



Deerfield Beach Community Redevelopment Agency  
Meeting Minutes  
Tuesday, June 14, 2011, 6:30 P.M.  
City Commission Chambers, Deerfield Beach City Hall

The meeting was called to order by Chair Noland at 6:33 p.m. on the above date in the City Commission Chambers, City Hall.

Roll Call:

Present: Mr. Bill Ganz  
Mr. Joseph Miller  
Vice Chair Martin Popelsky  
Chair Peggy Noland

Also Present: Burgess Hanson, City Manager  
Andrew Maurodis, City Attorney  
Samantha Gillyard, Deputy City Clerk

**APPROVAL OF MINUTES**

**DIGITAL TIME STAMP: 6:33:27**

April 26, 2011 Special CRA Meeting  
May 10, 2011 Regular Meeting

**MOTION** was made by Mr. Miller and seconded by Mr. Ganz to approve the April 26 and May 10, 2011 meeting minutes as submitted.

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

**APPROVAL OF THE AGENDA**

**DIGITAL TIME STAMP: 6:33:39**

June 14, 2011

**MOTION** was made by Mr. Miller and seconded by Mr. Ganz to approve the June 14, 2011 agenda as submitted.

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

**BOARD/ADMINISTRATION COMMENTS****DIGITAL TIME STAMP: 6:33:47**

Smart Growth & Economic Sustainability - Keven Klopp, CRA Director, said that the City will have a technical assistance panel and presentation from an expert in Smart Growth and Economic Sustainability on Thursday, June 23 and Friday, June 24. The event will be held at the Wyndham Hotel, 7 p.m. on June 23<sup>rd</sup>, and 8:30 a.m. - 5:30 p.m. on June 24<sup>th</sup> at the FAU Research Park. He said that we are the only city in Florida that received this award from the EPA.

ULI Technical Assistance - Mr. Klopp said that ULI Technical Assistance provided in the CRA for the Cove Shopping Center and Sullivan Park will start on July 7<sup>th</sup> - 8<sup>th</sup>. He provided information pertaining to the event, listing the panelists and the schedule. Thursday will entail the public portion from 3:30 p.m. to 5 p.m.; the experts will have an opportunity to hear from stakeholders. On Friday, the report is presented publicly from 4:00 p.m. - 5:00 p.m. He encouraged the public to get involved.

**GENERAL ITEMS****ITEM 1****DIGITAL TIME STAMP: 6:36:52**

**CRA Resolution 2011/013 - A Resolution of the Community Redevelopment Agency of the City of Deerfield Beach, Florida, renewing the contract between Zambelli Fireworks Manufacturing Company and the City of Deerfield Beach authorizing the expenditure of \$25,000 to continue the terms and services of the contract.**

Kris Mory, CRA Coordinator, outlined Item 1 for the 4<sup>th</sup> of July fireworks display in the amount of \$25,000. She said that the Board previously authorized use of CRA funds for special events. Additionally, they will be piggy backing off the City's contract and will be keeping the costs the same as last year.

Vice Chair Popelsky clarified that these are CRA funds and not City funds.

Chair Noland suggested that other cities be contacted because of the possibility of cancelling these events due to the dry season; therefore, there will likely be more people.

**MOTION** was made by Mr. Miller and seconded by Mr. Ganz to adopt CRA Resolution 2011/013.

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

**GENERAL ITEMS - CONTINUED****ITEM 2****DIGITAL TIME STAMP: 6:39:05**

**CRA Resolution 2011/014 - A Resolution of the Community Redevelopment Agency of the City of Deerfield Beach, Florida, authorizing a contract between King of Pressure and the City of Deerfield Beach and authorizing the expenditure of \$78,775.00 to clean, pressure wash and seal paver sidewalks in the CRA District.**

Kris Mory, CRA Coordinator, outlined Item 2 and the bid matrix was presented to the Board. She said that the bids did not come in until yesterday and two (2) proposals were received. She asked that the Board approve a contract with King of Pressure for \$78,775.00. Ms. Mory said that the pavers are not sealed and they get dirty quickly. She said that Ocean Way needs pressure washing at least twice a year and therefore, this is beneficial for the pavers. However, if the pavers are not sealed, they will continue to pressure wash them; however, over time, the unsealed pavers will slowly deteriorate and will need to be replaced.

