



**DEERFIELD BEACH COMMUNITY
REDEVELOPMENT AGENCY
MEETING MINUTES**

Tuesday, February 22, 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
Samantha Gillyard, Deputy City Clerk

APPROVAL OF MINUTES

DIGITAL TIME STAMP: 6:00:52

January 11, 2011

Motion was made by Vice Chair Miller and seconded by Ms. Poitier to approve the January 11, 2011 meeting minutes as submitted.

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

APPROVAL OF THE AGENDA

DIGITAL TIME STAMP: 6:01:03

February 22, 2011

Keven Klopp, CRA Director, requested that Item 5 be removed from the agenda and brought back at a later date.

Motion was made by Ms. Poitier and seconded by Vice Chair Miller to approve the February 22, 2011 agenda as amended.

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

GENERAL ITEMS**ITEM 1****DIGITAL TIME STAMP: 6:02:13****CRA Resolution 2011/002 - A RESOLUTION OF THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF DEERFIELD BEACH, FLORIDA, APPROVING CONTRACT ADDENDUM #5 FOR KEITH AND ASSOCIATES FOR CONSTRUCTION MANAGEMENT SERVICES RELATED TO THE COVE SHOPPING CENTER RECONSTRUCTION PROJECT FOR AN AMOUNT NOT TO EXCEED \$87,950.00**

Kris Mory, CRA Coordinator, outlined item 1 and provided a history of the project. She said that the project was approved under a different schedule than was anticipated. The schedule was expedited to accomplish various tasks: 1) to complete one phase prior to tourist season and the Christmas break; 2) reduce the impact of construction activities on the businesses. In September, Staff requested additional funds to allow Keith & Associates to manage the project; however, the Board decided to use the remaining funds in their contract. She said that they are now ready to evaluate the performance and move forward. She outlined Keith and Associates' original contract, including their duties, construction, engineering, and inspections. Additionally, the scope of services consisted of one (1) Staff person performing periodic engineering inspections in the field.

Mr. Ganz arrived at 6:04 p.m.

Continuing, Ms. Mory said that when the expedited schedule was received, greater staffing was provided to meet the expectations of the project. During Phase 1, staffing was increased from 1 to 5; a community liaison (onsite 4 hours per day). She outlined the responsibilities of the community liaison. There was an onsite inspector, present 3 hours per day, three (3) upper level professional engineers who provided additional construction management assistance. She outlined their duties and responsibilities. Phase 1 has been successfully accomplished. Therefore, staff believes that the proposal presented will continue to fulfill the expectation of good communication and quality while economizing a bit and taking advantage of the lessons learned in Phase 1 to help save money and reduce the budget.

Chair Noland questioned the costs that were discussed in September.

Ms. Mory said that the net wash of what was proposed before is actually \$12,000 less.

Chair Noland announced that Mr. Ganz arrived at the meeting. She then explained that Item 5 was tabled.

Ms. Poitier asked for the connection between Item 5 and Item 1, since Item 5 was tabled.

Chair Noland said it is the sealing of the pavers.

GENERAL ITEMS - CONTINUED

Ms. Poitier asked if Keith & Associates has assured that adequate staffing for all the other phases.

Chair Noland replied yes.

Mr. Ganz asked what the relationship is between Keith & Associates, management, and the businesses.

Ms. Mory replied it is a very good relationship based on feedback she has received.

Mr. Ganz said that there needs to be trust built with the businesses and that the City must meet all the promises that were made.

Vice Chair Miller said that it appears that we are trying to streamline Keith & Associate's involvement; he asked how many people will be involved moving forward.

Ms. Mory said that there will continue to be five (5) people; however, the time per staffing position will be less. For example, they will not have to rely on the upper level engineers as heavily since many of the nuances have been worked out.

Mr. Miller also commented on the relationship between Keith & Associates and the businesses.

