100,000	2013	1
RE015	McKeithen Park	100,000	2014	7
RE016	Crystal Heights SW 10th Drive Park	300,000	2013	1
RE017	Crystal Heights SW 28th Ave. Park	100,000	2013	1
RE018	Crystal Heights SW 24th Terrace Park	100,000	2013	1
RE019	Deer Run SW 31st Ave. Park	100,000	2013	1
RE020	Deer Run SW 34th Ave. Park	100,000	2013	1
RE021	Ecidar Park	100,000	2013	1
RE022	Pioneer Park - Concession Stand/Press box	700,000	2015	7
RE023	New lifeguard tower between tower #1 and pier	40,000	2013	1
RE024	Aquatic Headquarters remodel 1st floor men's and womens restroom	35,000	2013	1
RE025	Aquatic Headquarters remodel 2nd floor restrooms and showers	25,000	2013	1
RE026	Pioneer Park - New Community Center	8,000,000	2014	9
RE027	Constitution Park fence installation	30,000	2014	1
RE028	Sullivan Park - Improvements	200,000 400,000	2013 2014	1 1
RE029	Southwest Tenth Street Linear Park	500,000 500,000	2013 2014	7 7
RE030	Linear Park Trailhead Management Plan	500,000 100,000	2013 2014	7 9
RE031	Crystal Lake Trail/Boardwalk	600,000	2015	7
RE032	Annexed Area Park Improvements	500,000	2015	9
RE033	Mayo Howard Management Plan	200,000	2015	9
RE034	Hillsboro Greenway	2,000,000	2015	7
RE035	Beach Renovations	2,250,000	2015	9
RE036	Westside Park Recreation Center Improvements	3,000,000	2015	9
RE037	West Deerfield Beach Community Center	6,000,000	2015	9

**CITY OF DEERFIELD BEACH
CAPITAL IMPROVEMENT PROGRAM
PROJECT LISTING
FISCAL YEARS 2011 - 2015**

PROJECT NUMBER	PROJECT DESCRIPTION	COST	FISCAL YEAR	RECOMMENDED FUNDING SOURCE
<u>Equipment/Fleet:</u>				
	Bus Replacement (2), Nos. 285 & 286 - Senior Services	120,000	2011	7
	Replacement pick-up truck - Fleet Maintenance	37,300	2012	1
	Generator fuel tank- City Hall	30,000	2013	1
	TOTAL GEN GOV'T/HUMAN SVCS	<u>2,582,300</u>		
<u>SOLID WASTE/ RECYCLING IMPROVEMENTS</u>				
<u>Equipment/Fleet:</u>				
<u>Solid Waste Division</u>				
	Replace EVO side loaders: No. 24 & 74	580,000	2011	3
	Replace recycling truck No. 84	250,000	2011	3
	Addition of two (2) Currotto cans attachment	64,000	2012	3
	Replace Curb Sorter No.85	220,000	2011	3
	Commercial Containers/Dumpsters	410,200	2012	3
		400,000	2013	3
		400,000	2014	3
	Replace front-end loader No. 627	238,000	2013	3
	Replace Recycling Truck No. 83	200,000	2013	3
	TOTAL SOLID WASTE	<u>2,762,200</u>		
	TOTAL ESTIMATED COST (FY2011-2015)	<u>\$ 85,975,802</u>		

FUNDING SOURCE CODES		TOTAL
1 - General Fund	\$	12,824,117
2 - Road and Bridge Fund		6,280,000
3 - Solid Waste Fund		3,262,200
4 - Utility Operating Fund		3,384,978
5 - Stormwater Fee		3,100,000
6 - W/S Renewal & Replacement Fund		9,224,507
7 - Grant Funds		7,500,000
8 - State Revolving Loan Fund		4,000,000
9 - Fl. Municipal Loan Council Revenue Bonds		32,900,000
10 - Community Redevelopment Agency Fund		3,500,000
TOTAL	\$	<u>85,975,802</u>

FUNDING BY YEAR		ESTIMATED COST
Fiscal Year 2011		14,106,177
Fiscal Year 2012		14,756,528
Fiscal Year 2013		9,595,892
Fiscal Year 2014		22,282,205
Fiscal Year 2015		25,235,000
TOTAL	\$	<u>85,975,802</u>