Continuing, Ms. Mory said that the bid outlines four (4) different areas that they asked to be priced separately. If approved, they will start sealing the pavers on the S-Curve from the parking garage past Whales Rib; Cove Shopping Center as the phases are completed; and Hillsboro Boulevard, once the project is complete and accepted. Lastly, Ocean Way which will be coordinated with the replacement of the turtle friendly lighting that will be installed. She said that both projects along Ocean Way can be done before the next tourist season.

In response to Chair Noland's question, Ms. Mory outlined page 28, part 2 of the proposal form, the paver sealers for Hillsboro Boulevard between SR A1A and SE 9<sup>th</sup> Terrace; Hillsboro Boulevard to Federal Highway.

Chair Noland asked why there is such a disparity in the bids.

Ms. Mory said that King of Pressure is a full service company. She outlined various projects that they have undertaken.

Mr. Ganz asked if they are required to use a certain type of sealant.

Ms. Mory replied yes and they have actually tested this product on Ocean Way in the non CRA District in front of the Embassy Suites; moreover, it is recommended by the manufacturer.

Mr. Ganz asked if this was the same chemical that was tested to prevent gum from adhering to the pavers.

Ms. Mory said that gum will still adhere to the pavers; nevertheless, there will be pressure cleaning twice a year in high traffic areas.

**GENERAL ITEMS - CONTINUED**

Mr. Ganz clarified that the bids were based on the chemicals that will be used on the pavers.

Mr. Miller said that by using the product at its proper rate will expand the use of the product. He asked if there is a quality control check according to label directions.

Bernard Buxton-Tetteh, Project Manager, said that the manufacturer will make sure the application is done properly.

Mr. Miller commented on the amount of material being used could make a difference in the bid prices. Moreover, he said that the beach area is the last area to be completed and asked when it would be done.

Ms. Mory replied approximately September; however, it depends on the turtle lighting project.

Mr. Miller suggested that staff pressure clean the area next month.

Vice Chair Popelsky asked if the LC225 wet look is a wet look or non-skid; does it dry slippery or non-skid.

Mr. Buxton-Tetteh said it doesn't skid, it gives it a shiny look; however, it is not an epoxy, but enhances the look of the pavers because they are prone to sand, this material maintains the color so it does not fade over time.

Mr. Ganz said that within the contract, the vendor is to provide private detail and asked if it will be an issue.

Ms. Mory replied no.

Mr. Ganz asked who would have oversight over this.

Ms. Mory replied the project manager.

**MOTION** was made by Mr. Ganz and seconded by Vice Chair Popelsky to adopt CRA Resolution 2011/014.

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

**ITEM 3****DIGITAL TIME STAMP: 6:49:35**

**CRA Resolution 2011/015 - A Resolution of the Community Redevelopment Agency of the City of Deerfield Beach, Florida, providing for the CRA to pay a portion of the cost of purchase and installation of bollards along the beach within the CRA.**

**GENERAL ITEMS - CONTINUED**

Keven Klopp, CRA Director, said that this was a grant that the City received to install turtle friendly lighting on Ocean Way. The CRA anticipated that the grant would not cover 100%, they budgeted for cost sharing. He advised that the purchase has been approved for the bollards, but they are waiting for the cost of installation. He further stated that it is possible that the bids will come in at the grant amount; however, if it is above that amount, they are seeking approval since the next meeting is not until August. He said that they budgeted \$100,000, but does not believe it will be that much.

Mr. Ganz asked that Mr. Klopp explain the funding outlined, regarding authorization for Mr. Klopp to approve an expenditure above \$10,000, but less than \$100,000. He said that is a large gap and asked that he explain.

Mr. Klopp said that the cost estimate is that it could be up to \$100,000 more, but it is not anticipated. He said that he can approve up to \$10,000 without Board approval; however, it would be based upon whatever the City Commission approval of the bid award.

Mr. Ganz said that he understands the threshold.

Vice Chair Popelsky said that he does not like contingencies because most vendors will utilize it. He asked that there be a different method.

Mr. Klopp said that another way to look at it would be a matching amount. The CRA will not have any contingency dollars but if the bid is at \$410,000 and the grant had \$390,000 in it, then by vote tonight, the CRA will put in the additional \$20,000. There is no contingency that the contract would have access to. He said that a Special CRA Meeting could be scheduled, prior to the next City Commission Meeting because they will have the actual bid amount at that time.