Motion was made by Vice Chair Miller and seconded by Mr. Popelsky to adopt CRA Resolution 2011/002.

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

ITEM 2**DIGITAL TIME STAMP: 6:10:07****DISCUSSION REGARDING DRAFT "ADA COMPLIANCE REPORT" PREPARED BY KEITH AND ASSOCIATES**

Keven Klopp, CRA Director, said that this study was prepared by Keith & Associates at the CRA's request, regarding ADA compliant sidewalks. He said although they are needed throughout the City, this proposal evaluates what is needed in the CRA District. He outlined the number of segments, 72, needed in the district. He said that the study provides assistance in determining what dollars to put into a five (5) year capital improvements program (CIP) for ADA compliant sidewalks. He said that the Board is not required to approve the study, but would like authorization to use the results of the study to place them into the CIP; which will later be presented for approval. However, for the current fiscal year, they may use dollars that were set aside to bring engineering on. The bigger item is to use the potential for CRA dollars to be

GENERAL ITEMS - CONTINUED

programmed in future years; however, there are legal nuances to this as there was a settlement to do this.

Chair Noland requested starting on the beach first, then behind Howard Johnson's. She also commented on construction prices being down. She asked if the dates will be final if they approve it now.

Andrew Maurodis, City Attorney, said that this does not have to be approved.

Mr. Klopp said that there are so many nuances. He explained that there are other ramifications linked to improving sidewalks, i.e. drainage, parking, landscaping, etc. He suggested taking time to accomplish the task and having meetings with the homeowners and property managers.

Mr. Maurodis commented on the lawsuit.

Chair Noland commented on the conditions from Hillsboro Boulevard to A1A.

Mr. Klopp said that there are sidewalks that can be done quickly, but others will take time.

Ms. Poitier said that the schedule date is May to May and construction in June. She asked if the nuances have been worked out.

Vice Chair Miller clarified that the schedule indicates March to May.

Mr. Klopp said that it would be an aggressive schedule; nevertheless, funds are available if CRA funds can be utilized.

Mr. Maurodis said that an opinion has to be given and he is working with Mr. Klopp on it. He said that this is the goal; however, we must work on this carefully.

In response to Chair Noland's question, Mr. Klopp clarified that Staff will present items for future approval, based upon Keith & Associates' study.

Vice Chair Miller asked that he review additional details concerning overlapping, i.e. Cove Gardens, and the timeline.

Mr. Klopp said that the study began before the certainty of moving forward with Cove Gardens; thus, there is some overlapping which will allow the opportunity to save funds. Nevertheless, there will be more budgeted than necessary.

GENERAL ITEMS - CONTINUED

Mr. Ganz suggested passing information onto the City to create plans for continuity and connectivity. He said once you cross over into the CRA, it should be immaculate; however, it creates a problem. He suggested providing information of potential areas that could receive funding.

Chair Noland commented on the beach stretching from Deerfield Beach to Palm Beach County and suggested coordinating with Palm Beach County.

ITEM 3**DIGITAL TIME STAMP: 6:19:48****REQUEST TO APPROVE SCOPE OF SERVICES FROM CHEN MOORE AND ASSOCIATES TO DESIGN DRAINAGE AND STREETScape IMPROVEMENTS FOR THE COVE GARDENS NEIGHBORHOOD**

Kris Mory, CRA coordinator, outlined Item 3. She said that the CRA plan identified making pedestrian improvements between the Cove Shopping Center and Hillsboro Commons. In this year's budget, funding was approved for drainage and pedestrian improvements for Cove Gardens. She requested funding to engage Chen and Associates to begin the design of those improvements. She said that the neighborhood suffers from poor drainage, non-existent sidewalks, faulty road layouts, curbing, etc. She said that Chen Moore has been tasked with preparing a proposal to design improvements that will greatly enhance the neighborhood. The area is south of Hillsboro Boulevard, between SE 2nd Street and SE 4th Street, on the east, bounded by SE 15th Avenue, and on the west, SE 12th Avenue. As well as, one section of SE 3rd Street that juts back west toward Federal Highway will also be included to make the connection. If the Board approves this, Chen Moore will begin immediately with the design, and the completed design ready for public consideration in 90 days.