+ \$6,639,208
+ FYs 12, 13, 14, 15

GENERAL FUND
REVENUES BY CATEGORY AND SOURCE

	2007-08 Actual	2008-09 Actual	2009-10	2009-10	2009-10 Budget	2010-11 Budget
			Y-T-D Actual (Thru 3/31/10)	Y-T-D %age		
Sale of Used Vehicles	26,268	9,711	101,962	680	15,000	30,000
Sale of Surplus Inventory	257	-	-	-	-	-
<i>Sale Surplus Mat'l/Scrap</i>	<u>26,525</u>	<u>9,711</u>	<u>101,962</u>	<u>680</u>	<u>15,000</u>	<u>30,000</u>
Deerfield Beach Products	418	-	-	-	-	-
Deerfield Bottled Water	8	-	-	-	-	-
Mondo Ice	1,996	2,000	-	-	-	-
Spec Event Sponsorships	7,592	3,600	-	-	-	-
Brazilian Festival	-	39,312	-	-	-	-
Miscellaneous Donations	-	50	15,000	-	-	-
<i>Contribution From Private Sources</i>	<u>10,014</u>	<u>44,962</u>	<u>15,000</u>	-	-	-
Administrative Fee - Utility	1,688,793	1,509,511	831,008	50	1,662,016	1,612,890
Administrative Fee - Solid Waste	766,553	766,553	447,073	50	894,145	946,267
Administrative Fee - CRA	36,089	32,955	33,351	50	66,701	82,637
Other Miscellaneous Revenue	9,768	2,792	8,770	-	-	-
Lawsuit Proceeds	7	30,388	-	-	-	-
<i>Other Miscellaneous Revenues</i>	<u>2,501,210</u>	<u>2,342,199</u>	<u>1,320,202</u>	<u>50</u>	<u>2,622,862</u>	<u>2,641,794</u>
TOTAL MISC REVENUES	<u>9,489,632</u>	<u>8,842,229</u>	<u>6,559,519</u>	<u>68</u>	<u>9,627,862</u>	<u>11,898,908</u>
NON-REVENUES						
CRA Fund	679,921	679,505	-	-	688,824	686,794
CDBG Fund	147,854	147,400	-	-	148,538	-
SHIP Fund	21,082	113,848	-	-	5,681	-
State Revenue Sharing Fund	1,361,220	1,180,225	-	-	-	-
Franchise Fees Fund	5,361,848	5,686,502	-	-	-	-
Parks & Rec. Grants	68,510	-	-	-	-	-
<i>Interfund Transfers</i>	<u>7,640,435</u>	<u>7,807,480</u>	-	-	<u>843,043</u>	<u>686,794</u>
Cash Carryover - Prior Year	-	-	-	-	9,126,927	-
ICMA Pension Forfeitures	-	-	-	-	-	247,695
Capital Lease Proceeds	368,108	726,733	-	-	261,100	-
<i>Other Non-revenues</i>	<u>368,108</u>	<u>726,733</u>	-	-	<u>9,388,027</u>	<u>247,695</u>
TOTAL NON-REVENUES	<u>8,008,543</u>	<u>8,534,213</u>	-	-	<u>10,231,070</u>	<u>934,489</u>
TOTAL GENERAL FUND	<u>74,934,135</u>	<u>73,580,632</u>	<u>45,707,379</u>	<u>56</u>	<u>80,912,369</u>	<u>74,486,073</u>

REQUESTED ACTION:

This item is for informational purposes only. **TABLED FROM AUGUST 3, 2010**

SUMMARY EXPLANATION/BACKGROUND:

Three contractors were been pre-qualified and invited to bid on the Cove Shopping Center Parking Lot improvements project. The three contractors were MBR Construction, West Construction and CSR Construction. A pre-bid meeting with the contractors and staff took place on site at the Royal Fiesta meeting hall on July 9th, 2010. City staff explained the project bid requirements and answered contractors' questions. Bids were opened at 2:00 p.m. on August 2, 2010.

The low bidder will be asked to meet with Cove Shopping Center stakeholders to discuss the planned improvements, outline a strategy for minimizing disruption, explain how access will be maintained throughout the project and the overall construction schedule. Once stakeholders' concerns are addressed, the contract will be brought to the CRA Board for approval and direction to commence.

ATTACHMENTS:

None