Mr. Miller asked how many lights were put in by the Embassy Suites.

Chad Grecsek, Assistant to the Public Works Director, replied 35 lights and 225 more will be installed, with 120 in the CRA. He said that there is approximately \$278,000 left in the grant budget and he is optimistic that there is enough to cover the bid amount that comes in. He outlined the depth of the project and said that there are a lot of unknowns in regards to how the contract will propose doing it. He further stated that the Ocean Way project had a large drainage component. Thus, it was not only an electrical/bollard installation; therefore, it is difficult to compare apples to apples. However, they thought that the grant funding would be enough. Moreover, at a past meeting, a grant amendment was requested because the original grant agreement did not include the area between SE 4<sup>th</sup> Street down to SE 9<sup>th</sup> Street; which that section was added to the grant. Initially, they believed that there was enough money, but because that section was added to complete the entire beachfront, they wanted to use CRA funds to supplement the grant. Mr. Grecsek said that they separated the bid to include the area in the CRA, to address that issue.

**GENERAL ITEMS - CONTINUED**

Mr. Miller asked when the bids would be opened and when the work would start.

Mr. Grecsek said that the bids open is Thursday and they hope to present it to the Commission on June 21<sup>st</sup> and start construction in late July.

Mr. Miller asked if we would stop near the pier renovation.

Mr. Grecsek replied yes, that is the plan. The work will have a tie in so that when the pier work starts, they can tie into that service. The pier will likely use the same style bollard providing consistencies along the beachfront.

Mr. Miller said that he does not view this as a contingency, but would like to get it moving with the lowest bidder.

Vice Chair Popelsky suggested a special meeting on June 21<sup>st</sup> so that the bid information can be presented.

Chair Noland said that the meeting would be before the City Commission Meeting.

Vice Chair Popelsky said that he does not want to be surprised with a \$700,000 medal. He said that it appears to be close to \$600,000.

Mr. Grecsek said that they have a rough estimate and is hoping that the bids come in a lot lower and grant funds will be left over.

Vice Chair Popelsky asked if it is based on photo electric cell.

Mr. Grecsek said it is on photo cell and a timer.

Mr. Ganz said that a meeting is not necessary because it could be stopped if it gets to a number that far exceeds the authorized amount. He said that instead of having a CRA Meeting and Commission Meeting; at that point, the Commission can take action and not to approve the bid at that point. He recommended giving Mr. Klopp the freedom to take it to the Commission, whatever the bids are at that point, if necessary, they can reconvene as a CRA Board afterwards.

Andrew Maurodis, CRA Attorney, said that the bids will be submitted at the City Commission Meeting on June 21<sup>st</sup> and will either be voted up or down.

Mr. Ganz reiterated that it is not necessary to have a special meeting, that Mr. Klopp will make the right decision after hearing the concerns of the Board.

Mr. Klopp asked for clarification on the process, if the bids are over the grant amount and his \$10,000 threshold.

**GENERAL ITEMS - CONTINUED**

Mr. Maurodis explained that the Board is giving Mr. Klopp the authority, with the understanding that the City Commission will be reviewing the bids with this in mind.

Chair Noland clarified that it will not exceed \$100,000.

Mr. Maurodis replied yes. The Board is only approving the resolution giving authorization up to \$100,000, but the stop gap will be the City Commission's authority to award or not award the contract.

**MOTION** was made by Mr. Miller and seconded by Mr. Ganz to adopt CRA Resolution 2011/015.

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

**ITEM 4****DIGITAL TIME STAMP: 7:01:10****Approval of CRA 5 Year Capital Plan**

Keven Klopp, CRA Director, said that this is another reiteration of the 5 Year Capital Improvement Plan; which is becoming more detailed now that the Board has identified the five (5) properties for possible acquisition and their use. They have further refined the property acquisition numbers to reflect that. Additionally, they have eliminated the potential of a structure on the main beach parking lot and proceeded to start redesigning the parking lot as such. He outlined other changes that may come into play with the parking lot, i.e. closure of the street and a terrace area for entertainment. He said that regardless of any Board action, this is where we are headed and the first of the 5 year plan will be a part of the upcoming budget proposal.

Vice Chair Popelsky asked if meters would be installed at the Cove as a part of this plan; there is an expense to install them.

Chair Noland said that you can use park and pay.