Chair Noland asked that the alleyway behind Cove Dry Cleaning is included. She also commented on the alleyway at the corner of 15th and Hillsboro Boulevard.

Keven Klopp, CRA Director, said that it is not currently included in the scope; however it will be discussed in the next agenda item. He said that if Staff is allowed to negotiate an addition to the scope, he would not have to return with this item; if it was a reasonable dollar amount added to the scope.

Chair Noland suggested that while the area is being done, that the alleyway be done at the same time.

Mr. Ganz said that he thinks it is premature to sign off on something when this area is up for discussion on the next item. If we sign off on it, there will be counterproductive work.

Vice Chair Miller suggested moving onto Item 4 and returning to Item 3.

GENERAL ITEMS - CONTINUED**ITEM 4****DIGITAL TIME STAMP: 6:24:07****DISCUSSION REGARDING THE "REAL ESTATE ACQUISITION
MASTER PLAN" PREPARED BY THE DREYER GROUP**

Keven Klopp, CRA Director, introduced Mark Dreyer, the CRA Real Estate Consultant.

Mark Dreyer, The Dreyer Group, presented a PowerPoint presentation for the Master Plan (see attached). He outlined the goals for the Master Acquisition Plan; to promote public safety, improve local businesses, acquired properties enhance the quality of life, and improve the overall wellbeing of the community.

Uses - Mr. Dreyer said that through cooperation with the CRA Staff, they evaluated the properties using four (4) categories: community facility, parking, park space, and assemblage. He explained what a community facility is; i.e. any city office needed by the public. He also stated that assemblage is providing the opportunity to combine multiple lots in order to achieve the size and dimensions of a building site necessary to construct improvements consistent with property high and best use.

Evaluation Criteria - Mr. Dreyer said that 12 properties were evaluated and he outlined each of the 8 criteria; acceptable use; visibility; economic impact; visual impact of redevelopment; elimination of blighting conditions; public safety; gateway improvement; consistency with CRA plan goals and objectives. He explained the significance for each criterion as it relates to acquired properties.

Ms. Poitier commented on assemblage and asked if that references land banking.

Mr. Dreyer explained that if a parking structure is needed, they may have to assemble lots together to get the right requirement and space.

Ms. Poitier asked if the necessary space cannot be acquired, without eminent domain, what would be the future circumstance.

Andrew Maurodis, City Attorney, said that eminent domain can be used if a CRA facility is going to be built; it is based on the circumstance.

Mr. Dreyer said that for land assembly, they would have to acquire all the properties identified in their report.

Ms. Poitier clarified that you can only assemble if you have all the properties you need.

Mr. Dreyer concurred. He said that if you decided to assemble a facility, you would have to purchase all the properties associated for that facility to make it work.

GENERAL ITEMS - CONTINUED

Ms. Poitier said that many of the board members have commented on not having a parking garage.

Mr. Dreyer said that a parking structure was one (1) of the four (4) criteria used. He said that if parking is needed, they have mapped out locations that would be suitable.

Property Summary - Mr. Klopp outlined the property summary for the Master Plan. He said that each property was rated for each potential use. He recommended putting six (6) properties into the five (5) Year Capital Improvement Plan. The six properties would be the highest rank in each use; community facility, parking, park space, and assemblage. He said that the CRA will begin attempting negotiations. However, based on the just value from the property appraiser that would be \$17 million for all six (6) properties. He further stated that one property is \$7 million, but is comprised of several properties. By placing six (6) in the plan, but only \$5 million in for acquisitions, the Board will have to make some choices. Nevertheless, he said that he does not think they are ready to narrow it down to one (1) acquisition; however, the list must be reduced from 12.

