



**DEERFIELD BEACH COMMUNITY REDEVELOPMENT AGENCY  
MEETING MINUTES**

Tuesday, January 11, 2011, 6:00 P.M.  
City Commission Chambers, Deerfield Beach City Hall

The meeting was called to order by Chair Noland at 6:00 p.m. on the above date in the City Commission Chambers, City Hall.

**Roll Call:**

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

**Also Present:** Burgess Hanson, City Manager  
Andrew Maurodis, City Attorney  
Ada Graham-Johnson, MMC, City Clerk

**APPROVAL OF MINUTES**

**DIGITAL TIME STAMP: 6:04:00**

December 13, 2010

**MOTION** was made by Vice Chair Miller and seconded by Mr. Popelsky to approve the meeting minutes of December 13, 2010,

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

**APPROVAL OF AGENDA**

**DIGITAL TIME STAMP: 6:04:08**

January 11, 2011

**MOTION** was made by Vice Chair Miller and seconded by Mr. Popelsky to approve the January 11, 2011 agenda as submitted.

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

**GENERAL ITEMS****ITEM 1****DIGITAL TIME STAMP: 6:05:00****REQUEST TO APPROVE KEITH AND ASSOCIATES  
PROPOSAL FOR DESIGN AND ENGINEERING SERVICES FOR  
WATER MAIN REPLACEMENT IN THE COVE SHOPPING  
CENTER PARKING LOT.**

Kris Mory, CRA Coordinator, outlined Item 1 and said that the amount is not to exceed \$7,900.00. During Phase 1 Cove construction, the contractor unearthed a water main and the pipe burst. She explained that the material used to construct the water main, Transite, is no longer in use. Although there was an emergency repair, it is temporary and a long term repair is needed. The pipe runs approximately 500 - 600 linear feet, but the amount will be determined by testing. Once the design is complete, they will have the necessary tools to determine the exact construction costs and how to pay for and stage construction. Therefore, she recommended moving forward with design and permitting and begins the improvement in conjunction with Phase II; as a great deal of the area will already be under construction.

Chair Noland said that she previously asked about the piping and the water main in the Cove Shopping Center because of the issues surrounding Hillsboro Boulevard and they were told that the existing piping was reviewed and that any piping that had to be replaced would be replaced. She asked for further clarification on this.

Charles DaBrusco, Director of Environmental Services, said that the City had designed and is constructing additional fire hydrants within that area. Unfortunately, the water atlases do not show what type of water mains there are. He provided a brief history of the piping; i.e. asbestos. He said that since the entire area is being rebuilt, Staff is recommending replacement. Although they did not intend on replacing it; however, it is a good engineering practice to do so when you find something like this.

In response to Chair Noland's question, Mr. DaBrusco replied that they were aware of the pipe being there, but did not know it was asbestos. He said that the actual break happened within a week or two after working in the area; it did not happen while they were digging.

Chair Noland said that they were told, as a board, that there was a camera that could go through the piping to check it.

Mr. DaBrusco said that they do not have such a machine, only a locator machine that tells where the piping is. He said that they knew the piping size, and it is adequate for the area's infrastructure; however, not all the piping in the area is asbestos, only this section as it is an older section of pipe.

Chair Noland asked about the camera that is used for sewer lines.

**GENERAL ITEMS - CONTINUED**

Mr. DaBrusco explained that the camera is for sewer mains only and the area has to be dry.

In response to Vice Chair Miller's question, Mr. DaBrusco replied that the rupture does not make the area more vulnerable, but because it did rupture and that the area is being rebuilt makes it necessary. He also stated that it is better to replace Transite pipe whenever possible.

In response to Vice Chair Miller's question, Chair Noland replied that the project engineer estimated the cost of construction, disposal, pipe and restoration to be approximately \$70,000; Keith & Schnars cost estimate is \$7,900. The total cost is \$77,900.

Mr. DaBrusco said that they are expecting the cost to be much lower; however, said amount, \$7,900 is Keith & Associates cost estimate for the construction project. He said if necessary, they will do it in-house.

Ms. Poitier asked if we have the capability to make the improvement in-house.

Mr. DaBrusco replied yes.

Ms. Poitier asked if Staff can make the improvement after Keith & Associates does the design.

Mr. DaBrusco replied that it depends on pricing. He said that if a contractor has a reasonable price, then they can do it that way. However, he is not sure if the CRA can pay the City to do it; if so, it would be better to keep the funds in-house. He said that we first have to see the magnitude of the issue and decide later on.

Keven Klopp, CRA Director, said that this request is due to an existing contract with Keith & Associates and the Board previously asked that he not approve change orders to existing design contracts without the Board's approval. He said after the pipe burst, he spoke with Steve Scaggs, Two Georges at the Cove, and explained that this will be a further disruption, but will be a prevention in the long run. Therefore, they agreed to the work.

**MOTION** was made by Vice Chair Miller and seconded by Ms. Poitier to approve Item 1, adopting Resolution 2011/001.

Roll Call: YEAS: Ms. Poitier, Mr. Popelsky, Vice Chair Miller, and Chair Noland. NAYS: None.