Mr. Klopp said that it should be a City expense, since it is City revenue; nevertheless, there is a possibility that the CRA will front the money and be reimbursed by the City. Notwithstanding, it would not appear in the 5 Year Plan.

Mr. Miller made a motion to approve the 5 Year Plan.

Vice Chair Popelsky asked if the plan will be upgraded every year.

Mr. Klopp replied yes.

In response to Vice Chair Popelsky's question, Mr. Klopp explained how the plan could be altered. If the Board makes planned changes, the plan would be adjusted and

**GENERAL ITEMS - CONTINUED**

presented to the Board. Usually, the plan would be adopted in the spring so that you can plan on what to put in the upcoming budget.

Vice Chair Popelsky asked if one year would be a definitive plan without any amendments.

Mr. Klopp replied yes, exactly.

Vice Chair Popelsky further clarified that after year one, then there is discussion.

Mr. Ganz asked if the estimated costs are the maximum caps on the property purchases.

Mr. Klopp said with the exception of the Chamber of Commerce, the numbers are combined and they have not identified an exact amount on the property but have added the two (2) estimates on two of the properties in the same vicinity. For example, the motels combined with the Palm View site to the east of that behind the Wyndham. He said that the motels will be referred to as Deerfield Beach Island entryway. He said that NE 1<sup>st</sup> Street properties are behind the Wyndham. These are the estimates from the ReMax real estate plan and are combined; they are not necessarily a maximum or minimum. He said that the Chamber of Commerce is an exception because they actually put in what they believe will come out of appraisals in the near future.

In response to Mr. Ganz's question, Mr. Klopp said that he does not recall what the rationale was for the difference.

Mr. Ganz asked if the cost estimates are just as liquid as the actual purchase price.

Mr. Klopp replied yes.

**MOTION** was made by Mr. Miller and seconded by Vice Chair Popelsky to approve the 5 Year Capital Improvement Plan

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

**ITEM 5****DIGITAL TIME STAMP: 7:08:32****Request for Budget Transfer from Infrastructure and Capital Improvements to Other Contractual Services\***

Keven Klopp, CRA Director, outlined Item 5. He said that this is related to the 5 Year Plan which is a very aggressive plan with many projects to get underway. He said that City Staff, who is currently paid by the CRA, will be pulled off CRA projects and focusing more on other Capital Improvement Projects throughout the City. Anticipating that, he requested to move funds to bring on a part-time employee for the remainder of the fiscal

**GENERAL ITEMS - CONTINUED**

year. If successful, the person would be hired full-time during the next fiscal year. This is for a civil engineer with a background in redevelopment and capital improvement project management and the transition would occur over the coming months. The three (3) employees currently funded by the CRA are Charlie DaBrusco, Dean Payne, and

Bernard Buxton-Tetteh. He said that he and Ms. Mory are partially paid through the City. He said that the CRA does not currently have any full-time employees.

Chair Noland said that once they have the full scope of the projects, the city employees would resume their normal city responsibility and no longer be paid by the CRA, unless the new CRA employee needs assistance.

Mr. Klopp replied yes, that is correct.

Chair Noland said that we need someone who will oversee the projects, as there are many projects that the Engineering Department must tend to. She agreed with the hiring of this individual for the CRA.

Vice Chair Popelsky asked if the rough salary of a civil engineer is approximately \$70,000.

Mr. Klopp replied yes, their estimates are close to that.

Vice Chair Popelsky asked if there are any qualified City employees who can take on this position.

Mr. Klopp replied yes.

Vice Chair Popelsky asked if the person can oversee the project and maintain their current workload. He said that Dean Payne was overseeing the MOC Station and the Public Works Building and believes that he is a civil engineer.

Mr. Klopp said that the CRA currently pays a substantial portion of Mr. Payne's salary and is very involved with the Hillsboro Boulevard project as well as the pier redevelopment project. He outlined Mr. Payne's role, as well as other projects that he is involved in; he is being pulled in both directions.

Mr. Ganz said that he has an issue with the chain of command. Currently, Mr. DaBrusco is responsible for overseeing all City projects who in turn is in charge of CRA projects. He asked whether the new employee would be reporting to Mr. Klopp.

Mr. Klopp said that is in the proposal; however, they are proposing it as a transitional period because they want to make sure it will work. The coordination is something that would still occur and the engineer would work directly with Mr. DaBrusco and his staff; nevertheless, the chain of command would report through the CRA.