Continuing, Mr. Klopp outlined the six (6) properties in detail; to include Property #5, for assemblage and other uses, i.e. parking. Property #6, two (2) motels located on A1A and Hillsboro Boulevard on the northeast corner of the intersection; which fit the criteria in three (3) categories, parking, assemblage, and park space. He outlined possible uses for each category and said that the assemblage might be more for land banking, however, in the meantime, it would be used for park space and parking; it serves many purposes. Property #8, Riverview Restaurant site, a privately owned piece of land adjacent to Sullivan Park; the purpose of acquisition would be for the expansion of that park space. Property #9, Deerfield Beach Chamber of Commerce building ranked highest for community facility. He said if Sullivan Park was expanded, they could place a park building in the recreation complex. He outlined various uses for the park building.

Mr. Ganz asked if there is a deed restriction or special covenant on that property.

Mr. Klopp replied yes. He said that the special covenant is restricted to a community use and could not be turned over for private use.

Mr. Maurodis agreed with Mr. Klopp, but said he would prefer reviewing the deed.

Moreover, Mr. Klopp said that Property #11, formerly known as Pal's Charlie's Crab, scored high in parking for the possibility of implementing a parking structure. He said that this would assist with parking to accommodate an expansion of the park to the north.

Vice Chair Miller asked if this includes the site that goes to the Intracoastal and west to the parking lot of the Admiral Building.

GENERAL ITEMS - CONTINUED

Mr. Klopp replied yes, but on the map, it is broken up into individual parcels; however, it is possible that the acquisition will be a smaller portion of it.

Ms. Poitier asked about the property behind the Wyndham Hotel. She said that the previous owners and workers indicated that they were going to build a smaller hotel on that site. She asked if there had been any other updates.

Mr. Klopp said that it is still under consideration.

Ms. Poitier asked if he intended to purchase it.

Mr. Klopp said that if the CRA decided that it would be useful for public purpose, then yes. He said that the CRA will not try to stop development if it were ready to go.

Chair Noland said that the owner passed away and it is for sale.

Ms. Poitier said that a Howard Johnson employee purchased it and discussed with her the possibility of purchasing it for a smaller hotel to beautify that area.

Mr. Ganz commented on the Pal's property. He asked if the price was based on the entire parcel.

Mr. Klopp replied that the just value includes all nine (9) properties; however, this is not the asking price. Moreover, Mr. Klopp suggested that the Board review SE 2nd Street, also known as residential right of way, Cove Gardens, the strip of property between Hillsboro Square and the Cove up towards Hillsboro Boulevard. He explained that this is not the residential area toward the back, but includes the one line of properties at the back of the alley. As this would be an assemblage for the purpose of creating a more attractive site with depth, because the depth of the properties does not allow for redevelopment; there is no where to put additional parking or square footage. Therefore, without these opportunities, the area will remain status quo, until there is an opportunity to increase site rent. Mr. Klopp said this is a long term redevelopment proposal for assembling a block of properties for a real redevelopment on a large scale.

Continuing, Mr. Klopp said that trying to purchase every parcel involved will take more than what the CRA has budgeted for real estate acquisition. However, this deserved to be mentioned because of the opportunity it presents. However, if the Board decides not to go in that direction, they will remove it from the list and it would make better sense to add in the scope for Chen and Associates to now redesign the alley for the purpose it is currently serving.

Mr. Klopp asked that the Board list properties to include in the Five (5) Year CIP. Furthermore, he made recommendations on acquiring properties and the affordability.

GENERAL ITEMS - CONTINUED

Mr. Ganz clarified that this is only a discussion and that no decision is needed.

Mr. Klopp agreed and said that he is soliciting feedback from the Board with regard to which properties to place into the CIP.

Mr. Ganz asked if the decision has to be made tonight.

Klopp said no; however, it must be determined at some point what needs to be included in the CIP.