**GENERAL ITEMS - CONTINUED****ITEM 2****DIGITAL TIME STAMP 6:14:21****ANNOUNCEMENT REGARDING PARTICIPATION IN FLORIDA  
REDEVELOPMENT ASSOCIATION SOUTH FLORIDA  
REGIONAL MEETING ON JANUARY 19, 2011**

Kris Mory, CRA Coordinator, announced that the City's CRA will host a meeting of the Florida Redevelopment Association; a regional meeting of South Florida colleagues. The meeting will be held on January 19, 2011 from 10 a.m. - 2 p.m., at the FAU Innovation Center, SW 11<sup>th</sup> Way, Deerfield Beach. She explained what they will showcase at the meeting, as well as the topic of compliance issues. She invited the Board to attend.

**ITEM 3****DIGITAL TIME STAMP: 6:16:11****5 YEAR CAPITAL IMPROVEMENTS PLAN PRESENTATION**

Keven Klopp, CRA Director, said that this presentation will also be presented at the two (2) public hearing workshops; January 20<sup>th</sup> at Royal Fiesta, and February 3<sup>rd</sup> at the Community Presbyterian at 6:00 P.M. The workshops will be to obtain public input on the CRA's long term plan; nonetheless, this will give the Board an opportunity to hear and make comments and suggestions. Thereafter, he highlighted the PowerPoint presentation of the 5 Year Capital Improvement Plan. He provided a brief history of how the plan has been communicated and what possibilities the Board has discussed.

Continuing, Mr. Klopp said that tonight, the Board should come to a consensus about what will be put into the plan. He said that the last item to be addressed is the Fiscal Year 2012 Budget Development and Adoption meetings; however, no dates have been scheduled. In the spring, the plans have to be developed for implementation into the budget proposal. Lastly, the budget, as adopted, is the first year of the 5 Year Capital Improvement Plan. He also outlined the CRA's Fiscal Year 2011 budget.

Mr. Ganz entered the meeting at 6:25 p.m.

Mr. Klopp said that there is \$7.6 million in the existing CRA budget for infrastructure; \$3.3 million for real estate acquisition; and \$90,000 for beach enhancements. He said that \$5.8 million can be earmarked for specific infrastructure real estate acquisition. Additionally, although funds have been budgeted for capital improvements, instructions on spending those funds has not been determined.

Continuing, Mr. Klopp outlined the projects that have been approved by the Board that are either in planning or under construction; beach enhancements, the Pier project; and the Cove Shopping Center Parking Lot. He also outlined the improvements to each project. He further advised that there are funds in the budget that are not included in

**GENERAL ITEMS - CONTINUED**

the \$5.8 million; there is an additional \$3.5 million in this year's budget to construct the Pier project.

Moreover, Mr. Klopp said that there are also some things in this year's CRA Budget that have not been approved, but the scope is clear. He outlined the projects that have been approved: Cove Gardens neighborhood and drainage improvement; the Cove Alleyway; ADA compliant sidewalks; lighting improvements mostly on the beachfront.

Thereafter, he outlined the CRA map and where the improvements will take place. He also commented on having \$16 million for improvements to the aforementioned area as related to the 5 Year Capital Improvement Plan.

Continuing, Mr. Klopp outlined the vision of the CRA and the four (4) elements of the vision: 1) An enhanced commercial district appearance and function, as well as integration of existing and new residential uses; 2) Safe, clean and well maintained organized roadways, pedestrian amenities and parking; 3) Improved parks open space and recreation opportunities; and 4) New development and redevelopment with appealing building mass architectural design and enhanced streetscapes. He said that Items 1 and 4 rely on new development and since it is limited, this will not be realized for quite some time. He suggested focusing on Items 2 and 3; specifically parking and parks.

Additionally, Mr. Klopp commented on the existing Capital Improvements Plan, from 1999; wherein, a main street promenade would go through the Cove Gardens neighborhood. He said that this is no longer practical and suggested amending the plan and deleting that idea. The adopted plan also includes mention of three (3) different parking facilities; at the Cove Shopping Center, Main Beach Parking Lot, and the last was prior to the USA Parking Garage, and recommended that they also be deleted from the plan.

Additionally, Mr. Klopp said that there are certain things that must be done, Cove Gardens and the sidewalks; however, there are things that the Board desires, a wish list. The top priority is to improve Sullivan Park, and displayed photos of Sullivan Park. Other opportunities are real estate acquisitions, beautification or consolidation of the main beach parking lot. Thereafter, he outlined the funding available for the projects: \$5.8 million for FY 2011, but no specific projects have been approved. He said that he anticipates those funds being available for specific ideas in FY 2012. Additionally, there will be an additional \$2.1 million in each of the following fiscal years added to the available cash for the CRA to fund improvements. He said over the 5 Year CIP, that is \$16.3 million. He also recommended a proposed 5-year spending plan summary; \$4.65 million for property acquisition related to parks and parking; \$5.2 for park and parking improvements; and \$6.45 million for all other projects. He said that over the next couple of months, they will obtain public feedback regarding specific projects; amend the redevelopment plan as there are projects that no longer apply. Lastly, by

**GENERAL ITEMS - CONTINUED**

August or September, adopt a Fiscal Year 2012 budget which will reflect the 5 Year Plan; which will be the first year of the 5 Year Plan. He expressed the importance of having a specific plan in place.