**GENERAL ITEMS - CONTINUED**

In response to Mr. Ganz's question, Mr. Klopp replied that Mr. Payne's salary is split between the City and CRA.

Mr. Ganz said that if someone is hired on the CRA side, then Mr. Payne's salary would then revert back to the City's side.

Mr. Klopp agreed.

Mr. Ganz said that this would incur additional costs to the City and expressed opposition as the current method works fine. He said that we have the staff and does not want to shift funding around. Lastly, he said that there are too many potential issues with this and objects to the idea.

Mr. Miller asked for feedback from the City Manager and asked that an explanation be provided to hire the person now as opposed to waiting for a few months until things settle with the utility tax and ad valorem tax.

Burgess Hanson, City Manager, replied yes, there is a need. He said that he instructed the CRA to prepare for the next fiscal year with the passage of the public service tax so that he could use those employees on the general employees side; however, if they go back to the City side, their salary would come from the utility fund, as many of the capital projects are through the enterprise fund. Moreover, he said that once the budget is sorted out and they begin to review capital improvement projects, they will be small; nevertheless, there will be projects such as, a baseball field, street resurfacing, construction management and Staff will facilitate these projects. As he would like these projects complete within the next year.

Mr. Ganz said that he understands Mr. Hanson's plans, but the Hillsboro project will be coming to an end and will free up a lot of staff's time. However, this does not infer that there will be a huge gold rush due to the change in financing to complete many projects. Mr. Ganz said that freeing these gentlemen up from the Hillsboro project will allow them to not only focus on what is happening in the CRA, but in the City.

Mr. Klopp said that the Pier Redevelopment project will consume a lot of time, and Mr. DaBrusco and Mr. Payne will be involved with that project.

Mr. Hanson said that they would like to move the International Pier Project along as fast as possible in order to begin generating revenue. He said that they can make this a part of the budget process, as they would be able to outline what capital projects are taking place.

Chair Noland commented on attrition. She asked if there are less people there now than before.

Mr. Hanson said no, it is the same staffing for the past couple of years.

**GENERAL ITEMS - CONTINUED**

Mr. Klopp said that Mr. Buxton-Tetteh has been taking on more responsibilities.

Mr. Hanson said that during the last budget, a lot of management responsibilities were consolidated and Mr. Buxton-Tetteh is overseeing much more, i.e. overseeing street crews and other divisions. Mr. DaBrusco is also taking on Water Plant Management.

Mr. Miller said that no one wants the project done more than he does. He commented on the length of time the street project has taken. He said that if Mr. Hanson is going to get back to them relatively quickly, he will concede to Mr. Ganz.

Mr. Ganz said that he has been swayed, due to the topics outlined. Additionally, he said that this allows another individual to work.

**MOTION** was made by Mr. Miller and seconded by Mr. Ganz to approve Item 5.

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

**ITEM 6****DIGITAL TIME STAMP: 7:23:43**

**CRA Resolution 2011/016 - A Resolution of the Community Redevelopment Agency of the City of Deerfield Beach, Florida, approving CSHJ Inc. request for commercial façade improvement loan funding for 1754 SE 3<sup>RD</sup> Court (Two Georges at the Cove) for \$98,800.**

Kris Mory, CRA Coordinator, outlined Item 6. She said that they have been looking for applicants for this program and one of the landmarks of the Cove Shopping Center is participating. The owner is proposing a complete façade renovation for the facility; she outlined the changes that will take place. Although not funded by the grant, Two Georges will install a trash compactor to reduce their trash pickup. Currently they have service 1 day per week. The funding includes only bricks and mortar that are being applied to the façade of the building. The amount of the funding is calculated based on linear footage. Moreover, she said that Two Georges meets all the program guidelines.

Vice Chair Popelsky left the dais temporarily at 7:25 pm.

Ms. Mory said if approved, he will get started.

Mr. Ganz thanked Two Georges for taking on this project.

Chair Noland also thanked Two Georges for taking on this project and for their contributions to the Cove, aesthetically.

**GENERAL ITEMS - CONTINUED**

**MOTION** was made by Mr. Ganz and seconded by Mr. Miller to adopt CRA Resolution 2011/016.

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

Vice Chair Popelsky did not vote on this item, as he left the meeting temporarily.