In response to Mr. Ganz's question, Mr. Klopp replied that the Five (5) Year CIP is still in flux until the Board votes on it, which is why he mentioned the Chen & Associates design contract. He asked that the Board give him the opportunity to add the scope, administratively, and then he would not have to come back to the Board for additional services. If it is an additional \$2,000 or \$3,000, he can make the decision; if the acquisition of Cove Gardens was not pursued, then to do the design of the alley, without losing time before the next CRA Meeting. Notwithstanding, the decision would be made on Chen & Associates scope rather than the acquisition.

Mr. Ganz said that he does not know how to make a decision on the Chen & Associates item, if that could be a possibility; nonetheless, and we are not here to make that decision on whether it is or not. He recommended not putting anything in stone tonight. He said that it sounds like if a decision is made on Chen & Associates now and somewhere along the line, they decide to go back to look at Cove Gardens, they have now cost the CRA money because they will be redoing something already started. He asked the Board for feedback.

Chair Noland said that they are asking Chen & Associates to look at the area and determine what it is going to cost for the drainage and sidewalks. She asked for clarification on whether it would be preliminary.

Mr. Klopp said that this would be the actual design that they would go out to bid with.

Chair Noland said that it would be approximately \$2,000 more for them to do the alleyway also.

Mr. Klopp said it could be more. He asked Peter Moore, Chen, Moore, & Associates, to provide the timing for it. It may be possible to get all the other engineering done, then there would be more clarity and then add that service at the end.

Chair Noland said that she would hate for them to do this and then a month from now, it is determined that they need to design the alleyway. She clarified that if Chen & Associates designs the alleyway, it does not necessarily indicate that they have to fix the alleyway.

GENERAL ITEMS - CONTINUED

Mr. Klopp said that is correct.

Mr. Ganz asked if the only thing that will cause a dilemma is the back alleyway, should an acquisition occur; however, we want to keep the flexibility of the stretch and that the cost is minimal.

Peter Moore, Chen, Moore, & Associates, said that only two (2) items will be impacted by the acquisition, the alleyway and the sidewalk on the northern boundary of 2nd. He said that if the properties no longer need the border on 2nd, then there would be a contiguous sidewalk; then the access ways would have to be coordinated. However, this decision does not have to be made until later, and a conceptual design can be presented. Mr. Moore further stated that he would need to do additional surveys with the existing alleyway. However, the cost would be minimal when compared with the rest of the proposal; typically less than a few thousand dollars. There would also be minor corrections to the drainage calculations.

Chair Noland said she would prefer to move forward.

In response to Ms. Poitier's question, Mr. Moore said that there are many sidewalks that break up at every driveway and it would be designed differently.

Ms. Poitier asked if sidewalks would have to be done from 15th to 12th.

Mr. Moore said it depends on the uses on the north side of the street. There could be breaks in between for the residential driveways, but if there were one (1) or two (2) large commercial properties, it would be designed to connect into their access; if so desired. He said that this is a redevelopment opportunity and is likely further down the line.

Chair Noland asked if staff is aware of any of the properties being in distressed sales. She said that she was surprised to see the cost of Pal's.

Mr. Dreyer said that they did not want to go into property values at this point; thus, they used the just value. However, if the Board wanted to research acquisition of the six (6) properties, he would start with a broker opinion of value and begin negotiation details. The just value is not an accurate gage in today's distressed market; nevertheless, the purpose of the report was to base the properties on the criteria that the Board and CRA Staff asked. Should the Board decide to move forward with these properties, they would begin assessing the value and then negotiations.

In response to Chair Noland's question, Mr. Klopp replied that he is only asking for discussion as he will be preparing the Five (5) Year CIP proposal, and more specific on properties. Currently, it only lists real estate acquisition with values; however, he wants to be more specific whereby it lists the real estate acquisition, proposed price, and various options. He said that this is the goal and although he does not need a decision

GENERAL ITEMS - CONTINUED

from the Board now, he would benefit from any feedback they provide either tonight, or later on individually.