Chair Noland said that there was discussion about possibly getting the NE Focal Point bus to take some of the residents to tour other cities to see what their CRA's have accomplished, such as Delray Beach and Pompano Beach. She said this will allow the so that the residents to see what can be developed in Sullivan Park. She listed areas that need upgrading and improvements.

Mr. Klopp agreed with Chair Noland. Furthermore, he suggested taking photos of a site and doing renderings of different scenarios, which they will do, but not be married to anything. He reiterated the need to provide the public with the possibilities available, as well as tours and visual graphic renderings.

Vice Chair Miller suggesting a virtual tour, which will be less expensive.

Mr. Ganz said that the atmosphere appears to be a reluctance to provide ideas. He said that this is a mistake and that all should be ready to provide ideas. He agreed that we should not be married to anything, but that there should be a consensus amongst the citizens to find out what everyone wants. Nevertheless, he asked that Staff, i.e. the Planning Department, present ideas to the Board and that the pros and cons be viewed; followed by consensus. He said that no one should be married to an idea without having the public's input.

Vice Chair Miller said that it will make the public meetings more of a brain storming session. He agreed that we have to get the ball rolling. He further suggested more publicity for the upcoming meetings.

Ms. Poitier said that the stakeholders have to live within the CRA area. Thereafter, she asked for clarification on Mr. Klopp's comment regarding the USA Parking Garage.

Mr. Klopp explained that there were three (3) parking facilities listed in the CRA Plan in 1999.

Ms. Poitier said that USA Parking is a huge success and asked if Mr. Klopp has spoken to anyone from USA Parking regarding expansion.

Mr. Klopp replied Campbell Rosemergy; however, they have indicated that they have some issues that they need to address. Nevertheless, their intent is to move forward with improvements.

**GENERAL ITEMS - CONTINUED**

Mr. Ganz said that we are headed in the right direction and a majority of CRA funds should be spent on other infrastructure. He said that the funds should not be spent on vanity projects, but on improving the look and feel of the entire CRA.

Chair Noland said that she would like to see improvements at Sullivan Park; as it has been neglected for a number of years. She asked for pricing of various properties in the area. She commented on some of the public's comments regarding having kiosks or band stands. Lastly, Chair Noland said that the area has been utilized more over the years, but it is in need of repair.

Mr. Klopp said that the real estate strategy will be presented at the February meeting.

Mr. Popelsky said that he would like more communication to the residents that attend these meetings. He said that during the last few meetings, the same people attended. He reiterated communicating with the residents to increase participation; as the same attendees have the same ideas.

Mr. Klopp said that they did a direct mailing to the CRA property owners for the last workshop; and if there were two (2) new faces that was a lot.

Burgess Hanson, City Manager, said that Ms. Amanda Shafer, Assistant to the City Manager, has been setting up meetings with Staff to attend Homeowner Association Meetings. He said that when they attend, they can address the CRA and other areas of concern. Notwithstanding, it is very difficult to attract people to these meetings.

Chair Noland suggested sending notices to other organizations to spread the news.

Mr. Klopp said that they will have the tent at the Arts Festival. They are also working with the volunteer coordinator at Northeast Focal Point trying to develop a cadre of CRA volunteers to help distribute the information. He said that the difficulty lies in the volunteers being asked questions that they are unable to answer.

Discussion continued regarding getting the news out about the CRA public input meetings.

**BOARD/ADMINISTRATION COMMENTS**

No Board/Administration comments.

**PUBLIC INPUT**

CRA Funds - Ron Coddington, Deerfield Beach, said it appears that funds have already been divided into three (3) categories. He suggested that we not leave the public believing that the funds have already been earmarked sections and leave all the funds

**PUBLIC INPUT - CONTINUED**

on the table. He said that he does not want the public to believe we are looking for \$4.6 million in property, when more money is needed in parks, infrastructure, etc. He reiterated the appearance that funds have already been divided and that any brainstorming pertains to those three (3) sections.

Chair Noland said that funds have not been designated to anything at this point.

CRA Bond - Marge Hilton, 1101 SE 5<sup>th</sup> Court, Deerfield Beach, inquired about the bond that was discussed.

Keven Klopp, CRA Director, replied that a bond would provide a way to make more things happen quicker, by borrowing against the future revenue of the CRA, as there will be revenues up until 2029. By borrowing against those revenues, the projects can be completed now. He said almost every CRA attempts to do that because the whole idea is economic development and the more projects you do now, the more impact in the future. He said that if the CRA were to borrow against its future revenues, the Board could approve it without having a referendum

**ADJOURNMENT**

There being no further business, the meeting adjourned at 6:50 p.m.

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PEGGY NOLAND, CRA CHAIR

ATTEST:

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ADA GRAHAM-JOHNSON, MMC, CITY CLERK