**ITEM 7****DIGITAL TIME STAMP: 7:27:21****Discussion Regarding Parking Deviations in the Cove Shopping Center Parking Lot**

Keven Klopp, CRA Director, said that this item is a result of a property owner's inquiry that has a tenant interested in coming in; however, the cost of paying the technical deviation fee is preventing such. He said they came to the conclusion that there are interrelated discussions involved in Cove parking. He said that he is seeking a policy directive for what they should work on and bring forward for future consideration, if anything. The two options, if directed, would be to revise the technical deviation ordinance to either reduce or eliminate the fee; or revise the ordinance to allow the fee payment to take place when a parking improvement is implemented.

*Vice Chair Popelsky returned at 7:28 p.m.*

Continuing, Mr. Klopp said that the third option is to wait until July for the Miami Institute Technical Advisory panel has an opportunity to review this, as they have a parking expert on the panel. The result of the policy direction would be as follows; if the fee is reduced, or eliminated, or allow the fee to be paid at a later date; they are turning the parking situation over to the free market. If a tenant is able to afford it, they will compete for the existing number of spaces adding competition to the existing businesses; nevertheless, you may get good quality tenants. If not, the only tenants that will be able to come in are those that do not require a lot of parking. He said that this is a policy decision.

Chair Noland said that there is a gentleman with a real estate company in the area, who she believes owns American Rock. She asked what will happen to the tenant who is trying to get into the restaurant if no decision is made tonight.

Mr. Klopp said that it will make it difficult for the tenant to decide whether to move forward or not; who is present tonight. He said that he is negotiating with the landlord and what has to be paid and what is a part of their negotiation. If the Board provides a policy direction, it will still take two readings of a technical deviation ordinance change; however, he suggested working on it.

Chair Noland commented on bonds for a guaranteed parking structure. She said that at the last meeting, she was surprised to learn that some tenants had made an upfront payment for parking. She said that the property owners would pay \$350,000 if there is a parking garage. She said she is unaware how Mr. Pavone paid upfront; she does not

**GENERAL ITEMS - CONTINUED**

believe it is fair. She said that this needs to be straightened out now. She further commented on the Cove restaurant paying \$350,000 because they did not have enough parking spaces.

Andrew Maurodis, CRA Attorney, said that they signed an agreement.

Chair Noland commented on Mr. Pavone having to pay upfront.

Mr. Maurodis said the ordinance has changed since then.

Mr. Klopp said that now, you pay up front. He said that there are several that have paid. The account currently holds \$330,000.

Chair Noland reiterated her concern with the policy.

Vice Chair Popelsky said that he feels that the funds should be given back and if a structure is built, then they can propose that the owners contribute at that point. He expressed concern to install a structure, which is what the money was for. He said that more people might come in if they knew they did not have to pay now. He said he is up for increasing business; thus, he reiterated giving the money back.

Chair Noland said that this may be an incentive for people to improve their façade. She said that there need to be more businesses and she would like them to go in and not have to pay. Chair Noland recommended special assessing as was done many years ago.

Mr. Maurodis said that special assessing was at the agreement of the owners and although there are some obstacles to it, they can look into special assessing.

In response to Chair Noland's comment, Mr. Maurodis said that a parking garage may be different, but he will check into it. He said that this Board does not have the authority to refund the money, but can be done by the City Commission.

Vice Chair Popelsky asked if this can be discussed at the next City Commission Meeting.

Mr. Maurodis said that there may be some issues, as there are many missing factors that have to be reviewed.

Vice Chair Popelsky asked if there are any prospective tenants to the Cove.

Chair Noland said that Mr. Pavone came to the Board and explained that he has a restaurant, but has to pay \$180,000 for a parking deviation; therefore, a new restaurant cannot come in.

**GENERAL ITEMS - CONTINUED**

Mr. Klopp said that he is interested in linking it to the façade program, instead of giving the money back. He further stated that he will put some ideas together, but first it has to go through the Planning & Zoning Board and then to City Commission; therefore, it will take some time.

In response to Mr. Miller's question, Mr. Klopp replied that ULI will come on July 7<sup>th</sup> and 8<sup>th</sup>.