Chair Noland said that she has continually commented on purchasing the Chamber of Commerce, the Riverview property, and the motels on the beach. She said that these are her priorities.

Vice Chair Miller commended Mr. Klopp for the ranking. He suggested leaving off the Cove Gardens because of the price; he said it is too ambitious and it excludes other opportunities. Vice Chair Miller listed the Riverview and the two (2) hotels over the bridge as his choices. Regarding Cove Gardens, he suggested façade improvements instead of purchasing the entire parcel; thus, we could acquire key properties on the water to improve the City.

Mr. Popelsky suggested the blighted properties, the two (2) motels on the corner. He said that he would be satisfied with this one for the next five (5) years.

Ms. Poitier agreed with the motels also.

Mr. Ganz said that he is not surprised by the suggestions and that he will presume that there are no other properties out there, since these properties have been addressed before.

Mr. Klopp said that there were other properties considered but they did not score well.

Mr. Ganz said that he does not see any evaluation for the affect on the City's tax base for purchasing these properties. He said that he would like to see how it translates to actual tax revenue for the City.

Chair Noland said that no tax dollars are received from the Chamber, as it is a not-for-profit organization.

Mr. Klopp said that they considered it under the criteria of economic impact. He said if a property were considered for park use, it received a zero for economic impact because it would be a cost to the city for operating and maintaining the park. Assemblage would be for the purpose of redevelopment so it received a higher ranking in economic impact. Additionally, they did not do an economic analysis of individual properties and what the potential tax base impact would be; they only analyzed whether it would be a positive or negative tax base impact and ranked it accordingly.

Ms. Poitier said that the intent is to remove the blight and undesirables from that area. If the City buys it and takes it out, it is not expected unless there is a private partnership to generate revenue. She asked if she should consider a revenue generating source and/or focus on the four (4) criterion addressed in the beginning. She said that these

GENERAL ITEMS - CONTINUED

criteria do not generate dollars, thus, the Board should think of what they desire knowing that the funds that have been kept off the original tax roll, what will be given back to the area.

Mr. Klopp agreed.

Ms. Poitier said that her interests are the two (2) motels, Riverview, Chamber of Commerce, and Pal's.

Chair Noland asked for those figures.

Ms. Poitier said that she understands that the Board is shying away from the Cove Gardens, but until something is done with that, it will remain the same. She said that it would either have to be demolished or renovated. She objected to having low to moderate income housing in the area; however, if a private partnership with a developer is achieved, there is an opportunity for income properties to the City.

Mr. Popelsky said that it is his understanding that a CRA cannot partner with a private partner. He asked for clarification.

Mr. Maurodis said he believes it is possible, but he would have to review it.

Vice Chair Miller commented on the Palmview, the west side of the Wyndham Hotel. He said that the pier project has not been signed off yet; if it does not happen and gets approval, it is pushed onto the parking lot some that may become more valuable to us as a potential replacement for parking that we lose. He said that it is sort of in play, as it is not a done deal; therefore, it is important to note that the property may become more important to us, if it is not signed off on. Vice Chair Miller further stated that it is owned by Southeast Properties; they purchased it high and it is not a real bargain.

Mr. Ganz expressed concern with paying a higher premium once people find out that the CRA is looking to purchase property. He said that we should be willing to walk away from any property that becomes too outrageous. He said that the money should be spent wisely.

Chair Noland agreed to walk away if the prices became exorbitant. She also suggested 2040 Hillsboro Boulevard as it already backs up to the small parking lot and connects to the parking lot behind the fire station. She said that if they take some of the pier parking that would be another location that would be beneficial.