Mr. Miller stated what happens in the parking lot is a classic 80/20 rule; 80% of the time, there are plenty of parking spaces, but 20% of the time, you have to have a valet to accommodate the guests. He said that it is overcrowded on Friday and Saturday nights. Therefore, he now understands that the valet service is not correct, they are not putting cars in an improved parking space. He further recommended that there be more thought with a new tenant coming in, considering that the valet parking is not correct. But, he would like to hear from the ULI experts first.

Chair Noland said that valet has been going on for years in the Cove Shopping Center; they park at St. Ambrose Church and in these times, the last thing she wants to do is go after these businesses and valet parking. She said they can come before the Commission and get permission, as was done in the past.

Mr. Miller said that he would like everything done properly and suggested waiting for ULI.

Chair Noland said that she was against redoing the parking lot, but went along with it because they needed to move on community redevelopment. Currently, there are businesses that want to come in, now it is difficult. She said that the purpose of cleaning up the parking lot and improving the infrastructure was to bring in new businesses; however, the opportunity is now being prolonged. She suggested using the money for the façade.

Mr. Miller said that this has not been flushed out. He said that there is a status quo, come in and purchase spaces, or develop a new plan. He provided various options.

Chair Noland said that the businesses could go someplace else because the many requirements to get something accomplished.

There was a brief discussion amongst Chair Noland and Mr. Miller.

Mr. Maurodis explained the process for amending the ordinance; an amendment has to be drafted, schedule for the Planning & Zoning Board agenda, then to the City Commission for two (2) readings.

Mr. Miller asked if the Board agreed with Chair Noland, what then.

**GENERAL ITEMS - CONTINUED**

Mr. Maurodis said that you will hear from the parking experts before it is heard by the Planning & Zoning Board.

Mr. Klopp said that they can take the idea that was presented tonight and present it to the parking expert, while drafting it at the same time.

Mr. Miller directed Mr. Klopp to move forward.

**PUBLIC INPUT**

Pavement Parking - Franklin Davis, 231 NW 38<sup>th</sup> Street, Deerfield Beach, complained that people are parking in the pavement and you cannot get by them. Although they purchased signs that cost \$10,000; and placed them through Bonnie Loch, people are still parking on the pavement. Mr. Davis further stated that he called the Sheriff's department; they came out but did not take any action. He reiterated that people are constantly parking over the pavement, making it difficult for him to get into his home.

Andrew Maurodis, CRA Attorney, explained that the Board is not acting as the City Commission this evening and explained their area of jurisdiction for the CRA.

Chair Noland suggested contacting Keven Klopp, CRA Director, tomorrow.

Cove Shopping Center - Steven Zimmerman, 737 East Atlantic Boulevard, Pompano Beach, representing Mr. Pavone who is the principle owner of the two (2) units of the Cove, while reviewing the documentation provided this is quite a quagmire that the City is facing. He said that the solution will not be easy; however, he commended the Board for looking into it more thoroughly. He suggested that there be a quick way to resolve the problem due to the City's seasonal situation. He said that there is a tenant that is ready to go and invest substantial funds in the shopping center.

Additionally, Mr. Zimmerman commented on deviations that were granted without having a change in the ordinance. If done in the past, there must be a quicker way to keep someone from walking away. He said that prior to the meeting he was advised that this will take two (2) readings; it will take months if not longer. Therefore, the businessman said there goes the season. He reiterated finding a solution quickly.

Erecting a Wall - George Romega, 1633 SE 4<sup>th</sup> Street & Cole Morgan, 1517 SE 4<sup>th</sup> Street, Deerfield Beach, said that a wall will be erected behind the Cove Shopping Center and their apartment complex. Mr. Morgan asked that an additional two (2) feet be added to buffer the sound and noise from the shopping center as it grows. He also asked about cleaning up the alley. Mr. Romega said that he often cleaned the alley himself.

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Kris Mory, CRA Coordinator, said that they met with many residents behind the Cove Shopping Center and they all want a higher wall and they are designing toward that goal.

Chair Noland said they do not have a problem going to 8 feet.

Mr. Romega said that the 8 footer requires stronger footing and everyone else agrees, but once it is done, you will not see the footer as it will be underground.

Chair Noland asked that they speak with Ms. Mory.

**ADJOURNMENT:**

There being no further business, the meeting adjourned at 7:54 PM.

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PEGGY NOLAND, CRA CHAIR

ATTEST:

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ADA GRAHAM-JOHNSON, MMC, CITY CLERK