GENERAL ITEMS - CONTINUED

ITEM 3

DIGITAL TIME STAMP: 7:10:09

CRA Resolution 2011/003 – A Resolution of the Community Redevelopment Agency of the City of Deerfield Beach, Florida, approving Chen Moore and Associates' proposal for design of drainage and streetscape improvements for the Cove Gardens neighborhood for a lump sum of \$62,263.00.

Motion was made by Mr. Ganz and seconded by Ms. Poitier to approve CRA Resolution 2011/003, as amended, adding the design of the Cove Gardens alleyway, not exceeding \$2,500.00.

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

ITEM 5

DIGITAL TIME STAMP:

REQUEST TO APPROVE CHANGE ORDER FROM WEST CONSTRUCTION FOR SEALING PAVERS IN THE COVE SHOPPING CENTER

This item was tabled at the beginning of the meeting.

BOARD/ADMINISTRATION COMMENTS

No reports.

PUBLIC INPUT

Sullivan Park - Nancy Marchione, SE 5th Court, Deerfield Beach, said she visited the Hillsboro Inlet Park on A1A and on the left; the park is comprised of many family oriented activities. She said that there is nothing at Sullivan Park, and no parks east of Federal Highway. She provided examples of improvements that could be made at the park for the young children and families. She said that if Riverview and the other property is purchased, it could be a great park.

Charlie's Crab - Rita Masi, 19th Avenue, Deerfield Beach, asked for clarification as to whether the taxes paid for Charlie's Crab and Riverview are based upon the vacant land; thus, it is already a lower tax base.

Chair Noland said that Keven Klopp, CRA Director, will provide the figures.

Ms. Masi said theoretically, we will not be losing much money in tax dollars.

PUBLIC INPUT - CONTINUED

Cove Shopping Center - Marge Hilton, 1101 SE 5th Court, Deerfield Beach, said that the improvements to the Cove Shopping Center are lovely. She said that people are starting to throw bottles and garbage around the plants. She suggested having a receptacle for the garbage.

Chair Noland said that she requested that the City Manager send a letter to the businesses asking them to be courteous and pick up the trash.

Cove Shopping Center - Ron Coddington, 501 NE 6th Avenue, Deerfield Beach, said that with regard to the change order for the inspection on the Cove Shopping Center, if you do an analysis on the first phase of work, it is approximately \$4,400.00 per week in consulting services. The write up suggests that much money is being saved; however, in looking at the cost versus the time, approximately \$4,083.00 is being spent and only saved approximately \$300. Moreover, 15 hours of community liaison was lost, as well as the senior project engineer and senior professional engineer are all being scaled back.

Mr. Coddington thanked the Board for not tying any hands on future property purchases. He said that there is a possibility that 2/3 of the Board will change in two (2) weeks.

Cove Gardens - Kathy Maggi, Deerfield Beach, said that they should deal with the Cove Gardens first as it backs up to the shopping center. She said that the next two (2) blocks in, already have low income housing, as well as on the other side of the Intracoastal. She said that the melting into should be very important as it is the entrance to the beach. She said throughout the presentations, parking seemed to be buddied with everything. She further objected to building a parking lot because of the size of the beach.

Chair Noland said that they are having a problem with the Department of Environmental Protection in Tallahassee to agree with the City's engineers regarding the building of the restaurant. She said that they have a 30 year erosion line; which is near where the restaurant is currently located. Thus, we cannot build anything unless it's on A1A. She said that the City's Tallahassee representatives, Congressman and Senators agree with the City that the line should be where the City has indicated. When discussing the property behind the Wyndham Hotel and the house on Hillsboro, that would adjoin, it would possibly be a one level type parking area to accommodate the spaces we may lose in the pier parking.

Ms. Maggi further commented on the traffic on A1A from the two (2) motels onto the S-curve.

ADJOURNMENT:

There being no further business, the meeting adjourned at 7:23 p.m.

PEGGY NOLAND, CHAIR

ATTEST:

Ada Graham-Johnson, MMC, City Clerk